

## PRESS RELEASE

*Free translation, the Dutch version prevails*

Monday 21 June 2021

### CARE PROPERTY INVEST

Public limited liability company (société anonyme/naamloze vennootschap),  
Public Regulated Real Estate Company (Société Immobilière Réglementée (SIR) /  
Gereguleerde Vastgoedvennootschap (GVV)) under Belgian Law  
Registered Office: 3 Horstebaan, 2900 Schoten  
Companies Registration No. 0456.378.070 (LPR Antwerp)  
(the "Company")

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### Care Property Invest expands its Spanish property portfolio

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Schoten, Belgium – Monday 21 June 2021

Today Care Property Invest finalised the purchase of its third Spanish project, 'Emera Mostoles', a yet to be developed residential care centre in Mostoles (Madrid). The project will be built by Alta Real Estate S.L. (part of the Habescon Inmobiliaria group) and upon completion, expected in Q2 of 2023, will comprise 148 rooms. The total investment value for the construction of this residential care centre is estimated to be approximately €12 million. Care Property Invest is entering into its third partnership with French healthcare operator Groupe Emera, Europe's seventh largest elderly care provider. This transaction is part of Care Property Invest's strategic growth plan in this market.

This press release means that the suspensory conditions, as announced in the press release of 22 June 2020, have been fulfilled.

**Peter Van Heukelom, CEO of Care Property Invest;**

*'With the construction of this residential care centre our team continues to work on the further expansion of our Spanish healthcare real estate portfolio, which now includes 3 projects. We also look forward to strengthening our partnership with leading healthcare operator Emera.'*



[Click here to download high res pictures of the project](#)

#### The site

The new residential care centre will be built in Mostoles, a suburb of Madrid (also situated in the Autonomous Community of Madrid).

The building will have five floors (one ground floor and four upper floors) and will have 148 private rooms. The residential care centre will have its own doctor's practice, physiotherapy practice, hairdresser's salon and pedicure room. There will be a cosy restaurant on the ground floor and a beautiful garden with a terrace outside.

#### Care Property Invest NV/SA

Horstebaan 3  
2900 Schoten  
BE 0456 378 070 - LPR Antwerp  
Public RREC under Belgian law

T +32 3 222 94 94  
E [info@carepropertyinvest.be](mailto:info@carepropertyinvest.be)  
[www.carepropertyinvest.be](http://www.carepropertyinvest.be)

## Care building in complete confidence.

'Emera Mostoles' is located near a supermarket and only 1 km away from restaurants, shops, banks etc. The centre of Mostoles is 3 km away and the centre of Madrid is 20 km away. The project is easily accessible by car via the A5, M50 and M506 motorways and by public transport thanks to a bus stop 350 m away.

### The transaction


After receiving the necessary permits, Care Property Invest purchased the land of this project through its Spanish subsidiary Care Property Invest Tulip S.L., on which Alta Real estate S.L. (part of the Habescon Inmobiliaria group) will now build the residential care centre. The construction works are financed in instalments by the Company, according to the progress of the works. These construction works have now started and the completion of the entire project is foreseen in Q2 of 2023.

For the operation of this project, the Company concluded a new long-term lease agreement of the 'triple net' type (renewable and annually indexable) with a minimum duration of 15 years with a subsidiary of Groupe Emera.

### The operator

With 81 establishments of which 69 nursing homes in 7 European countries and more than 7 750 beds in its portfolio, the French healthcare operator Groupe Emera is the seventh largest player for elderly care in France and in Europe. They are currently active in France (54 establishments of which 42 nursing homes), Spain (13 nursing homes), Belgium (5 nursing homes), Luxembourg (1 nursing home), Switzerland (1 nursing home), Italy (2 nursing homes) and Ireland (5 nursing homes). Group Emera took its first steps on the Spanish market in 2017 and currently operates 13 sites with approximately 1 850 beds. The Emera Group has several new projects to be opened in the coming months.

### Overview sheet

Mostoles (Madrid) – Emera Mostoles	
	<b>Acquisition date:</b> 21 June 2021
	<b>Address:</b> Calle Agustin de Betancourt 37, 28935, Mostoles, Madrid, Spain
	<b>Operator:</b> A 100% subsidiary of Groupe Emera
	<b>Capacity:</b> Residential care centre with 166 residential units 148 rooms (130 single rooms and 18 double rooms)
<b>Project:</b>	The building will have five floors (one ground floor and four upper floors) and will have 148 private rooms. The residential care centre will have its own doctor's practice, physiotherapy practice, hairdresser's salon and pedicure room. There will be a cosy restaurant on the ground floor and a beautiful garden with a terrace outside.
<b>Location:</b>	Next to a supermarket and only 1 km away from restaurants, shops, banks etc. The city centre of Mostoles (a district of Madrid) is 3 km away and the centre of Madrid is 20 km away. The project is easily accessible by car via the A5, M50 and M506 motorways and by public transport thanks to a bus stop located 350 m away from the project.
<b>Year of construction/renovation:</b>	Provisional delivery is expected Q2 of 2023.
<b>Transaction:</b>	Asset deal: Acquisition through Spanish subsidiary Care Property Invest Tulip S.L. of the land. Financing of the construction in instalments.
<b>Type of contract:</b>	New long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable).
<b>Total investment value:</b>	Approximately €12.0 million.
<b>Financing:</b>	Loan capital

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Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with health care infrastructure in Belgium, The Netherlands, Spain, as well as elsewhere in the European Economic Area.

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All further information regarding the Company can be found on our [website](#). Here we will keep you informed on a dedicated page about the (possible) impact of the COVID-19 pandemic on the business activities of Care Property Invest.

Caution regarding forecasts

*This press release contains forecasts involving risks and uncertainties, amongst others statements regarding plans, objectives, expectations and intentions of Care Property Invest. Readers are cautioned that such forecasts involve known and unknown risks and are subject to significant business, economic and competitive uncertainties which are mostly beyond Care Property Invest's control. If one or more of these risks or uncertainties materialise or should, if applied, basic assumptions prove incorrect, the final results may significantly deviate from the anticipated, expected, estimated or projected results. Consequently, Care Property Invest cannot assume any responsibility for the accuracy of these forecasts.*

For any additional information, please contact:

**care  
property  
invest**

**Valérie Jonkers**  
COO –Executive director  
[valerie.jonkers@carepropertyinvest.be](mailto:valerie.jonkers@carepropertyinvest.be)  
T +32 3 222 94 94 - M +32 499 28 01 43  
Horstebaan 3, 2900 Schoten  
[info@carepropertyinvest.be](mailto:info@carepropertyinvest.be)  
[www.carepropertyinvest.be](http://www.carepropertyinvest.be)

**care  
property  
invest**

**Philip De Monie**  
Investment Manager  
[philip.demonie@carepropertyinvest.be](mailto:philip.demonie@carepropertyinvest.be)  
T +32 3 222 94 94 - M +32 483 11 80 17  
Horstebaan 3, 2900 Schoten  
[info@carepropertyinvest.be](mailto:info@carepropertyinvest.be)  
[www.carepropertyinvest.be](http://www.carepropertyinvest.be)

**care  
property  
invest**

**Peter Van Heukelom**  
CEO– Executive director  
[peter.vanheukelom@carepropertyinvest.be](mailto:peter.vanheukelom@carepropertyinvest.be)  
T +32 3 222 94 94 - M +32 495 59 82 67  
Horstebaan 3, 2900 Schoten  
[info@carepropertyinvest.be](mailto:info@carepropertyinvest.be)  
[www.carepropertyinvest.be](http://www.carepropertyinvest.be)

#### About Care Property Invest

Care Property Invest NV/SA is a Public Regulated Real Estate Company (public RREC) under Belgian law. The Company has been listed on Euronext Brussels for over 25 years and invests in high quality healthcare real estate for elderly and disabled people on the European market. Care Property Invest purchases, builds and renovates high-quality healthcare real estate (residential care centres, groups of assisted living apartments, residential complexes for people with a disability, etc.), fully tailored to the needs of the end user and then makes it available to solid healthcare operators on the basis of a long-term contract.

The Company has developed an international portfolio of 128 healthcare projects, spread across Belgium, The Netherlands and Spain.

The market capitalisation of Care Property Invest amounted to approximately €694 million on 18/06/2021. The Company aims to create a stable share for its shareholders with a low risk profile and a stable and steadily growing dividend.

<b>Ticker:</b>	CPINV
<b>ISIN Code:</b>	BE0974273055
<b>Index listings:</b>	<ul style="list-style-type: none"> <li>• Belgium BEL Mid (Euronext Brussels)</li> <li>• Euronext Real Estate (Euronext Brussels)</li> <li>• GPR (Global Property Research) General Europe Index</li> <li>• GPR (Global Property Research) General Europe Quoted Index (excl. open-end bank funds)</li> </ul>
<b>EPRA</b>	EPRA member since December 2016. In September 2020, the Company received its fourth EPRA BPR Gold Award.
<b>Website</b>	All further information can be found on our website, <a href="http://www.carepropertyinvest.be">www.carepropertyinvest.be</a> .