

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

Friday 25 February 2022

After trading hours – Under embargo until 17h45

Inside information

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")

Care Property Invest buys residential care centre in Spain

Schoten, Belgium – Friday 25 February 2022

Today Care Property Invest finalised the purchase of 'Emera Murcia', a newly built residential care centre in Murcia (autonomous community of Murcia). The project, which has been completed prior to this acquisition, consists of 128 private rooms and a day care centre for 25 people. The total investment value for this residential care centre is estimated to be approximately €10.8 million. As of today, the project will be operated by a subsidiary of the French healthcare operator Groupe Emera, the seventh largest player for elderly care in Europe, on the basis of a 'triple net' long-term lease agreement with Care Property Invest. 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 16 November 2020, have been fulfilled.

Peter Van Heukelom, CEO of Care Property Invest;

'With the acquisition of this residential care centre, Care Property Invest continues to strengthen its position in the Spanish healthcare real estate market. We look forward to further expanding our real estate portfolio here in the short term, which now counts 7 projects (including those signed under suspensory conditions), and to strengthening our partnership with the established healthcare operator Groupe Emera.'



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

The site

The newly built and recently completed residential care centre 'Emera Murcia' is located just outside the city centre of Murcia (Autonomous Community: Murcia - Province: Murcia).

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
www.carepropertyinvest.be

The building has 5 floors (a basement, a ground floor and 3 floors) and has 128 private rooms and a day care centre for 25 people. The residential care centre has its own doctor's practice, physiotherapy practice, hairdresser's salon and pedicure room. The project also offers a contemporary café with a terrace, where both residents and their families are welcome.

'Emera Murcia' is located in a commercial area, next to a residential suburb and between the three main roads of Murcia. Several large shops and restaurants lie within walking distance of the project. The centre of Murcia is 3 km away. The project is easily accessible by car via the N340 and the N301, as well as by public transport thanks to a bus stop 280 m away.

The transaction

The 'Emera Murcia' project was acquired by means of a share deal. Hereby Care Property Invest Spain S.L.U., a 100% subsidiary of Care Property Invest, acquired all shares in Care Property Invest Lily S.L. (previously: Euroseniorsclub Murcia S.L.), the real estate company in which the entire project was incorporated. The building is in a fully finished and delivered state.


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 WSenior Assistencia Integral 4 S.L., a 100% subsidiary of Emera.

The project was financed with loan capital and provides an additional income stream for Care Property Invest as of today.

The operator

With 98 establishments of which 81 nursing homes in 6 European countries and more than 8 850 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 (64 establishments of which 47 nursing homes), Spain (14 nursing homes), Belgium (7 nursing homes), Luxembourg (1 nursing home), Switzerland (1 nursing home) and Ireland (11 nursing homes). Group Emera took its first steps on the Spanish market in 2017 and currently operates 14 sites with approximately 1 850 beds. The Emera Group has several new projects to be opened in the coming months.

Overview sheet

Murcia– Emera Murcia	
	Acquisition date: 25 February 2022
	Address: Calle Avenida De La Justicia, Murcia, Spain
	Operator: A 100% subsidiary of Groupe Emera
	Capacity: Residential care centre with 171 residential units 128 rooms (85 single rooms and 43 double rooms) and a day care centre with a capacity of 25 people
Project:	The building has 5 floors (a basement, a ground floor and 3 floors) and has 128 private rooms and a day care centre for 25 people. The residential care centre has its own doctor's practice, physiotherapy practice, hairdresser's salon and pedicure room. The project also offers a contemporary café with a terrace, where both residents and their families are welcome.
Location:	'Emera Murcia' is located in a commercial area, next to a residential suburb and between the three main roads of Murcia. Several large shops and restaurants lie within walking distance of the project. The centre of Murcia is 3 km away. The project is easily accessible by car via the N340 and the N301, as well as by public transport thanks to a bus stop 280 m away.
Year of construction/ renovation:	2021
Transaction:	Share deal: Care Property Invest Spain S.L.U., a 100% subsidiary of Care Property Invest, acquired all shares in Care Property Invest Lily S.L. (previously: Euroseniorsclub Murcia S.L.).
Type of contract:	New long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable).
Total investment value:	Approximately €10.8 million.
Financing:	Loan capital

...
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, Ireland as well as elsewhere in the European Economic Area.
...

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:



Valérie Jonkers
COO – Executive director
valerie.jonkers@carepropertyinvest.be
T +32 3 222 94 94 - M +32 499 28 01 43
Horstebaan 3, 2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be



Philip De Monie
Investment Manager
philip.demonie@carepropertyinvest.be
T +32 3 222 94 94 - M +32 483 11 80 17
Horstebaan 3, 2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be



Peter Van Heukelom
CEO – Executive director
peter.vanheukelom@carepropertyinvest.be
T +32 3 222 94 94 - M +32 495 59 82 67
Horstebaan 3, 2900 Schoten
info@carepropertyinvest.be
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 133 healthcare projects, spread across Belgium, The Netherlands Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €594 million on 24/02/2022. The Company aims to create a stable share for its shareholders with a low risk profile and a stable and steadily growing dividend.

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