

## **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 acquires residential care project to be developed in Almelo (NL)**

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*Schoten, Belgium – Thursday 30 November 2023*

Care Property Invest today completed the purchase of 'Saamborgh Almelo', a yet-to-be-developed care residence in Almelo in the Dutch province of Overijssel. The sustainable new-build project has an investment value of approximately €8.9 million and will provide capacity for 42 senior citizens after completion, expected in spring 2025.

The purchase takes place in the form of an asset deal, with the Company taking over the land and existing buildings immediately upon purchase. The former church building currently on the site will be demolished to make way for the new-build project. The development of the brand-new care residence, with a total of 42 single-person flats, is in the hands of Carebeek B.V.

For the operation of 'Saamborgh Almelo', Care Property Invest enters for the second time into a cooperation with Saamborgh Verhuur B.V. (known under the commercial name 'Saamborgh'), a regional Dutch care organisation that offers small-scale living to elderly people in need of care. As with the aforementioned project in Ruurlo, this is a long-term lease of the 'triple net' type with a term of at least 20 years (extendable and annually indexable).

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


*'Six months after the completion of 'Saamborgh Ruurlo', we are further expanding our cooperation with Saamborgh with the acquisition of a second stunning development project. The care residence in Almelo is not only our 27th project on Dutch soil, but also our 150th acquisition in total. A wonderful milestone! Care Property Invest is determined to steadily strengthen its dynamic growth position, in line with its stated ambitions and long-term vision.'*



### The operator 'Saamborgh Ruurlo'

Saamborgh is a private healthcare organisation that provides customised care in a small-scale setting. Saamborgh's vision focuses on providing a sense of home with 24-hour care in proximity, regardless of the resident's ability. Being together and experiencing security are central to this. Saamborgh offers physical (somatic) care as well as care for elderly people with memory problems. Saamborgh was created in 2017 by merging three locations under the name Lang Leve Thuis. Over five years, seven other locations were added. In 2021, the new name 'Saamborgh' was introduced. Currently, Saamborgh has 10 locations in Almelo, Almere, Doetinchem, Ruurlo, Tolkamer, Tiel and Westervoort. Their ambition is to grow further in the coming years and contribute to the increasing demand for housing for older people with care and support needs.

### Overview sheet

Almelo (NL) – Saamborgh Almelo		
	<b>Acquisition date:</b>	30 November 2023.
	<b>Address:</b>	Hoornbladstraat 31, 31a and 31b, 7601 SZ, Almelo, The Netherlands.
	<b>Operator:</b>	Saamborgh Verhuur B.V. (commercial name 'Saamborgh').
	<b>Capacity:</b>	Care residence with 42 single apartments.
<b>Project:</b>	The complex will have a total of 42 individual care apartments, each with its own bathroom. There will also be a restaurant with activity room, a lounge, office space, a laundry and linen room and storage rooms. The 42 apartments range between 25 m <sup>2</sup> and 54 m <sup>2</sup> . The future residents can exercise in a spacious garden with various seating areas, which the restaurant and lounge overlook. In addition, the project planned 30 on-site parking spaces.	
<b>Location:</b>	The location is located on Hoornbladstraat, within Almelo's ring road, 2 kilometers from the city center. Shops, restaurants, and culture are within walking distance. Public transport (train station and bus) are 450 meters away. The two nearby major cities are Hengelo and Enschede. For both destinations, a car trip takes 25 to 30 minutes.	
<b>Sustainability:</b>	The project meets the BENG requirements (near-zero energy building). To this end, the care residence was planned with floor heating, heat pumps, a type D ventilation system, PV panels, LED lighting and sun blinds, among other things. As a result, the project is fully in line with Care Property Invest's sustainability vision.	
<b>Year of construction/renovation:</b>	Start 2024, expected completion Q2 2025.	
<b>Transaction:</b>	Asset deal	
<b>Type of contract:</b>	Long-term lease agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable).	
<b>Total investment value:</b>	Approximately €8.9 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, Ireland as well as elsewhere in the European Economic Area.

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### Caution regarding forecasts

*This press release contains forecasts involving risks and uncertainties, amongst other 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.*

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#### 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 is developing an international portfolio of healthcare projects, which currently counts 150 projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €474 million on 29/11/2023. 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>	<input type="checkbox"/> Belgium BEL Mid (Euronext Brussels) <input type="checkbox"/> Euronext Real Estate (Euronext Brussels) <input type="checkbox"/> GPR (Global Property Research) General Europe Index <input type="checkbox"/> GPR (Global Property Research) General Europe Quoted Index (excl. open-end bank funds)
<b>EPRA:</b>	EPRA member since December 2016. In September 2023, the Company received its seventh 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> .