

## PRESS RELEASE

*Free translation, the Dutch version prevails*

16 June 2023

Non-regulated information – 18:00

### 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 buys monumental care residence in Rotterdam (NL)

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*Schoten, Belgium – 16 June 2023*

Care Property Invest announces the acquisition of the ‘Golden Years Oldenbarnevelt’ project, an up-and-running care residence in the green outskirts of the Dutch port city Rotterdam. The monumental estate comprises 18 residential care apartments for seniors and will undergo a thorough sustainability upgrade. The ‘Golden Years Oldenbarnevelt’ project has a total investment value of around €5.8 million. An expansion of 5 additional units through the redevelopment of the adjacent coach house and hayloft will be explored in the near future.

The transaction took place today in the form of an asset deal whereby Care Property Invest acquired the real estate of this project through its Dutch subsidiary, Care Property Invest.NL7 B.V.

For the operation of the project, Care Property Invest will for the first time join forces with operator Golden Years, specialised in high-quality, small-scale and luxurious elderly care. To this end, they are entering into a new long-term rental agreement of the ‘triple net’ type with a duration of minimum 20 years (renewable and annually indexable). The project is therefore generating additional income for the Company as of today.

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

*‘With this project, we are partnering for the first time with care operator Golden Years, one of the major players in the Dutch luxury segment. Consequently, this transaction further diversifies our operator base. The Rotterdam residence is also immediately the 25<sup>th</sup> healthcare project that Care Property Invest adds to its Dutch portfolio.’*



**Care Property Invest nv/SA**

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### The operator

Golden Years B.V. is a care organisation, operating since 2015 in the luxury segment under the leadership of Willem Bischoff van Heemskerck. The care concept was developed together with Hans Becker, former CEO of the Humanitas foundation. Luxury and comfort are combined with attention, care, security and safety. Golden Years stands out because of the small-scale character of its projects and because of the availability of all kinds of facilities (restaurant, bar, lounge, workshop, animal pastures, memorial museum, wellness ...). Core values of the organisation are self-directed living, self-activity, activity and a 'yes culture'. The company has three locations (two in Loosdrecht and one in Rotterdam).

### Overview sheet

Golden Years Oldenbarnevelt – Rotterdam		
	<b>Date of closing:</b>	16 June 2023
	<b>Address:</b>	Delftweg 166, 3046 NC Rotterdam, The Netherlands
	<b>Operator:</b>	Golden Years B.V.
	<b>Capacity:</b>	Care residence with 18 care apartments. (18 single apartments)
<b>Project:</b>	The main building has 18 single apartments, ranging from 20 to 40 m <sup>2</sup> . Each apartment has its own bathroom with shower, toilet and washbasin. The main building contains all common areas (kitchen, dining room, lounge...) and staff areas (office, laundry, storage room).	
<b>Location:</b>	Golden Years Oldenbarnevelt is located on the outskirts of Rotterdam, the second largest city in the Netherlands. It forms part of the large nature reserve 'Nieuw Rhodenrijs', a vast natural monument with several monumental estates. Supermarkets, shops, restaurants and culture are close to the project. The bus stop is in front of the door and the railway station is 3.3 km away. Rotterdam city centre is about a 15-minute drive away (7.5 km).	
<b>Sustainability:</b>	To bring the existing main building in line with Care Property Invest's sustainability requirements, the vendor will additionally make the building more sustainable within a period of one year and obtain an EPC label A+. This will include the installation of a heat pump, installation of HR ++ insulating glass and insulation of the air supply ducts.	
<b>Year of construction/ renovation:</b>	2023	
<b>Transaction:</b>	Asset deal	
<b>Type of contract:</b>	New 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 €5.8 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 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:*



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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 148 projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €486 million on 15/06/2023. 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>	<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 2022, the Company received its sixth 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> .