

PRESS RELEASE

Free translation, the Dutch version prevails

08 August 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)
(Hereinafter also referred to as the 'Company')

Care Property Invest acquires monumental redevelopment project in 's-Graveland (NL)

Schoten, Belgium – 08 August 2023

Care Property Invest announces the acquisition of the redevelopment project 'Wolfsbergen'. The building is the former town hall of 's-Graveland, a wealthy village in the province of North Holland. The project has a total investment value of approximately €11.2 million and will accommodate 23 care apartments once completed.

The land and the existing building of this project will be acquired by the Company by means of an asset deal, after which the building will be fully future-proofed according to the latest sustainability standards by the developer, De Nederlanden Development B.V. The redevelopment is financed in instalments by Care Property Invest, depending on the progress of the works. These are expected to start in Q4 of 2023 and would be completed in Q3 of 2024.

For the operation of the project, the Company joins forces for the second time with operator Golden Years, specialised in high-quality, small-scale and luxurious elderly care. Care Property Invest and Golden Years Wolfsbergen B.V., a subsidiary of Golden Years, are entering into a new long-term rental agreement of the 'triple net' type with a duration of minimum 25 years (renewable and annually indexable).

Peter Van Heukelom, CEO of Care Property Invest;

'With this project, we are partnering for the for the second time in a short period of time with care operator Golden Years, one of the major players in the Dutch luxury segment. Consequently, this transaction further diversifies our operator base. This care residence is the 26th care project we are adding to our Dutch real estate portfolio.'



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The operator

Golden Years 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. At three different locations (two in Loosdrecht and one in Rotterdam), 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 a range 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'.

Overview sheet

Wolfsbergen – Rotterdam		
	Closing date:	08 August 2023
	Address:	Noordereinde 36, 's-Graveland, The Netherlands
	Operator:	Golden Years Wolfsbergen B.V.
	Capacity:	Care residence to be redeveloped with 23 care apartments.
Project:	The building will have 23 care apartments ranging from 29 to 53 m ² . Each flat will have its own living room, bedroom and bathroom. Residents can enjoy a sublime garden with views over the meadows behind.	
Location:	The village of 's-Graveland is part of the municipality of Wijdemeren, a traditionally very wealthy municipality in the south of the province of North Holland. The project is 1 km away from the town centre where there are shops, supermarkets and various cultural and gastronomic facilities. The bus stop is in front of the door and the train station is 5 km away. Hilversum is about 10 min away and the city centre of Amsterdam is half an hour away.	
Sustainability:	To bring the existing building in line with Care Property Invest's sustainability requirements, solar panels, a storage battery and a solar water heater will be installed, among other things, which will enable the building to obtain an EPC label A+.	
Year of construction/renovation:	2024	
Transaction:	Asset deal	
Type of contract:	New long-term lease agreement of the 'triple net' type with a minimum duration of 25 years (renewable and annually indexable)	
Total investment value:	Approximately €11.2 million.	
Financing:	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, including, among other things, 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. For these reasons, 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 149 projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €474 million on 07/08/2023. 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 2022, the Company received its sixth EPRA BPR Gold Award.
Website	All further information can be found on our website, www.carepropertyinvest.be .