

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 acquires an up-and-running healthcare project in Vught (The Netherlands)

Schoten, Belgium – Thursday 22 December 2022

Care Property Invest announces the acquisition of the 'Ome Jan' project in Vught (province of North Brabant), an up-and-running care residence with 26 residential units for elderly people suffering from dementia. This recently completed development project was integrated within the Fort Isabella site, an inclusive environment where living, working, education, recreation, and growing older all come together. 'Ome Jan' has a total conventional value of approximately €9.7 million.

The transaction took place in the form of an asset deal whereby Care Property Invest acquired the real estate of this project via its Dutch subsidiary, Care Property Invest.NL9 B.V.

For the operation of the project, Care Property Invest will join forces for the first time with healthcare operator Ome Jan Vught B.V. (part of De Familie), a North Brabant-based player that in addition to residential care also specialises in home care for elderly people with dementia. To this end, they 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). 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 healthcare operator De Familie, a relatively new, ambitious operator on the Dutch healthcare real estate market who, in addition to 23 years of experience in home care for elderly people suffering from dementia, now wants to focus further on bringing that same specialised approach to small-scale care residences. Including this project, the total number of residential care projects in our portfolio now amounts to 145.'




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

The operator

Healthcare entrepreneur Menny Landman started Standby Thuiszorg in 1999, a concept focusing on granting care to elderly people with dementia and incurably ill clients who wish to remain at home (as long as possible). Together with Huub Landman, who joined the organisation in 2015, the organisation grew into a successful business with 2000 caregivers by now. However, they made the observation that it is not always possible for a client in an advanced stage of dementia to live safely at home. As a result, De Familie B.V. was born. With this concept, they wish to respond to this demand and create their own protected environment in the shape of care villas which, under the name 'Wonen bij de Familie (Living with The Family)' and in synergy with the Standby home care concept, guarantee a smooth transition from home care to protected residential care.

Overview sheet

Vught (NL) – Ome Jan		
	Acquisition date:	22 December 2022
	Address:	Ravelijn 1, 5264 PC Vught, The Netherlands
	Operator:	Ome Jan B.V. (part of De Familie)
	Capacity:	Care residence with 56 care apartments (21 one-person apartments and 5 two-person apartments)
Project:	This is a high-quality and exceptionally sustainable (EPC A+++) and modern care complex with 26 units built from a small-scale vision. The spacious rooms are planned with a private bathroom, pantry and, in some cases, even a fenced terrace. The main building, designed in a more classic villa style, houses an office space, a hairdresser, a laundry room, large communal areas to encourage social interaction and a private dining room. Enjoying the greenery can be done in the large gardens surrounding the complex.	
Location:	Just outside the village centre of Vught on the Fort Isabella site, a former fortification used to defend the city of 's-Hertogenbosch. The site was completely redeveloped into an environment where living, working, education, recreation and growing older all come together, including restaurants, businesses, a nursery, a school and residential apartments. The project is easily accessible by car via the nearby A2 motorway and by public transport thanks to a train station 3 km away.	
Sustainability:	The project was awarded an EPC A+++ certificate (Building Energy Rating). To this end, the care residence was connected to the collective heating network and planned with underfloor heating, a heat pump, a balanced ventilation system and solar control glazing supplemented by sun blinds on the sun-exposed sides. As a result, the development of 'Ome Jan' is fully in line with Care Property Invest's sustainability vision.	
Year of construction/ renovation:	2021	
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 €9.7 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, 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.

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

The market capitalisation of Care Property Invest amounted to approximately €418 million on 21/12/2022. 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 2022, the Company received its sixth EPRA BPR Gold Award.
Website	All further information can be found on our website, www.carepropertyinvest.be .