

PRESS RELEASE

Free translation, the Dutch version prevails

Friday 15 July 2022

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 completes the Spanish residential care centre 'Emera Carabanchel'.

Schoten, Belgium – Friday 15 July 2022

On 28 June 2022 Care Property Invest completed the 'Emera Carabanchel' project, a residential care centre with a group of assisted living apartments in Carabanchel (Madrid). 'Emera Carabanchel' offers 179 residential units in the residential care centre and 11 assisted living apartments.

The Company commissioned Aldara Construcciones (part of the Habescon Group) to build the project representing a total investment value of approximately €14.6 million.

This project is operated by a subsidiary of Groupe Emera on the basis of new long-term rental agreement of the 'triple net' type with a minimum duration of 15 years (renewable), which will be indexed annually.


Peter Van Heukelom, CEO of Care Property Invest;

'With the completion of this sustainably built project, we are not only continuing to build a greener property portfolio, but are also increasing the share of rental income resulting from our Spanish portfolio.'



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

Overview sheet

Carabanchel – Emera Carabanchel		
	Date of completion:	28 June 2022
	Address:	Calle Juan Mieg 25, Carabanchel, 28054 Madrid, Spain
	Operator:	A 100% subsidiary of Groupe Emera
	Capacity:	Residential care centre with 179 residential units 149 rooms (119 single rooms and 30 double rooms) and 11 assisted living apartments
Project:	The building consists of six floors and has 149 private rooms and 11 assisted living apartments, organised according to the cohabitation unit model. The residential care centre has an in-house doctor's and nurse's practice, a physiotherapy practice, occupational therapy, a sensory stimulation room, a hairdressing salon and a pedicure room.	
Location:	At 2.5 km from the centre of Carabanchel (a district of Madrid). Banks, shops and several restaurants are 210 m away and the centre of Madrid is 6.0 km away. The project is easily accessible by car via the A42, M40 and M45 motorways and by public transport thanks to a bus stop 280 m away from the project.	
Sustainability:	The residential care centre has an EPC A certificate (Building Energy Rating) and features a number of energy-efficient solutions such as solar collectors for the production of hot water, solar panels for the production of electricity and full LED lighting. As a result, this project is fully in line with our future sustainability vision.	
Year of construction/renovation:	2022.	
Transaction:	Asset deal	
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 €14.6 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 has developed an international portfolio of 141 healthcare projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €642 million on 14/07/2022. 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 2021, the Company received its fifth EPRA BPR Gold Award.
Website	All further information can be found on our website, www.carepropertyinvest.be .