

PRESS RELEASE

Free translation, the Dutch version prevails

Tuesday 20 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”)

Care Property Invest completes a care residence in Middelburg (NL)

Schoten, Belgium – Tuesday 20 June 2023

Care Property Invest completes the 'Sterrenwacht' project in Middelburg (province of Zeeland). The building housed the Observatory Philippus Lansbergen until a few years ago and was redeveloped by the Company into a care residence with 25 spacious studios. The project has a total investment value of approximately €6.5 million.

The project is operated by Stepping Stones, part of Korian Holding Nederland, on the basis of a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable) and generates additional income for the Company as of today.

Peter Van Heukelom, CEO of Care Property Invest:

'We are delighted that the completion of this Dutch care residence will allow us to further increase the share of operational projects in our care real estate portfolio and, consequently, our flow of rental income. This care complex is also our first project in the province of Zeeland.'




Middelburg (NL) - Sterrenwacht

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Overview sheet

Middelburg (NL) – Sterrenwacht	
	Completion date: 23 May 2023
	Address: Herengracht 50, 4331 PX Middelburg, The Netherlands
	Operator: Korian Holding Nederland
	Capacity: Care residence with 25 care studios
Project:	25 care studios were integrated into the existing 4-storey structure of this observatory.
Location:	At the edge of the centre of Middelburg and with an idyllic location, right on the Middelburg Herengracht canal. Future residents whose studios overlook this canal will therefore be able to enjoy splendid views of the water. Thanks to its centre location, residents have access to various facilities within walking distance, such as shops, banks, restaurants, hairdressers and supermarkets. The project will be easily accessible, both by car via the A4 and A58 motorways, and by public transport thanks to bus stops located a few hundred metres from the project.
Sustainability:	The project aims to obtain at least an EPC A certificate (Building Energy Rating). To this end, the building envelope of the care residence was fully insulated and fitted with energy-efficient condensing boilers, a type D ventilation system with heat recovery and LED lighting, among other things. As a result, the redevelopment of 'Sterrenwacht' is in line with Care Property Invest's sustainability vision.
Year of construction/ renovation:	2023.
Transaction:	Asset deal
Type of contract:	New long-term lease agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable).
Total investment value:	Approximately €6.5 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 148 projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €477 million on 19/06/2023. The Company aims to create a stable share for its shareholders with a low risk profile and a stable and steadily growing dividend.

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 .