

PRESS RELEASE

Free translation, the Dutch version prevails

Monday 5 June 2023

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 Spanish residential care centre 'Emera Mostoles'

Schoten, Belgium – Monday 5 June 2023

Today Care Property Invest completed the 'Emera Mostoles' project, a brand-new residential care centre in the Spanish capital Madrid. The project, commissioned by the Company and built by Alta Real Estate S.L. (part of the Habescon Inmobiliaria group), has 148 rooms and represents a total investment of around €12 million.

For the operation, Care Property Invest is entering into its fourth partnership with French healthcare operator Groupe Emera, the seventh largest player in elderly care in Europe. The transaction is based on a new 'triple net' long-term lease with a minimum term of 15 years (renewable and indexed annually). The acquisition is fully in line with Care Property Invest's strategic growth plan.

Peter Van Heukelom, CEO van Care Property Invest:


'With the completion of this sustainably built project - the fourth recently developed already in Spain - we are not only continuing to build a greener property portfolio, but also increasing the share of rental income derived from our Spanish portfolio. We also look forward to strengthening the partnership with leading healthcare operator Emera.'



The operator

With 81 establishments of which 69 nursing homes in 7 European countries and more than 7 750 beds in its portfolio, the French healthcare operator Groupe Emera is the seventh largest player for elderly care in France and in Europe. They are currently active in France (54 establishments of which 42 nursing homes), Spain (13 nursing homes), Belgium (5 nursing homes), Luxembourg (1 nursing home), Switzerland (1 nursing home), Italy (2 nursing homes) and Ireland (5 nursing homes). Group Emera took its first steps on the Spanish market in 2017 and currently operates 13 sites with approximately 1 850 beds. The Emera Group has several new projects to be opened in the coming months.

Overview sheet

Mostoles (Madrid) – Emera Mostoles		
	Completion date:	5 June 2023
	Address:	Calle Agustin de Betancourt 37, 28935, Mostoles, Madrid, Spain.
	Operator:	A 100% subsidiary of Groupe Emera.
	Capacity:	Residential care centre with 166 residential places. 148 rooms (130 single rooms and 18 double rooms).
Project:	The building has five floors (one ground floor and four upper floors) and 148 private rooms. The residential care centre has its own doctor's practice, physiotherapy practice, hairdresser's salon and pedicure room. There will be a cosy restaurant on the ground floor and a beautiful garden with a terrace outside.	
Location:	Next to a supermarket and only 1 km away from restaurants, shops, banks etc. The city centre of Mostoles (a district of Madrid) is 3 km away and the centre of Madrid is 20 km away. The project is easily accessible by car via the A5, M50 and M506 motorways and by public transport thanks to a bus stop located 350 m away from the project.	
Sustainability:	The project meets the latest energy standards (EPC rating B). To this end, the residential care centre was equipped with, among other things, a heat pump, solar panels, a solar system for heating and hot water production, 100% LED lighting and sun blinds in every room. An energy management system (EMS) will optimally monitor energy consumption. This puts the project in line with Care Property Invest's sustainability vision.	
Year of construction/ renovation:	2022-2023.	
Transaction:	Asset deal: Acquisition through Spanish subsidiary Care Property Invest Tulip. S.L. of the land. Financing of the construction in instalments.	
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 €12.0 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 and 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 147 healthcare projects, spread across Belgium, The Netherlands and Spain.

The market capitalisation of Care Property Invest amounted to approximately €484 million on 02/06/2023. 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 .