

## **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")

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### **Care Property Invest completes a care residence in Ouderkerk (NL)**

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Schoten, Belgium – Tuesday 15 November 2022

Yesterday, Care Property Invest completed the 'Villa Ouderkerk' project in Ouderkerk, a luxurious care residence for elderly people with intensive care needs. The project comprises 32 residential care apartments and has a total investment value of approximately €9.6 million.

The project is operated by Korian Nederland on the basis of a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 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 project, representing a total investment value of approximately €9.6 million, will increase the share of operational projects in our healthcare real estate portfolio and thus also our flow of rental income. This care complex was built according to the latest standards and with the most recent techniques in terms of sustainability, so that this care complex can be considered state-of-the-art.'*



#### **Overview sheet**

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Ouderkerk (NL) – Villa Ouderkerk	
	<b>Completion date:</b> 14 novembre 2022
	<b>Address:</b> Polderweg 3, 1191 JR Ouderkerk aan de Amstel, The Netherlands
	<b>Operator:</b> Korian Nederland
	<b>Capacity:</b> Care residence with 32 care apartments
<b>Project:</b>	The building has a total capacity of 32 residential units, all of which are care apartments. Residents will be able to keep fit in the adjacent sports facility and enjoy the sun on the adjoining terrace or in the garden.
<b>Location:</b>	On the edge of the village of Ouderkerk aan de Amstel (province of North Holland). The village centre is about 1 km away from the care residence and, as the name suggests, the Amstel River runs right through the village, making it a pleasant place to spend time in the various eating and drinking establishments along the water's edge. The project is easily accessible by car via the A9 (Alkmaar-Amsterdam South-East) and the N522 (Amstelveen-Ouderkerk).
<b>Sustainability:</b>	The project was awarded an EPC A++ certificate (Building Energy Rating). To this end, the care residence was equipped with photovoltaic panels, floor heating with heat pumps, a ventilation system with heat recovery and high-efficiency glazing, among other things. As a result, the development of 'Villa Ouderkerk' is fully in line with Care Property Invest's sustainability vision.
<b>Year of construction/renovation:</b>	2022.
<b>Transaction:</b>	Asset deal
<b>Type of contract:</b>	New long-term lease agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable).
<b>Total investment value:</b>	Approximately €9.6 million.
<b>Financing:</b>	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.*

*For any additional information, please contact:*



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

The market capitalisation of Care Property Invest amounted to approximately €461 million on 11/11/2022. The Company aims to create a stable share for its shareholders with a low risk profile and a stable and steadily growing dividend.

<b>Ticker:</b>	CPINV
<b>ISIN Code:</b>	BE0974273055
<b>Index listings:</b>	<ul style="list-style-type: none"> <li>• Belgium BEL Mid (Euronext Brussels)</li> <li>• Euronext Real Estate (Euronext Brussels)</li> <li>• GPR (Global Property Research) General Europe Index</li> <li>• GPR (Global Property Research) General Europe Quoted Index (excl. open-end bank funds)</li> </ul>
<b>EPRA</b>	EPRA member since December 2016. In September 2022, the Company received its sixth EPRA BPR Gold Award.
<b>Website</b>	All further information can be found on our website, <a href="http://www.carepropertyinvest.be">www.carepropertyinvest.be</a> .