

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 announces the completion of the care residence 'Villa Vught' in Vught (NL)

Schoten, Belgium – Wednesday 20 April 2022

On 20 April 2022, Care Property Invest completed its development project 'Villa Vught' in Vught (province of North Brabant), further expanding its operative real estate portfolio in The Netherlands.

This modern care residence comprises 19 care studios and 2 spacious care apartments. These were built on behalf of the Company by the developer Vrijborg Vastgoedontwikkeling B.V. and represent a total investment of approximately €6.2 million.

As from today, the building will be taken into use by operator Valuas Zorggroep, who concluded a 'triple net' long-term lease agreement with a minimum duration of 25 years with Care Property Invest. The project generates additional rental income for the Company as of today.


The Dutch real estate portfolio now comprises 20 projects, of which, including this project in Vught, 14 are currently up and running.

Peter Van Heukelom, CEO of Care Property Invest;

'With its 14th operational residential care project, Care Property Invest further expands its Dutch residential care portfolio. This is another great example of how, by redeveloping an existing building, we can completely change its social purpose and transform it into a comfortable home for the elderly with a focus on personally delivered care. We are also pleased to be able to continue our outstanding cooperation with Valuas Zorggroep with 'Villa Vught'. Including this project, the total number of residential care projects in our portfolio amounts to 137.'



Overview sheet

Vught (NL) – Villa Vught		
	Completion date:	20 April 2022
	Address:	Gogelstraat 3, 5262 AB Vught, The Netherlands
	Operator:	Valuas Zorggroep
	Capacity:	Care residence with 21 residential units (19 care studios and 2 care flats)
Project:	The building has a total capacity of 21 residential units, divided into 19 care studios and 2 spacious care flats, each of which will exude an atmosphere of luxury and homeliness. Residents can find peace and quiet in their own city garden adjacent to the residence.	
Location:	The residence is located right in the centre of Vught, within walking distance of various facilities such as shops, supermarkets, restaurants, banks, hairdressers, etc. Moreover, the project is also close to (the green surroundings of) 's-Hertogenbosch. The project is easily accessible by car via the N65 (Tilburg-'s-Hertogenbosch) and the A2 ('s-Hertogenbosch-Woensel Noord) as well as by public transport thanks to a train station at 200m and a bus stop 100m from Villa Vught.	
Year of construction/ renovation:	Start of the works: February 2021. Provisional delivery: 20 April 2022.	
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 €6.2 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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All further information regarding the Company can be found on our [website](#). Here we will keep you informed on a dedicated page about the (possible) impact of the COVID-19 pandemic on the business activities of Care Property Invest.

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

The market capitalisation of Care Property Invest amounted to approximately €672 million on 19/04/2022. 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 .