

## PRESS RELEASE

*Free translation, the Dutch version prevails*

REGULATED INFORMATION  
INSIDE INFORMATION  
Tuesday 15 March 2022

After trading hours – Under embargo until 17h45

### 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 signs agreement to acquire an Irish residential care centre

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Schoten, Belgium – Tuesday 15 March 2022

To further develop its strategic growth plan in Ireland, Care Property Invest signed the agreement under suspensory conditions for its second project in this market today. 'Elm Green Nursing Home', located in New Dunsink, County Dublin, comprises a residential care centre accommodating 120 people and 27 independent living apartments. The total conventional value of the project amounts to approximately €26.7 million and the transaction will take place in the form of an asset deal.

The project will be operated by DomusVi, one of the largest international players in the field of (residential) care for the elderly, 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).

The formal closing is expected to take place in the course of the second quarter of 2022, after which the project will also generate additional income for the Company.

**Peter Van Heukelom, CEO of Care Property Invest;**

*'With the agreement for the acquisition of Elm Green Nursing Home, Care Property Invest adds a second healthcare property project to its Irish portfolio. We are delighted to include operator DomusVi in our Irish growth trajectory and aim to expand our portfolio here in the near future.'*



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

**Care Property Invest NV/SA**

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### The operator


DomusVi is one of the largest international players in the field of elderly care. The group offers a wide range of services and facilities to both independent and care-dependent seniors, from home care support to high-quality residential care in its extensive range of residential care centres and assisted living facilities.

With no fewer than 500 residential care facilities and 100 home care offices, DomusVi offers high-quality healthcare support to 80,000 seniors in Europe (France, Spain, Germany, Ireland, The Netherlands, and Portugal) and Latin America (Chile, Uruguay and Colombia).

### The transaction

The transaction will take place in the form of an asset deal. Care Property Invest will acquire the real estate of this project through its Irish subsidiary, Care Property Invest Emerald Ltd.

### Overview sheet

New Dunsink, co. Dublin – Elm green Nursing Home		
	<b>Date of signing:</b>	15 March 2022
	<b>Address:</b>	Dunsink Lane, Dunsink, Co.Dublin 15 E403, Ireland
	<b>Operator:</b>	DomusVi
	<b>Capacity:</b>	Residential care centre with 120 residential places – existing residential care centre 120 rooms (120 single rooms) and 27 independent living apartments
<b>Project:</b>	The residential care centre has a large dining room, visitors' area, lounge, recreation and relaxation area, library, therapy rooms and an in-house hairdressing salon. Residents can enjoy magnificent views that stretch from the adjacent Elm Green golf course all the way to Dublin city. A beautiful patio and several gardens surround the residential care centre and the independent living apartments.	
<b>Location:</b>	In one of the greenest suburbs of Dublin, next to a golf course. The development is located 2 km from Castleknock Village and 10 km from Dublin city centre. The Connolly Blanchardstown Hospital is located nearby. Elm Green Nursing Home is easily accessible by both car and public transport via the M50 motorway and Castleknock train station, which is about 2.8 km away.	
<b>Year of construction/renovation:</b>	1999; extension 2015	
<b>Transaction:</b>	Asset Deal. Acquisition through its Irish subsidiary Care Property Invest Emerald Ltd	
<b>Type of contract:</b>	New long-term leasehold agreement of the 'triple net' type with a minimum duration of 15 years (renewable and annually indexable).	
<b>Total investment value:</b>	Approximately €26.7 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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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.

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 has developed an international portfolio of 134 healthcare projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €663 million on 14/03/2022. 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 2021, the Company received its fifth 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> .