

## PRESS RELEASE

*Free translation, the Dutch version prevails*

Monday 9 January 2023  
Before trading hours – Under embargo until 08h15

### 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 residential care centre in Skibbereen (IE)

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Schoten, Belgium – Monday 9 January 2023

Last Friday, Care Property Invest signed the agreement under suspensory conditions for the acquisition of the existing and fully operational Irish 'Skibbereen Residential Care Centre' in Skibbereen (County Cork). The project will accommodate 51 residents and has a total conventional value of approximately € 7.5 million.

For the operation of 'Skibbereen Residential Care Centre', Care Property Invest will for the second time enter into a partnership with Brookhaven Healthcare, a local Irish healthcare operator with over 40 years of experience in running residential care centres. This will happen on the basis of a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 25 years (renewable and annually indexable).

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

*'Signing the agreement to acquire this up-and-running residential care centre marks another step forward in Care Property Invest's Irish growth trajectory. Additionally, we are pleased to partner with experienced healthcare operator Brookhaven Healthcare for the second time. We currently have 7 effectively acquired residential care projects on Irish soil and aspire to further increase this number in the near future.'*




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

### The operator

Brookhaven Healthcare is the last remaining family-owned and family-managed independent healthcare provider in the Irish market with over 40 years of experience in running residential care centres. It currently operates 6 residential care centres throughout Ireland, totaling 472 beds, and is closely integrated into the communities it serves, offering both premium long-term and convalescence care. It is led by Chairman and CEO, Tim Murphy, and is headquartered in Malahide, Co. Dublin. With the addition of Skibbreen Residential Care Centre to its growing portfolio, Brookhaven Healthcare will increase its capacity to 523 beds across 7 residential care centres. Brookhaven Healthcare's objective is to provide an enhanced quality of life to its residents by delivering an exceptional level of care as well as helping its residents to stay active and engaged with friends & families, recreational activities and their local communities.

### Overview sheet

Skibbreen Residential Care Centre, co. Cork – Skibbreen		
	<b>Date of signing:</b>	6 January 2023
	<b>Address:</b>	Baltimore Road, Carrigfadda, Skibbreen, Co. Cork, Ireland
	<b>Operator:</b>	Brookhaven Healthcare
	<b>Capacity:</b>	Residential care centre with 51 residential places – existing residential care centre 43 rooms (35 single rooms and 8 double rooms)
<b>Project:</b>	The residential care centre can accommodate 51 residents and is built entirely on the ground floor. The building has a TV room, a lounge, a library, a sitting room, a large dining area, a chapel, a physiotherapy room and a hairdressing salon. A beautifully landscaped garden also surrounds the residential care centre.	
<b>Location:</b>	Skibbreen Residential Care Centre is located just outside the town centre of Skibbreen, the southernmost village in the municipal district of West Cork (Co. Cork). Several medical care centres are located nearby and Bantry General Hospital is about 30km away. The larger towns of the West Cork district, including Dunmanway, Bantry and Clonakilty, are about a 30-minute drive away. The area around Skibbreen is further characterised by rugged nature, with high rock formations, cliffs and many water bodies. The project is easily accessible both by car via the N71 and by public transport thanks to a bus stop located right in front of the residential care centre.	
<b>Sustainability</b>	Brookhaven Healthcare cares about sustainability and will implement an EMS in its buildings, closely monitor its results and carry out the necessary improvement works where possible and if necessary. Current lighting will gradually be replaced by LED lighting. Thus, Brookhaven Healthcare will make every effort to ensure that its buildings meet today's sustainability standards.	
<b>Year of construction/ renovation:</b>	2004	
<b>Transaction:</b>	Asset Deal.	
<b>Type of contract:</b>	New long-term leasehold agreement of the 'triple net' type with a minimum duration of 25 years (renewable and annually indexable).	
<b>Total conventional value:</b>	Approximately €7.5 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 has developed an international portfolio of 146 healthcare projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €459 million on 06/01/2023. 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> .