

PRESS RELEASE

Free translation, the Dutch version prevails

15 March 2023

After trading hours

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 signs agreement to acquire a care residence in Ruurlo (NL)

Schoten, Belgium – 15 March 2023

Today, Care Property Invest signed the agreement under suspensory conditions for the project 'Saamborgh Ruurlo', a residential care residence under construction in the Gelderland municipality of Ruurlo (Berkelland). The sustainable healthcare complex has an investment value of approximately €5.3 million and will accommodate 23 residents after its completion - expected in mid-2023.

Upon completion, the Company will proceed with the purchase of the buildings and land through the acquisition of 100% of the shares in Gaudium Ruurlo I B.V., the real estate company in which the entire project is incorporated. Care Property Invest will acquire this residence from Gaudium Real Estate, a leading Dutch developer specialised in the construction of healthcare residences.

For the operation of 'Saamborgh Ruurlo', Care Property Invest will join forces for the first time with Saamborgh Verhuur B.V. (currently known under the commercial name 'Saamborgh'), a regional Dutch healthcare organisation offering small-scale living to elderly people in need of care. Care Property Invest will take over the existing rental agreement. This will be a long-term rental agreement of the 'triple net' type with a duration of minimum 20 years (renewable and annually indexable).

Peter Van Heukelom, CEO of Care Property Invest;

'The signing of this care residence marks another step forward in Care Property Invest's Dutch growth trajectory. We are delighted to further diversify our operator base in this market with the addition of Saamborgh Ruurlo as a new and reliable partner. We currently have 23 effectively acquired residential care projects in The Netherlands and aspire to increase this number further in the near future.'



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The operator

Saamborgh is a private healthcare organisation offering small-scale living to elderly people in need of care. Saamborgh's vision is to provide a sense of homeliness with 24-hour care, regardless of the resident's abilities. Togetherness and the experience of security are at the heart of this concept. The organisation offers physical (somatic) care as well as care for elderly people with memory problems in combination with various housing options. Saamborgh came into existence in 2017 through the merger of three locations, at the time under the name Lang Leve Thuis. During its five-year existence, seven other locations were acquired. In 2021, the umbrella name 'Saamborgh' was introduced. Currently, the healthcare operator has 10 locations, including in Almelo, Almere, Bosch en Duin, Doetinchem, Loo, Tolkamer, Tiel and Westervoort. Their ambition is to grow further in the coming years and to contribute to the increasing demand for housing for the elderly.

Overview sheet

Saamborgh Ruurlo – Ruurlo		
	Date of signing:	15 March 2023
	Address:	Stationsstraat 4, 7261 AD Ruurlo, The Netherlands
	Operator:	Saamborgh Verhuur B.V. (commercial name 'Saamborgh')
	Capacity:	Care residence with 22 care apartments (21 single apartments and 1 double apartment)
Project:	The complex comprises 22 care apartments, a generous communal living room, a collective dining kitchen, an office space and several laundry rooms and storage rooms. The 21 one-person apartments vary in size around 30 m ² and the two-person apartment is +/-75 m ² . The characteristic front porch from 1929 will be preserved in the realisation. Residents can enjoy the spacious communal garden and even have their own park located directly behind the residential care villa.	
Location:	The Project is situated on the site of the former Sint-Willibrordus School, near the village centre of Ruurlo (municipality of Berkelland). Shops, restaurants and culture are within walking distance. Public transport (train station and bus) are 250 metres away. The two nearby major cities are Zutphen and Enschede, about a half-hour drive away.	
Sustainability:	The project meets the BENG requirements (near-zero energy building). To this end, the care residence was planned with floor heating, a heat pump, a type D ventilation system, PV panels, LED lighting and sun blinds, among other things. As a result, the project is fully in line with Care Property Invest's sustainability vision.	
Year of construction/ renovation:	2023	
Transaction:	Share deal	
Type of contract:	Takeover of long-term lease agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable)	
Total investment value:	Approximately €5.3 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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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 145 projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €485 million on 14/03/2023. 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 .