

PRESS RELEASE

Free translation, the Dutch version prevails

Monday 28 February 2022

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 'Aldenborgh' in Herten (Roermond)

Schoten, Belgium – Monday 28 February 2022

On 25 February 2022, Care Property Invest completed its development project 'Aldenborgh' in Herten (province of Limburg), thus further expanding its operative real estate portfolio in The Netherlands.

This modern care residence with 32 care apartments was built on behalf of the Company by the developer Knopendoos B.V. and represents a total investment of approximately €8.2 million.

As from today, the building will be taken into use by operator Aldenborgh Exploitatie B.V., which will collaborate with care foundation Proteion for this project. For this purpose, they have 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 property portfolio now comprises 20 projects, of which, including this project in Nijmegen, 13 are operational.

Peter Van Heukelom, CEO of Care Property Invest;

'This small-scale care residence was built in a sustainable manner in order to contribute to a more sustainable real estate portfolio. We are looking forward to our first collaboration with the high-quality and small-scale care operator Aldenborgh Exploitatie B.V. and the special collaboration they are entering into with the Proteion foundation.'




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Overview sheet

Roermond (NL) – Aldenborgh		
	Completion date:	25 February 2022
	Address:	Oudeborgstraat 12-14, 6049 CT Herten, Roermond, The Netherlands
	Operator:	Aldenborgh Exploitatie B.V. in cooperation with the care foundation Proteion
	Capacity:	Care residence with 32 care apartments
Project:	The building consists of 1 level and will have a total capacity of 32 care apartments. All apartments have a separate bedroom, bathroom and living room. Each resident has a private terrace on the ground floor, which offers a panoramic view of the beautiful estate.	
Location:	Located 4 km from the city center of Roermond, where you will find stores, supermarkets, restaurants and banks. In the vicinity there are some cafes, restaurants, a pharmacy and a doctor's practice. The project is easily accessible by car via the A73 (Roermond-Venlo) and the A2 (Eindhoven-Roermond), as well as by public transport thanks to a bus stop 300m away.	
Year of construction/renovation:	Start of construction works: December 2021. Provisional delivery: 25 February 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 €8.2 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 133 projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €594 million on 24/02/2022. 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 .