

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
monumental care residence in Bloemendaal (NL)**

Schoten, Belgium – Tuesday 18 June 2024

Today, Care Property Invest signed the agreement under suspensory conditions to acquire the luxury real estate project 'Fleurâge Residences', an up-and-running care residence with 22 apartments located in the affluent municipality of Bloemendaal in the Dutch province of North Holland. The total investment value for the project is estimated to be approximately €10.2 million.

The transaction takes place in the form of an asset deal, whereby Care Property Invest will acquire the real estate of this project through its Dutch subsidiary Care Property Invest.NL9 B.V. after fulfilment of the suspensory conditions - expected in Q4 2024. The project will generate additional income for the Company from then on.

For the operation of the care residence, Care Property Invest is joining forces for the ninth time with Domus Valuas, which offers high-standing living and care at various exclusive locations in The Netherlands. The cooperation is based on a new long-term rental agreement of the 'triple net' type with a duration of minimum 20 years (renewable and annually indexable).

The estate in question has been a household name in Bloemendaal and the surrounding area for almost three centuries. The monumental main building from 1720 and the two adjoining coach houses contain 22 apartments for elderly people with care needs. Furthermore, the estate includes an impressive courtyard and a tea dome. The landscaped garden forms a beautiful walking area with many flower beds and a picking garden. Care Property Invest and Domus Valuas are also making a joint commitment to realise another gatehouse with six additional apartments, after obtaining an irrevocable and enforceable environmental permit.

Peter Van Heukelom, CEO of Care Property Invest:


'With the signing of 'Fleurâge Residences', we will soon add a unique and prestigious project to our residential care portfolio. The choice of operator is also logical: Domus Valuas is one of the partners with which Care Property Invest is building a sustainable, strategic long-term relationship. The project in Bloemendaal will bring our total number of residential care locations on Dutch soil to 28.'



The operator

The national residential care organization Domus Valuas, formed in November 2022 from a merger between Valuas Zorggroep and Domus Magnus, offers intensive private elderly care at unique locations in The Netherlands. Today, the group has 31 operational residences. Of these, Care Property Invest now has nine in its portfolio. Meanwhile, Domus Valuas has become a valued residential care provider for frail and needy elderly people in The Netherlands. The operator focuses on elderly people with physical discomfort as well as residents with (incipient) memory problems. The recent merger created a substantial increase in synergies, economies of scale and innovative power, which will further strengthen Domus Valuas' position in the care market. The merged company operates in eight Dutch provinces, providing care to over 750 residents and foresees approximately 1,500 employees. This also creates new opportunities for Care Property Invest, as a sustainable real estate investor.

Overview sheet

Bloemendaal (NL) – Fleurêge Residences		
	Date of signing:	18 June 2024
	Address:	Kennemerweg 24, 24A, 26, 26A to 26E, 28, 28A to 28E and 32, 2061 JH, Bloemendaal, The Netherlands.
	Operator:	Domus Valuas.
	Capacity:	Up-and-running care residence with 22 single apartments.
Project:	The project consists of a main building, 2 coach houses and a tea dome. The care residence has 22 apartments equipped for elderly people with care needs. The owner and operator intend to construct 6 additional apartments in a gatehouse yet to be built. The current apartments are between 50 and 115m ² and have private bathrooms and luxury kitchenettes. Common and staff areas are located in the main building. Next to the buildings are beautiful, well-maintained gardens, paths and a courtyard.	
Location:	The unique estate is located near the village centre of Bloemendaal, in the province of North Holland. The municipality is located in one of the most affluent regions of The Netherlands. The project therefore has a very clear focus on the luxury segment within the healthcare sector. Shops, restaurants and culture are within walking distance. The bus stop is 150m away and the train stop is 750m away. The project is a 10-minute drive from Haarlem, accessible via the nearby N208. A drive to the capital Amsterdam takes about 30 minutes.	
Sustainability:	With an EPC label A, the apartments in the coach houses comply with current regulations. The buildings include underfloor heating, an adjustable ventilation system and sun blinds on the ground floor. The main building, dating from the early 18th century, has an EPC label G. Certain energy-saving measures, such as solar panels, are not possible due to the monumental character of the property.	
Year of construction/renovation:	The main building dates from 1720 and underwent another series of major repair and maintenance works in 2022 and 2023. The coach houses were erected in 2016. The estate also contains a teahouse ('tea dome').	
Transaction:	Asset deal	
Type of contract:	New long-term lease agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable)	
Total investment value:	Approximately €10.2 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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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 150 projects, spread across Belgium, The Netherlands, Spain and Ireland.

The market capitalisation of Care Property Invest amounted to approximately €516 million on 17/06/2024. 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"> • FTSE EPRA Nareit Global Index (as of 24 June 2024) • FTSE EPRA Nareit Developed Europe Index (as of 24 June 2024) • 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 2023, the Company received its seventh EPRA BPR Gold Award.
Website	All further information can be found on our website, www.carepropertyinvest.be .