

## 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)  
(Hereinafter also referred to as the 'Company')

## Care Property Invest completes 2 healthcare real estate projects

Schoten, Belgium - Monday 5 August 2024

Care Property Invest announces the completion of a development project and a redevelopment project from its healthcare real estate portfolio. The 'La Marina' project in Barcelona and 'Sugar Loaf Care Centre' in Kilmacanogue represent a total investment value of €30.4 million and an additional capacity of 171 residential units and 15 people day care centre. Both projects were fully future-proofed according to the latest sustainability standards and will generate additional income for the Company as of the time of their respective completion.

On 7 June 2024, Care Property Invest completed the Irish residential care centre 'Sugar Loaf Care Centre' in Kilmacanogue (County Wicklow). The project accommodates 119 residents and has a total investment value of approximately €23.4 million. It will be operated by Silver Stream Healthcare Group, one of the largest providers of residential care for elderly people in Ireland.

Then last Friday, Care Property Invest also completed the 'La Marina' project, an existing site near the port of Barcelona (autonomous region of Catalonia) that has been completely transformed into a residential care centre. The redevelopment project has a total investment value of approximately €7.0 million and will now accommodate 78 residents in the residential care centre and 15 people in the day care centre. For the operation, Care Property Invest is entering into a partnership with La Vostra Llar for the first time. This local Barcelona-based care operator has more than 35 years of experience in operating and developing residential care centres.

Both projects were developed in line with Care Property Invest's sustainability vision



## Overview sheet

|                                      | <b>Sugar Loaf Care Centre</b><br>Kilmacanogue, co. Wicklow (IE)   | <b>La Marina</b><br>Barcelona (ES)   |
|--------------------------------------|---|--|
| <b>Completion date:</b>              | 7 June 2024   | 2 August 2024  |
| <b>Address:</b>                      | Kilmurray Cottages, Kilmacanogue South, Co. Wicklow, Ireland  | Carrer de la Foneria 29, 0838 Barcelona (Sants-Montjuïc), Spain  |
| <b>Operator:</b>                     | Silver Stream Healthcare  | La Vostra Llar La Marina (part of La Vostra Llar Residencial S.L.U.)   |
| <b>Capacity:</b>                     | Residential care centre with 119 residential units - 116 rooms (113 single rooms and 3 double rooms)  | Residential care centre with 78 residential units - redeveloped RCC  |
| <b>Sustainability:</b>               | <ul style="list-style-type: none"> <li>• BER score (equivalent EPC): A3</li> </ul> Installation of: <ul style="list-style-type: none"> <li>• an air-water heat pump</li> <li>• a rainwater recovery system</li> <li>• LED lighting</li> <li>• maximum capacity PV panels</li> <li>• an EMS system</li> <li>• 12 EV charging points</li> </ul> | <ul style="list-style-type: none"> <li>• EPC score: EPC A</li> </ul> Installation of: <ul style="list-style-type: none"> <li>• 51 photovoltaic solar panels</li> <li>• solar heat collectors</li> <li>• electrical appliances with at least an A++ label</li> <li>• an energy management system (EMS)</li> </ul> |
| <b>Construction/renovation year:</b> | 2024  | 2024   |
| <b>Transaction:</b>                  | Share deal - Financing of construction in instalments.  | Asset deal- Financing of construction in instalments.  |
| <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).  | New long-term lease agreement of the 'triple net' type with a minimum duration of 20 years (renewable and annually indexable).   |
| <b>Total investment value:</b>       | Approximately €23.4 million.  | Approximately €7.0 million.  |
| <b>Financing:</b>                    | Loan capital  | 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

*Ce This press release contains forecasts involving risks and uncertainties, including, among other things, 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. For these reasons, Care Property Invest cannot assume any responsibility for the accuracy of these forecasts.*

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For all additional information



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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 €524 million on 02/08/2024. 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>- FTSE EPRA Nareit Global Index</li><li>- FTSE EPRA Nareit Developed Europe Index</li><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.<br>In September 2023, the Company received its seventh 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> .   |

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