

Q3 2025

Building a Caring Future Together





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Care Property Invest in a nutshell



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01



Key Take-aways

Highlights

- ✓ Pure Play Healthcare Belgian REIT / EPRA Index
- ✓ 4 Core Countries
- ✓ Portfolio, expertise & track Record in public and private sector
- ✓ Energy efficient portfolio (KWH....)
- ✓ 'Inflation linked' investment portfolio
- ✓ Lean, mean and agile organisation structure
- ✓ Growth potential in all markets
- ✓ Access to funding
- ✓ Sustainable relationships with stakeholders in view of LT value creation
- ✓ Committed and investor-aligned management team geared to create long-term value growth
- ✓ Profitability in line with conservative risk profile
- ✓ Stable Cash Flows based on LT contracts (leases 9 yrs ; investment portfolio 18 yrs)
- ✓ 23% of income on public sector
- ✓ Cost control & financial discipline
- ✓ Sustainable dividend policy
- ✓ 15% withholding tax

Key figures Q3 2025

Financial

- ✓ **Fair value portfolio:** 1.25 B EUR
 - Leases: 218 M EUR (18%)
 - Investm. Prop. : 1,029 M EUR
- ✓ **Income:** 54.9 M EUR (+5.7%)
- ✓ **EPRA Earnings:** 33.2 M EUR (+9.9%)
- ✓ **EPS:** 0.90 EUR
- ✓ **EPS (guidance):** 1.16 EUR
- ✓ **DPS (guidance):** 1.00 EUR - 15% withholding tax

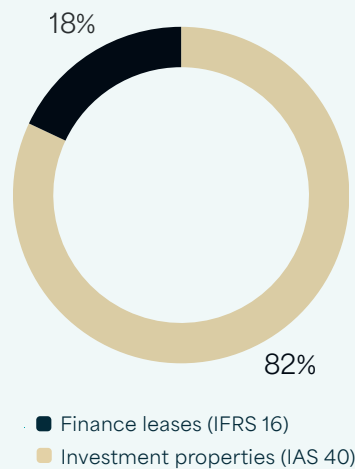
Operations

- ✓ 4 Countries
- ✓ 151 sites
- ✓ 25 operators
- ✓ 100% Occupancy
- ✓ New investment 2025: 'Fleurâge Residences' in Bloemendaal (NL)

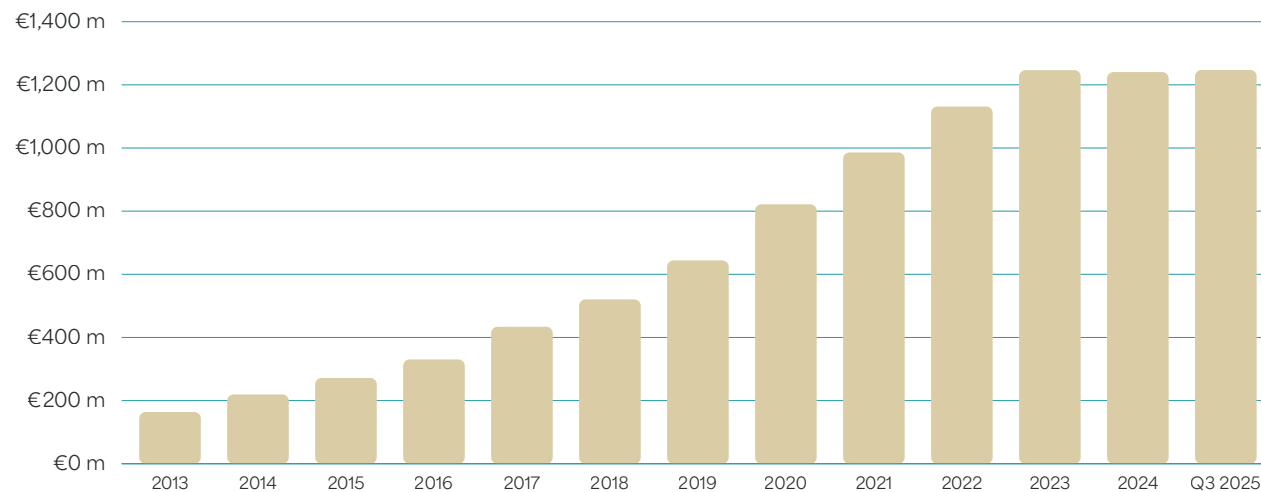
Risk

- ✓ EPRA LTV: 46.56%
- ✓ Headroom on financing: 74 M EUR
- ✓ Average cost of debt: 3.06%
- ✓ Discount NTA vs Share price: -35.3%
- ✓ WA Tenor leases: 9 yrs
- ✓ WA Tenor rents: 18 yrs
- ✓ Relatively 'a-cyclical'

Split in investment properties vs finance leases at fair value as at 30 Sep 2025



Evolution of fair value of total portfolio in million EUR



Projects

NEW ACQUISITIONS 2025

Project	Location	Date	Type	Conv. Value (in € million)	Agreement	Operator
The Netherlands						
Fleurâge Residences	Bloemendaal	15/01/2025	Acquisition	€ 10.1	20 Y - triple net	Domus Valuas
Total				€ 10.1		

DISPOSALS 2025

Project	Location	Selling Date	Type	Conv. Value (in € million)	Agreement	Operator
Belgium						
De Nieuwe Ceder	Deinze	01/10/2025	Investment Property	€ 9.4	N/A	Selys & Kompas
Total				€ 9.4		

Projects

NEW COMPLETIONS 2025

Project	Location	Date	Type	Conv. Value (in € million)	Agreement	Operator
The Netherlands						
't Nieuwland	Almelo	18/04/2025	Development	€ 8.9	20 Y - triple net	Saamborgh
Total				€ 8.9		

EXPECTED COMPLETIONS 2025

Project	Location	Date	Type	Conv. Value (in € million)	Agreement	Operator
Spain						
Solimar Elche	Elche	Q4 2025	Development	€ 10.9	20 Y - triple net	Vivalto
Total				€ 10.9		



Our portfolio High-end and sustainable buildings



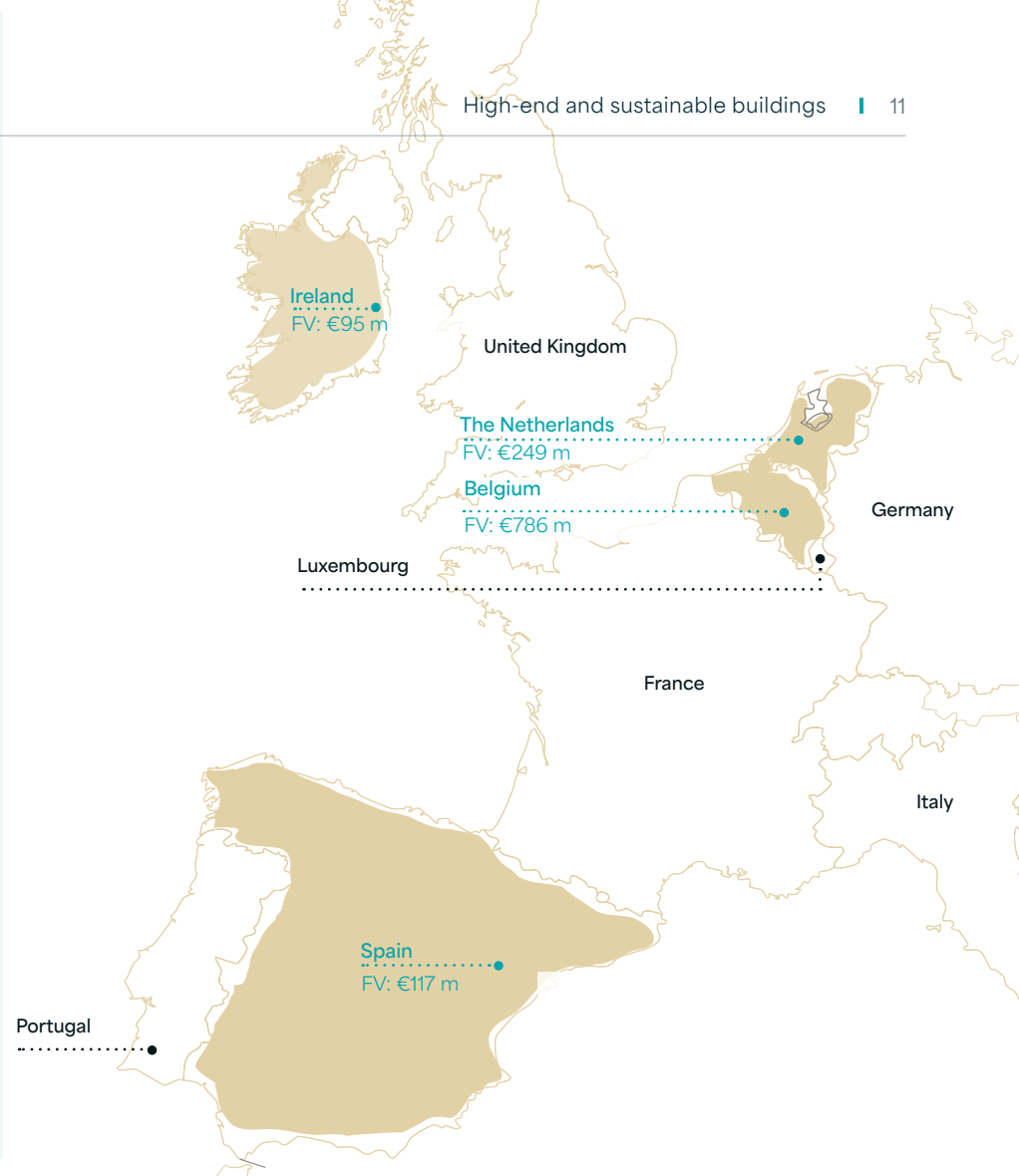
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02



- CP Invest focuses on **4 core markets** within the Eurozone/EEA: **Belgium, The Netherlands, Spain and Ireland**.
- CP Invest's real estate portfolio is distributed (in terms of Fair Value) as follows: **Belgium (63%), The Netherlands (20%), Spain (9%) and Ireland (8%)**.
- CP Invest's geographic diversification offers the additional advantage of **operator diversification and spread of political risk**.
- All of these 4 markets remain **attractive markets** and will remain attractive in the future due their underlying fundamentals (demographics, healthcare bed supply & demand, and yield levels).
- Apart from these positive fundamentals, **each core market has its own merits and key strengths**, further adding to their (relative) investing attractiveness.
- Each of these markets offers **sufficient interesting investment opportunities**. No entry into a fifth market is expected in the short term.





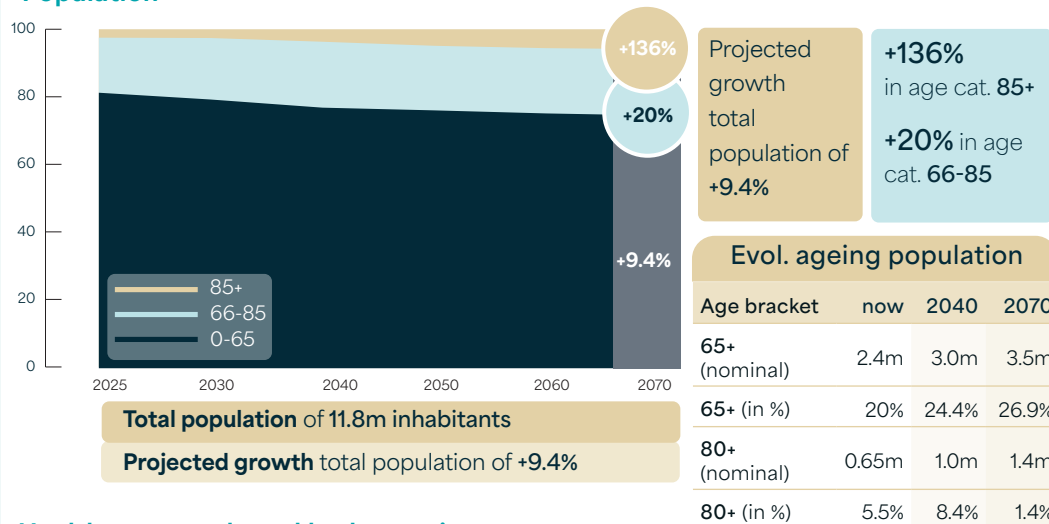
Belgian

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
93.64% (vs. 93.59% in 2024)

Population



Healthcare supply and bed capacity

- 150,000 beds distributed across 35% private, 30% public, 35% not-for-profit
- Equipment rate: 20 beds per 100 people aged 80+ (aligned with WHO standards)
- Aging population requires capacity expansion in the short/mid-term: 20,000 extra beds required by 2030 and 100,000 extra beds by 2040 according to Femarbel/Ferubel.
- Gross prime yield: 5.5-5.7%
- Effort Rate: 65% rent-to-EBITDAR ratio (decreasing trend)

Key strengths

- ✓ Mature market with high construction standards and professional counterparties
- ✓ Resilient real estate; less location-sensitive due to Belgium's compact size
- ✓ Strong occupancy rates (Pre-COVID levels) & Operators with proven track records
- ✓ Anticipation of new operational licenses to meet the expected rise in demand expected to provide new development opportunities



Dutch

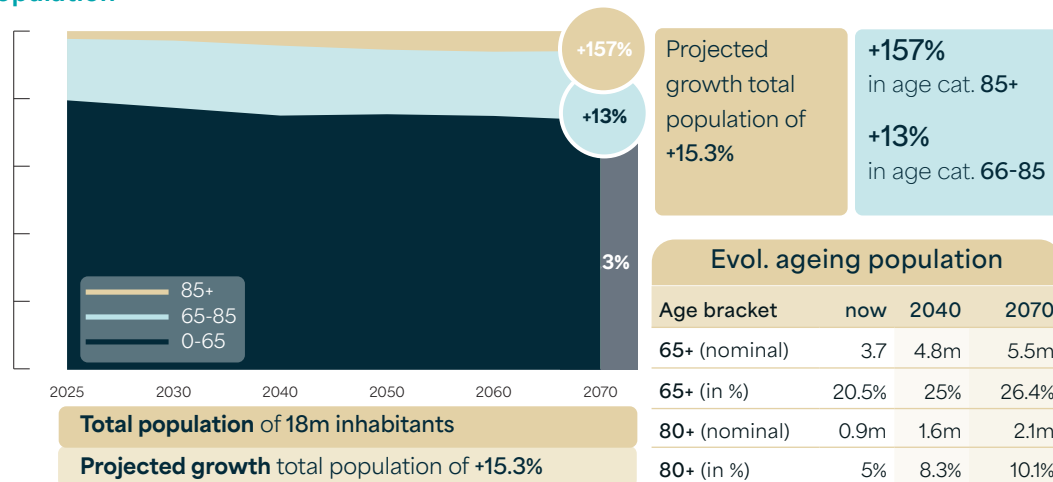
Healthcare

real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
84.41% (vs. 89.47% in 2024)

Population



Healthcare supply and bed capacity

- 152,500 beds distributed across 9% private, 91% not-for-profit
- Around 100,000 additional beds needed until 2040
- Equipment rate:
17 beds per 100 people aged 80+
- Investments required in outdated not-for-profit healthcare assets, offers opportunities for investors
- Gross prime yield: 5.80%
- Effort Rate: 65% rent-to-EBITDAR ratio

Key strengths

- ✓ Mature market with high construction standards and professional counterparties
- ✓ Only 9% of care operators are currently private
- ✓ Separation of housing and care → clear trend towards privatisation (of real estate)
- ✓ Enormous demand: 76.000 (extramural) places needed by 2040
- ✓ Higher care subsidies ('Wet Langdurige Zorg') (compared to Belgium, Spain, and Ireland)
- ✓ Transparent government institutions (permitting procedures)
- ✓ Strong Occupancy Rates (Pre-COVID Levels) & operators with proven track records

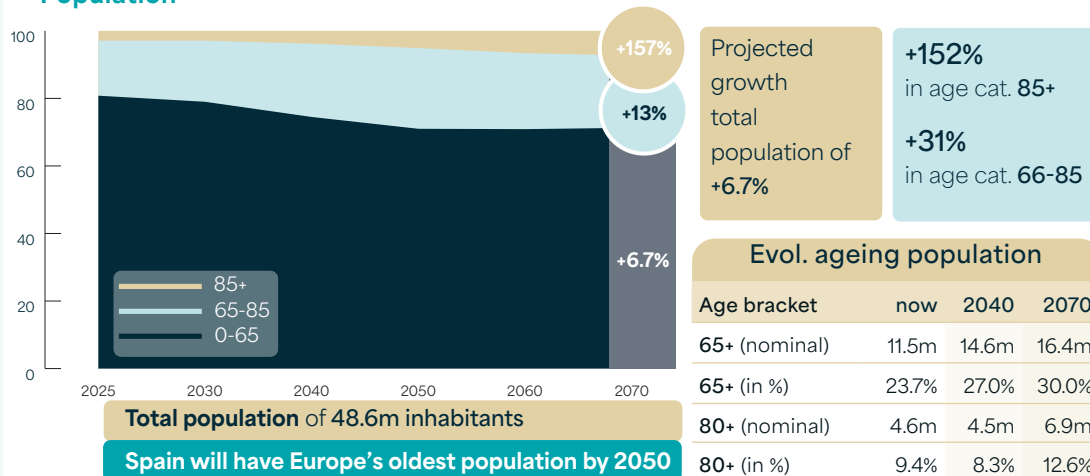
Spanish

Healthcare real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
94.29% (vs. 93.63% in 2024)

Population



Healthcare supply and bed capacity

- 410,000 beds (~50% private, ~25% public, ~25% not-for-profit)
- 100,000-bed shortfall currently to meet WHO standards
- Fragmented market: Top 10 operators hold only 20% of beds
- Attractive Effort Rates: ~55% rent-to-EBITDAR ratio

Key strengths

- ✓ High demand: Aging population & critical bed shortage
- ✓ Attractive yields vs. mature markets (gross prime yield nursing home: ~5.50%)
- ✓ Greenfield potential: Opportunity for modern (re)developments
- ✓ Less regulatory constraints in private sector (fewer subsidy dependencies)



Irish

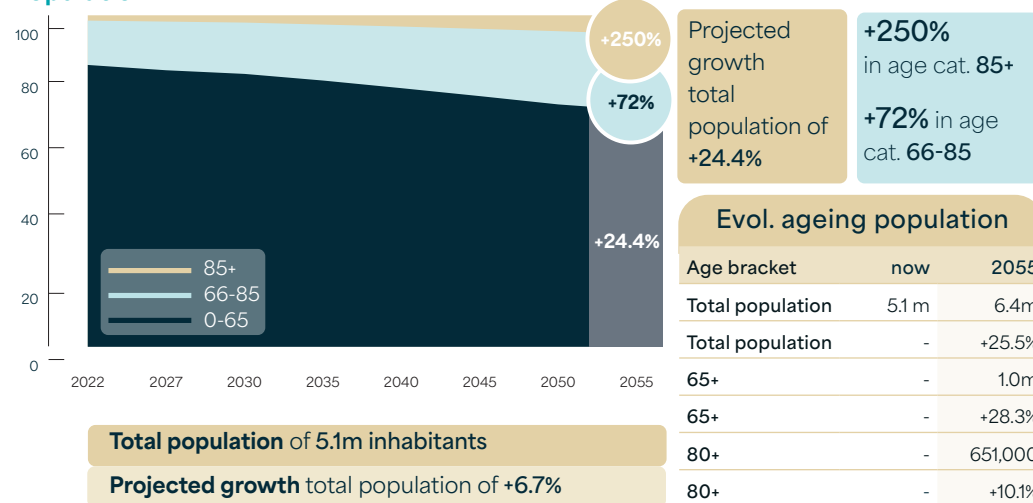
Healthcare

real estate market

key characteristics

Underlying occupancy rate
of CP Invest's mature real estate portfolio
97.18% (vs. 96.81% in 2024)

Population



Healthcare supply and bed capacity

- 547 nursing homes (32,000 beds), many outdated
- Bed shortage: 18,000 by 2036, total demand 50,000 (2036) → 72,000 (2051)
- Shift to larger, modern facilities
- Attractive Effort Rates: 55% rent-to-EBITDAR ratio

Key strengths

- ✓ Significant Bed Shortage: Below WHO guideline (5.0% of 65+ population)
- ✓ Favourable Yield Levels: Gross prime yield nursing home ~5.50%.
- ✓ Fair Deal Scheme: Stable income stream for operators from public authorities (NTPF scheme).

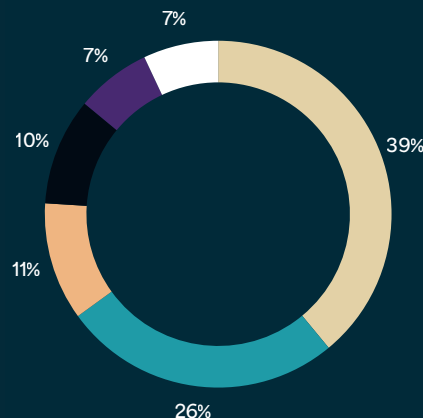
Geographical distribution⁽¹⁾



151 acquired projects in portfolio
as at 30 September 2025

- (1) Excludes finance lease projects, all of which are located in the Flemish Region.
- (2) As at 30 September 2025, the investment property 'St. Josephkerk' in Hillegom (NL) is still under development.
- (3) As at 30 September 2025, the investment property 'Solimar Elche' in Elche (ES) is still under development.

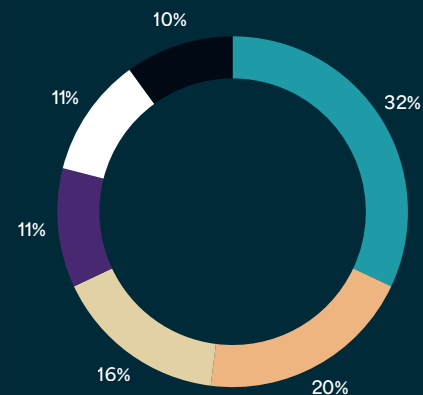
Geographical distribution of the
number of projects



30 Sep. 2025

- Flemish Region (BE)
- Walloon Region (BE)
- Brussels-Capital Region (BE)

Geographical distribution of the
number of residential units



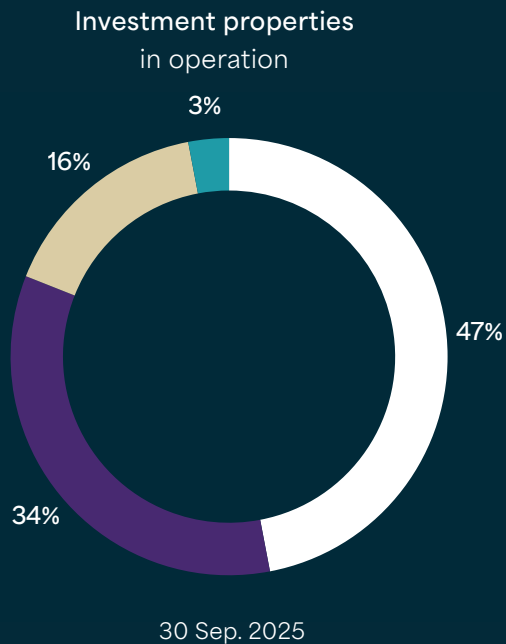
30 Sep. 2025

- The Netherlands (NL)⁽²⁾
- Spain (ES)⁽³⁾
- Ireland (IE)



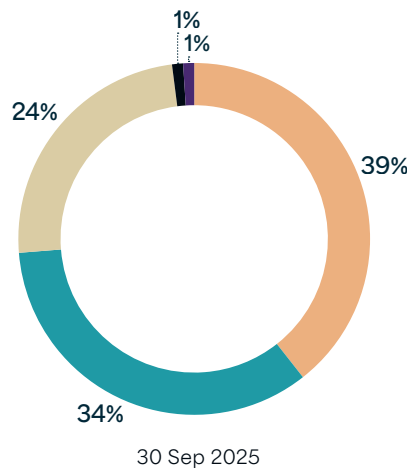
Distribution projects by age of the buildings

- < 1 year ago
- 1 to 5 years ago
- 5 to 10 years ago
- > 10 years ago



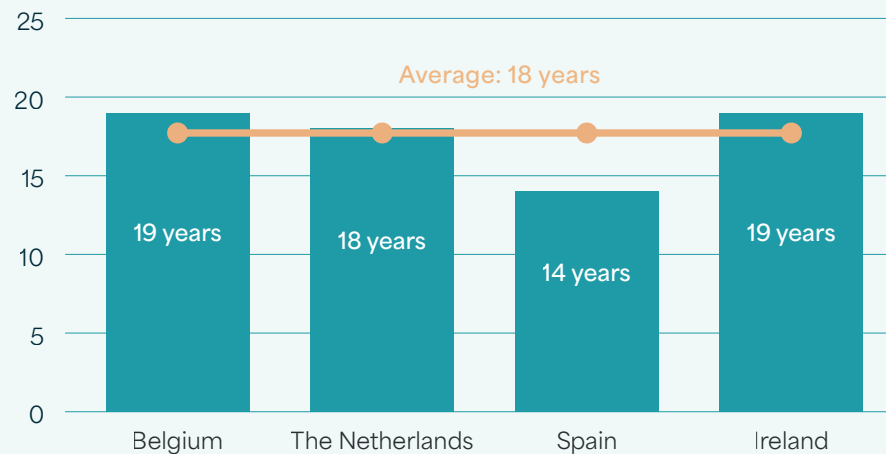
Lease Maturity

Unexpired lease term
Investment properties



■ < 5 years
 ■ > 5 years < 10 years
 ■ > 10 years < 15 years
 ■ > 15 years < 20 years
 ■ > 20 years

Average unexpired lease term by country
Investment properties



The legacy portfolio of finance leases

How it started

- Initiative of the Flemish government
- Building and financing of 2,000 qualitative and affordable service flats targeted at 75+ year-olds (assisted living units) in Flanders and Brussels
- Cooperation with:
Local governments and municipalities
Non Profit Organisations ('Caritatieve vzw's/ASBL caritative or 'NPOs') ⁽¹⁾
- Subsidised structure by the Flemish government

Realised ⁽²⁾:

1,988 assisted living units built on 76 sites in Flanders

Investments of €162.78m⁽³⁾ generating a rental income of €16.95m (for the full financial year 2025).

(1) Part of Zorgnet Vlaanderen, structure with a Catholic background. Since 2015 merged with Icuro to Zorgnet Icuro.

(2) As of 31 December 2016.

(3) Sum of receivables financial lease (€156.52m) and trade receivables related to fixed assets (real estate a.o.) (€6.26m) (30/09/2025).



30 years of experience

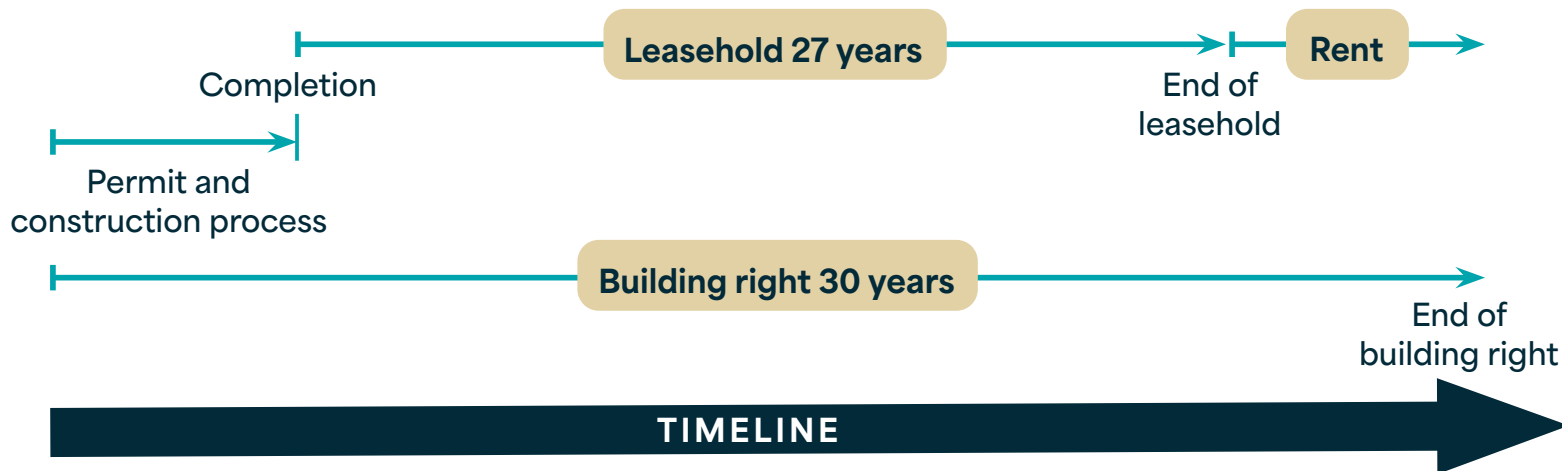
RREC - BE-REIT - Founded in October 1995

Project structure

Design-build-finance structure

- Structure subsidised by the Flemish Government
- Triple net leasehold contracts ⁽¹⁾ with 100% investment repayment at end of leasehold.
- **Average remaining term of the finance leases (initial portfolio only) at 30 September 2025 was 8.46 years.**

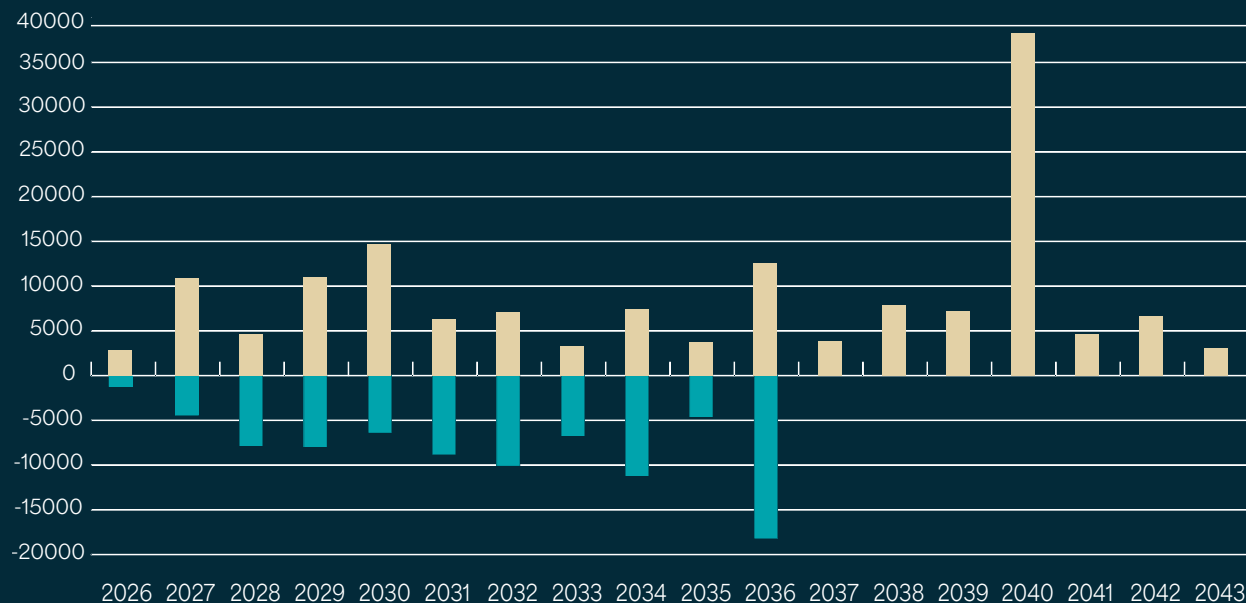
(1) The operating costs, maintenance costs and loss of rent associated with the vacancy are borne by the operator.

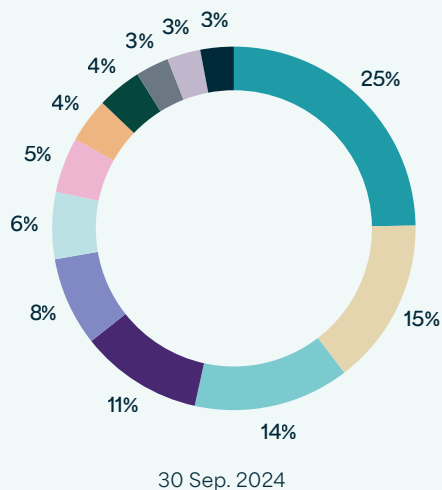
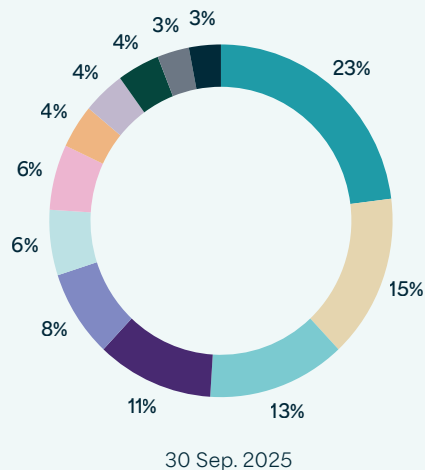


Spread building rights fee vs related debt maturity

Evolution of the final building rights fees and related debt maturity relating to the legacy portfolio

- Final building rights fee (cash in) - in K EUR
- Related debt maturity (cash out) - in K EUR





Distribution operators

Operator base with proven track record

Distribution based on rental income received per operator

Belgium

- Colisee
- My Assist
- Public
- Orelia
- Korian
- Vulpia
- Other^{(1) (2)}

Spain

- Emera
- Forum de Inversiones
- Inmobiliarias Mare Nostrum S.A.
- Other⁽¹⁾

Ireland

- Silverstream Healthcare
- DomusVi

The Netherlands

- Domus Valuas
- Korian
- Other^{(1) (2)}

(1) The following operators are included in 'Other' on 30 September 2025: Aldenborgh Exploitatie, Anima, De Familie, De Gouden Leeuw, Municipality of Wassenaar, Golden Years, La Vostra Llar, Pim Senior, Résidence du Lac, Saamborgh, Stichting Envida, Vivalto and non-profit organisations.

(2) The following operators are included in 'Other' on 30 September 2024: Aldenborgh Exploitatie, Anima, Com4Care, De Familie, De Gouden Leeuw, Municipality of Wassenaar, Golden Years, Pim Senior, Résidence du Lac, Saamborgh, Stichting Envida, Warm Hart Zorghuizen and non-profit organisations.



Strategic focus Building a caring future together



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03

Strategic focus

2025 - 1/2



Focus remains on 4 existing geographic markets for new growth

Belgium, The Netherlands, Spain and Ireland

- Attract new opportunities within strict boundaries in current market circumstances :
 - leverage below 50% (RREC Law)/ EPRA LTV 48%
 - New projects must be 'EPS accretive' in 3 years time
- **Accelerate growth** whenever financially relevant: agile approach when market sentiment improves



Focus on strong financial structure

- **Sound hedging policy**, though allowing for interest risk management opportunities
- Average tenor of outstanding debt of 4.25 years
Average tenor of outstanding hedges of 6.39 years
- **Diversified borrower base** and **amortisation of debt portfolio** well spread over time
- **Available**, though **no excessive credit lines** allow for growth



Sustainability in all our operations

- Future-proof buildings
- Long-term relationships with stakeholders : operators, investors, banks, personnel, government
- Ethical behavior and good governance



Dividend stability for shareholders

Strategic focus

2025 - 2/2



Dynamic management of existing portfolio of buildings

in view of

- profitability
- **future-proof** character of portfolio from ESG standpoint
- Operator coverage



Multi-solution approach of legacy portfolio Serviceflats

in view of

- **Case-by-case approach** towards municipalities aiming at renewing of existing contracts.
- Capital recycling in case of expiry.

Sustainability highlights

Validated targets

by SBTi



Scope 1 and scope 2 GHG emission reduction by 42% by 2030 (base year 2022).

Net-zero objective for 2050 – Scope 1, scope 2 and scope 3 emission reduction by 90% by 2050 (base year 2022).

Peer review

	2023	2024	Target 2030
Care Property Invest	132 kWh/m ²	126 kWh/m ²	110 kWh/m ²
Peer 1	152 kWh/m ²	143 kWh/m ²	130 kWh/m ²
Peer 2	158 kWh/m ²	154 kWh/m ²	130 kWh/m ²

Energy Efficiency target

110
kWh/m²

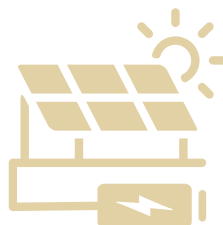
CP Invest commits to reach an **average energy efficiency** of 110 kWh/m² by 2030 ⁽¹⁾.

126
kWh/m²

-5% yoy

As our monitoring coverage progresses, we obtain an increasingly realistic view of our portfolio's energy consumption.

(1) Excluding initial portfolio



ESG remuneration

20%

20% of the total pay-out of **management's long-term incentive** is subject to ESG criteria and is paid out if the Company's long-term sustainability goals are achieved.

25%

25% of the short-term incentives are directly linked to ESG performance, ensuring that sustainability remains a core focus in driving immediate business success.

Recent building portfolio

(average age)



(1) INVESTMENT PROPERTIES

10.3 years

(1) FINANCE LEASES

19.6 years



Recently constructed and energy-efficient investment properties **reduce the risk of stranded assets**⁽¹⁾.

(1) The finance leases mainly comprise CP Invest's initial portfolio which represent less than 20% of our entire portfolio (based on fair value). After the right of superficies of finance leases expires, the building becomes property of the landowner by accession.

Fleet electrification

32%

+33% yoy



Today, 32% of our fleet is fully electrified. CP Invest aims to achieve a fully electric vehicle fleet by 2027.



Sustainability reporting



‘Our commitment to energy efficiency, demonstrated by our actual performance, not only supports the long-term value of our portfolio but also accelerates our path towards a net-zero future by 2050, underpinned by ambitious action plans and ongoing energy audits.’ – *Filip Van Zeebroeck, CFO*

→ Our Sustainability Strategy

Built around three commitments:

1. Investing in Sustainable Buildings
2. Building Lasting Relationships
3. Leading Through Ethical Practices

→ Commitment Beyond Regulation

While the scope of future sustainability reporting obligations remains uncertain (cfr. Omnibus package), we are committed to continued transparency. Regardless of legal requirements, we will keep disclosing our sustainability performance, as we believe clear and consistent reporting is essential to stakeholder trust, risk management and long-term value creation.

→ Transition Plan Towards Net-Zero

Building-specific roadmaps will guide targeted decarbonisation measures to improve energy efficiency and substantially reduce operational emissions. This structured approach supports our long-term objective of achieving a net-zero portfolio by 2050.

Cybersecurity and ICT

Update



IT - and Cyber Security improvements are focus points in the ongoing digital transition.

- Providing **security awareness** for all employees via trainings and tests
- All information is **stored on secured cloud** servers within Europe
- Adding a Security Operations Center which facilitates a team of security professionals who monitor, analyse and respond to security incidents or threats in our organization, **preventing security breaches**
- Further implementing the **European NIS-2 directive** and also awareness trainings
- IT infrastructure has been upgraded to **best in class hardware** solutions

IT-compliance and -governance

- **No 'bring your own device' policy.** All devices are managed through mobile device management and need to meet our security standards, software, and own bought IT-hardware, else the computer or mobile phone will not be able to access company data
- Business continuity and disaster **recovery plans** are in place and yearly validated
- Implementing a **new cloud-based ERP-solution**, facilitating a single source of truth moving away from scattered data



Financial information

Figures and guidance



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04

Q3 2025 Figures

Guidance 2025

Operational KPI's

- Rent collection rate: 98%
- Average indexation 2025: 3.08%
- Occupancy rate: 100% - stable average real occupancy rate: 92.98%

We dispose of a well-managed portfolio
of assets in well-chosen geographies

Improved 2025 outlook:
with a payout ratio of **86%**:

Good solvency and liquidity

- EPRA LTV: 46.56%
- Very limited future cash - out comitted developments: 0.5 M EUR
- Stable valuation portfolio: +0.17% FV in 2025.
- Available capacity on credit lines as at 30/09/2025: 74 M EUR

Sustainable dividend

- EPS 2025 (guidance): **1.16 EUR**
- DPS 2025 (guidance): **1.00 EUR**
- **Increase in rental income**
from 69.6 million EUR to 73 million EUR (+5%)

Key figures P&L Statement



General expenses: 2025 includes the one-off reversal of an accrual for 960 KEUR



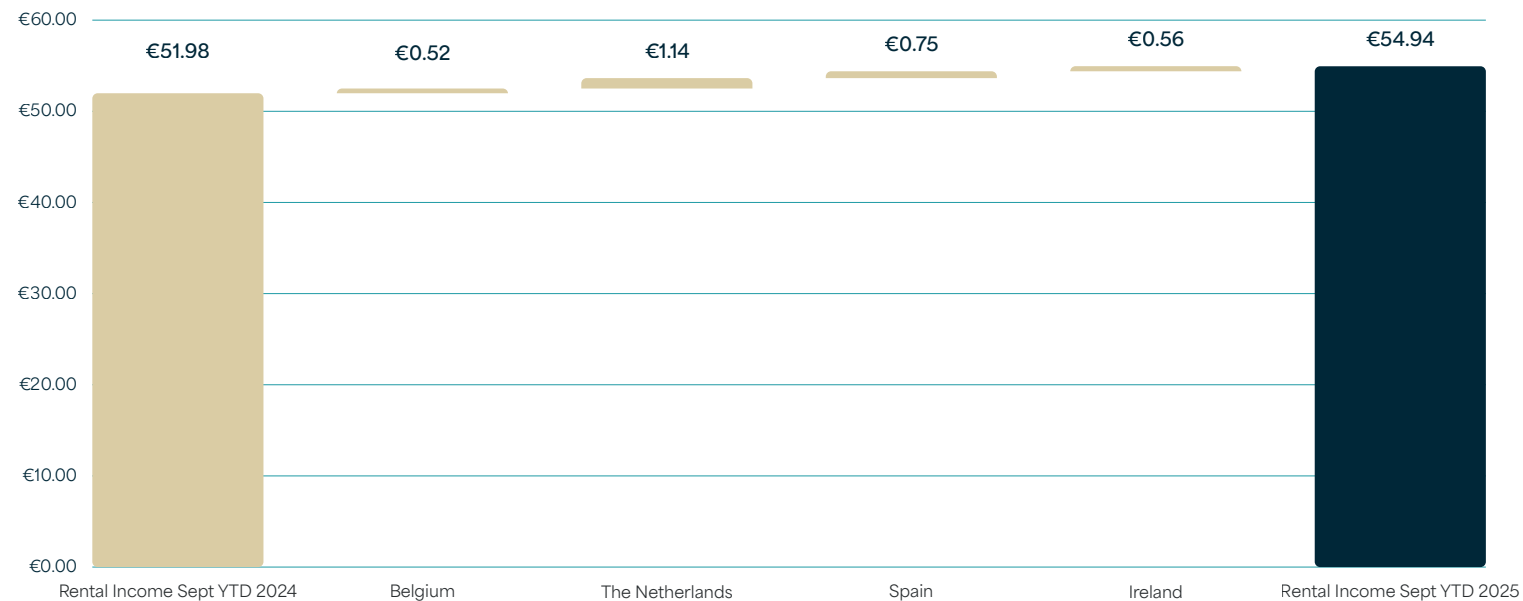
Impact of abolishment of FBI in 2025 estimated at approx. 800 KEUR

Period closed on 30 September - in K EUR	2025	Var	2024	Var	2023
Net rental result	54,939	5.70%	51,979	6.06%	49,010
Real estate operating result	54,916	5.67%	51,968	6.09%	48,983
General expenses and other operating result (cash)	-6,325	6.59%	-6,771	0.70%	-6,819
Operating cash result	48,591	7.51%	45,196	7.19%	42,164
Financial income	2		5		21
Financial expenses	-13,998	2.10%	-14,297	-11.58%	-12,814
Financial result excl. changes in fair value of financial instruments	-13,995	2.08%	-14,292	-11.72%	-12,793
Adjusted EPRA earnings before taxes	34,595	11.94%	30,904	5.22%	29,371
Taxes	-1,417		-703		-482
Adjusted EPRA earnings	33,178	9.86%	30,202	4.54%	28,889
The weighted average number of shares issued	36,989		36,989		36,989
Adjusted EPRA earnings per share based on weighted average outstanding shares	0.90	9.86%	0.82	4.54%	0.78
Adjusted EPRA earnings	33,178		30,202		28,889
Profit- or loss margin on projects attributed to the period	-615		-578		-2,256
Depreciation and (reversal of) amortisation	-308		-465		-369
EPRA earnings	32,255		29,159		26,263
Changes in fair value of real estate investments (+/-)	1,588		-2,130		-18,865
Changes in fair value of financial instruments (+/-)	3,001		-4,334		4,415
Deferred Taxes	-440		12		2,196
Net result / Global result	36,404		22,707		14,009

(1) Current expression: Global result statement.

Rental income

In million EUR

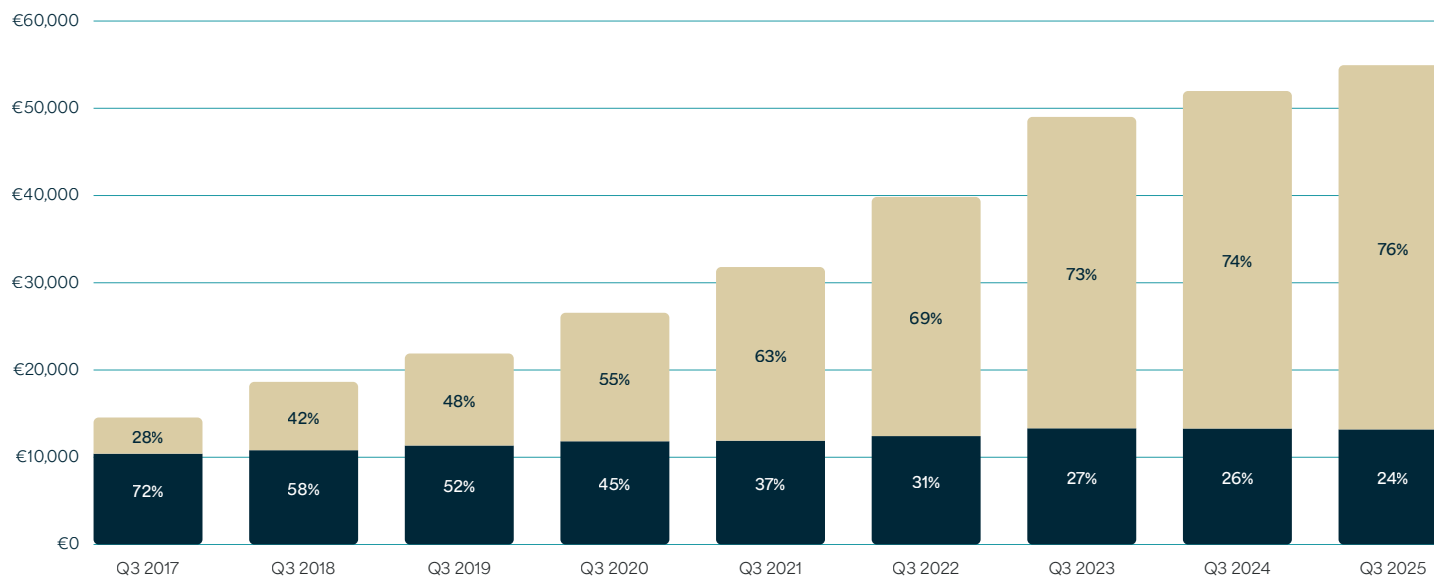


Change :	BE	NL	ES	IE	Total
Change :	1.44%	12.79%	19.66%	15.78%	5.69%
Like-for-like change :	+1.77%	+3.33%	+2.85%	+1.82%	+2.11%

Rental income

Breakdown (in K €)

■ Finance leases ■ Investment properties



	Q3 2017	Q3 2018	Q3 2019	Q3 2020	Q3 2021	Q3 2022	Q3 2023	Q3 2024	Q3 2025
Investment properties	€ 4.145	€ 7.833	€ 10.545	€ 14.728	€ 19.904	€ 27.410	€ 35.691	€ 38.684	€ 41.746
Finance leases	€ 10.411	€ 10.808	€ 11.347	€ 11.832	€ 11.900	€ 12.427	€ 13.319	€ 13.294	€ 13.193
Total rental income	€ 14.556	€ 18.642	€ 21.892	€ 26.560	€ 31.804	€ 39.837	€ 49.010	€ 51.979	€ 54.939

Key figures Balance sheet



Stable like-for-like
valuations

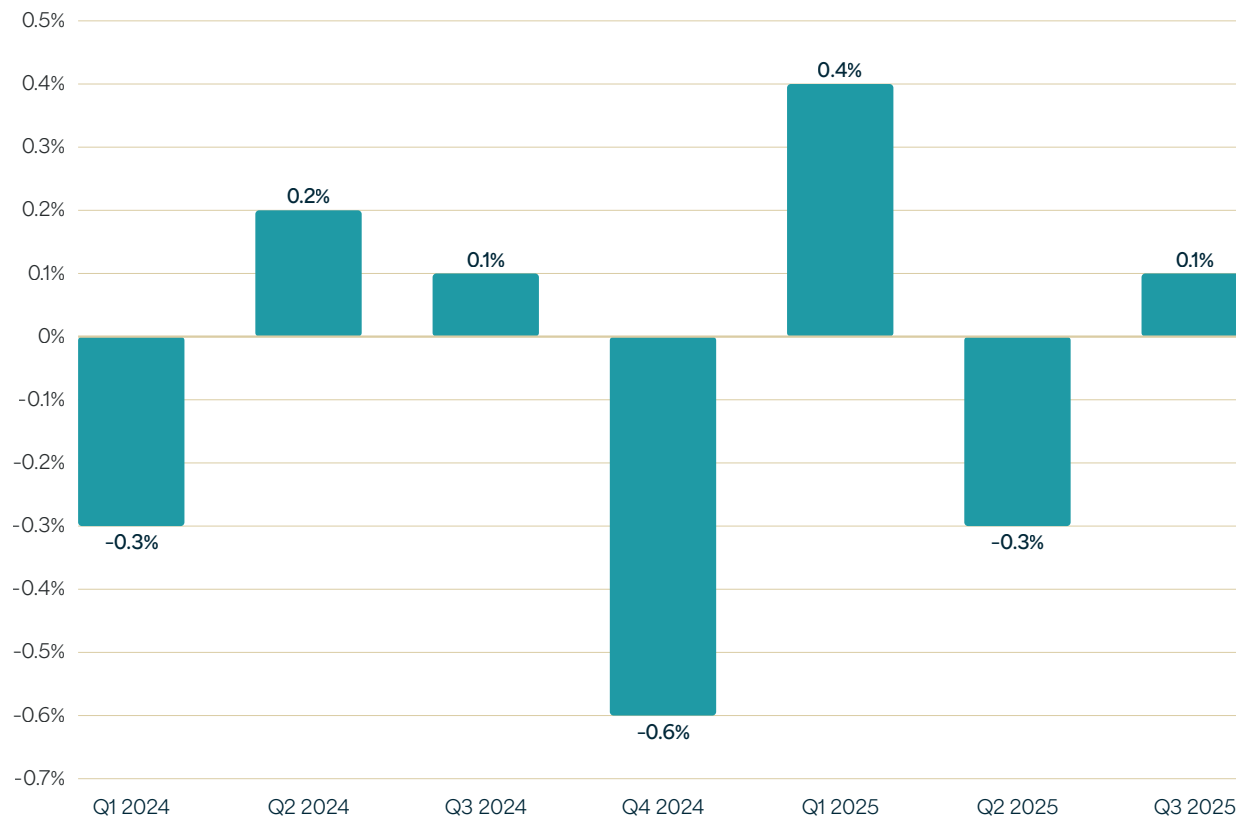
+0.17% compared to
31 December 2024.

Consolidated in K EUR			
	Q3 2025	FY 2024	FY 2023
Receivables financial leases	166,234	166,440	166,705
Trade payables related to fixed assets	7,576	8,192	8,968
Investment properties	1,019,989	1,015,282	994,465
Other assets not included in debt ratio	20,544	20,487	23,749
Other assets included in debt ratio	23,436	12,680	23,523
Cash & cash equivalents	2,477	2,866	2,499
Total assets	1,240,256	1,225,947	1,219,910
Equity	626,303	626,888	638,135
Financial debt & liabilities included in debt ratio	592,283	575,411	557,996
Other liabilities not included in debt ratio	21,670	23,648	23,779
Total equity and liabilities	1,240,256	1,225,947	1,219,910
Debt ratio	48.56%	47.73%	46.65%

Like-for-like portfolio valuation

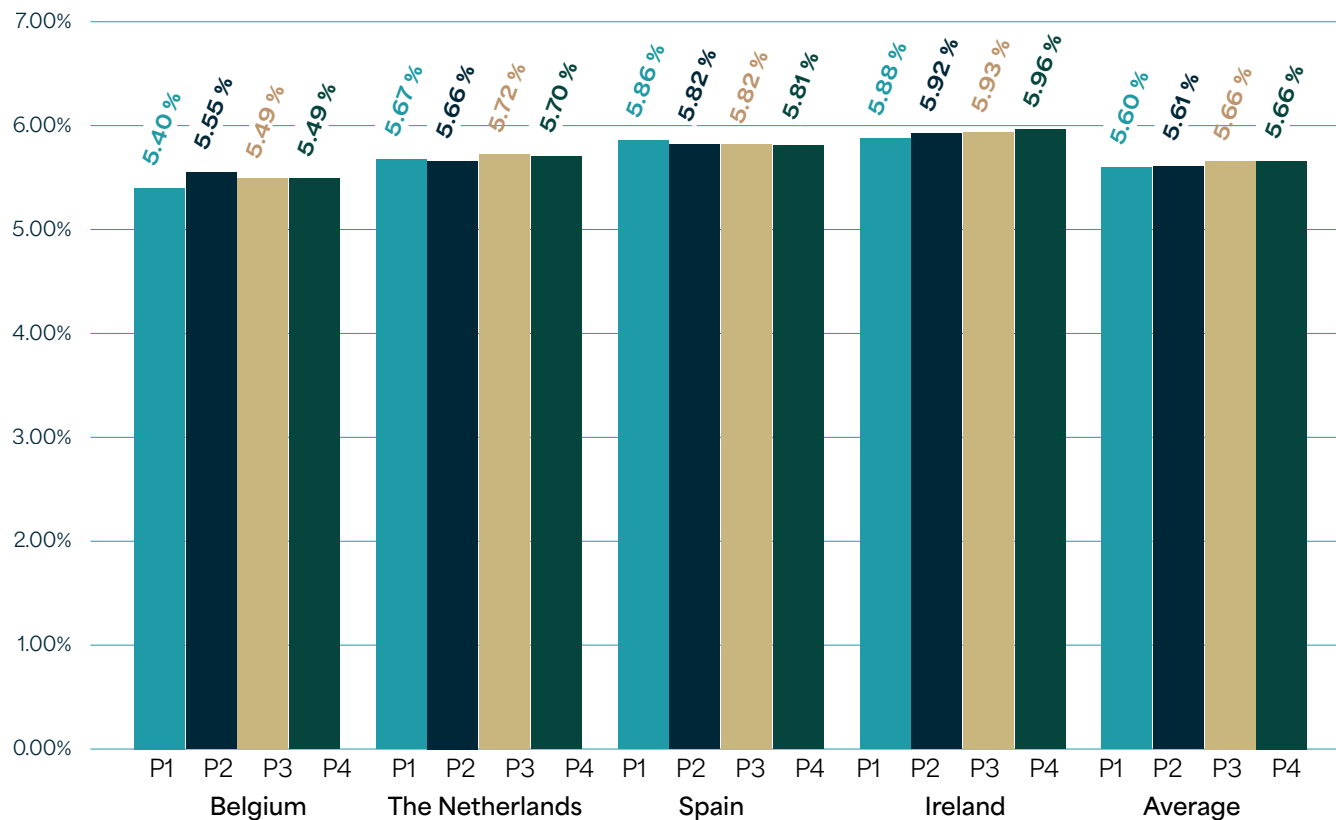


Average overall valuation yield of 5.66%



Gross yields on fair value

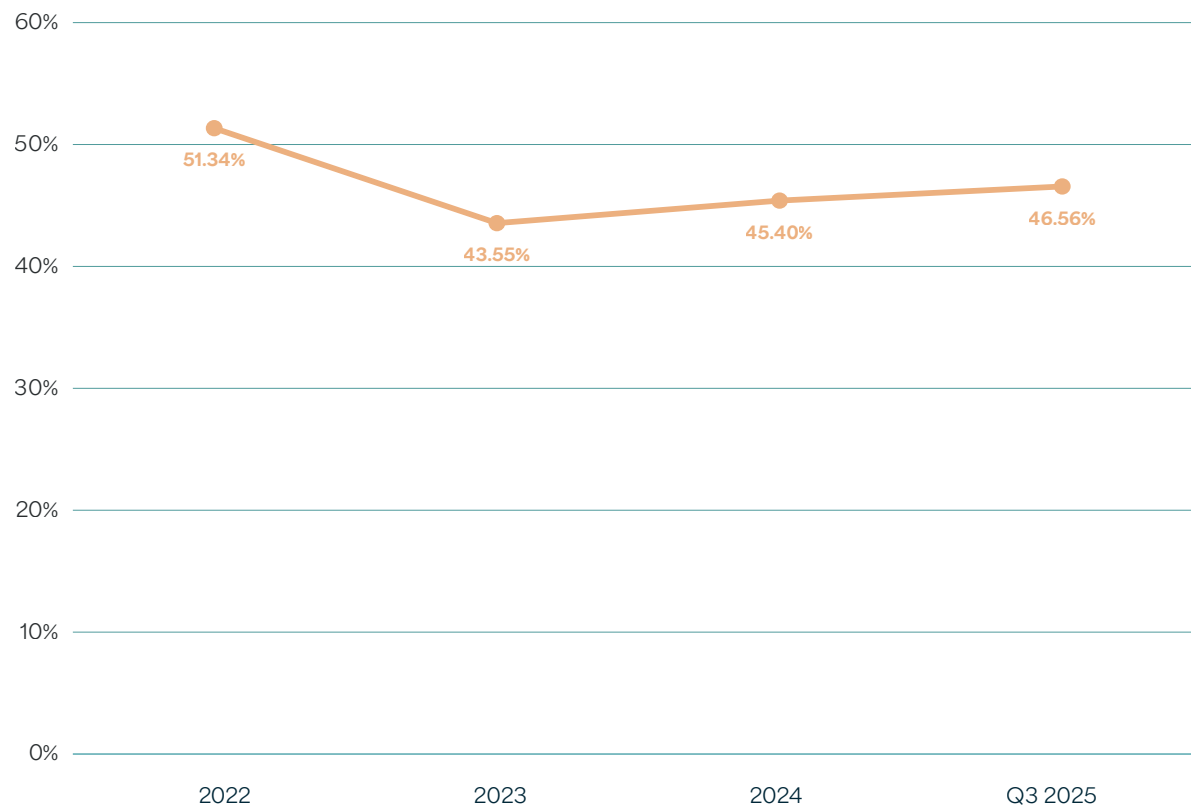
- P1 = Q4/2024
- P2 = Q1/2025
- P3 = Q2/2025
- P4 = Q3/2025



Debt Ratio

Under control

EPRA LTV





Financial headroom

Debt ratio

EPRA LTV of 46.56% gives margin:

- Up to 45%: for €-35.4 million
- Up to 50%: for €86.0 million

Debt ratio of 48.56% (RREC-law) gives margin:

- Up to 50%: for €35.3 million
- Up to 60%: for €349.0 million (covenant credit contracts)
- Up to 65%: for €572.8 million (RREC-Royal Decree)

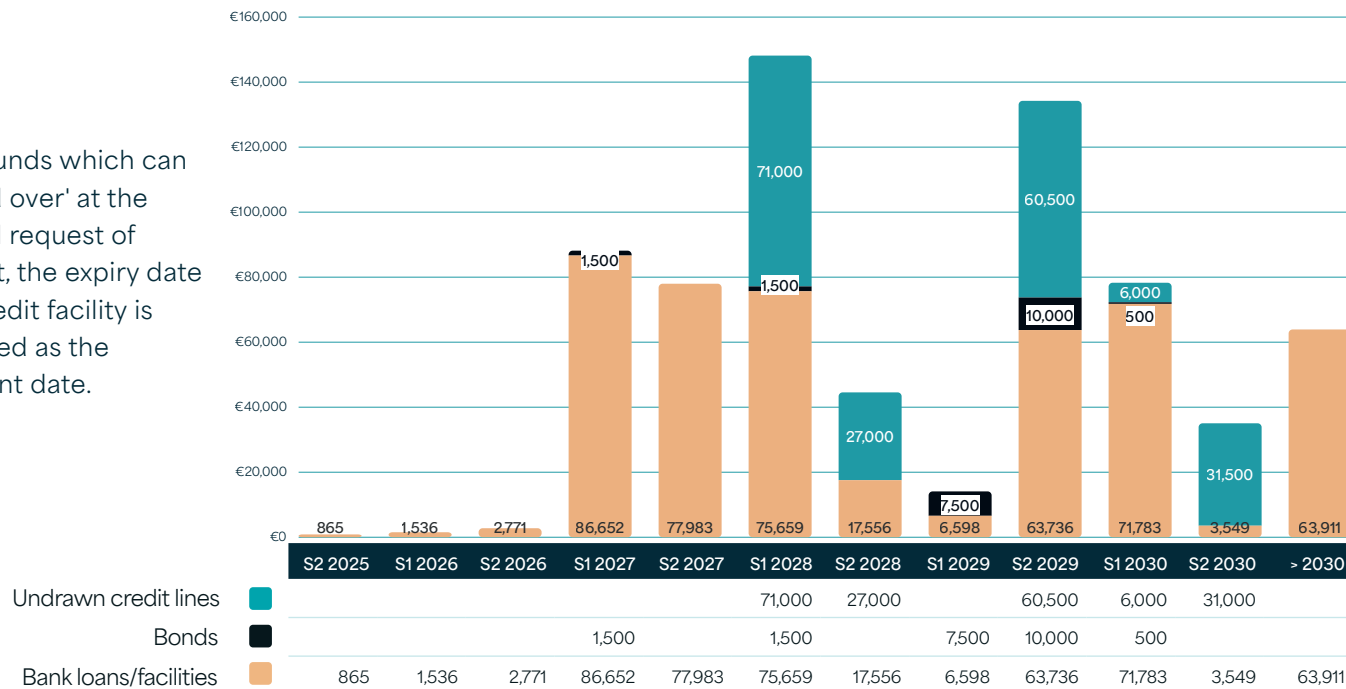
Future cash-out committed developments as at 30 September 2025:
€0.5 million (Elche)

Debt Maturity Wall

in KEUR



For the funds which can be 'rolled over' at the unilateral request of CP Invest, the expiry date of the credit facility is considered as the repayment date.



The undrawn credit lines also include the specific back-up lines within the framework of the MTN program. Contractually, 100% of the outstanding CP must be covered.

After 30/09/2025 agreements in principle about extensions and additional credit lines were reached with various banks. The effect of these agreements have already been included in the graph.

(1) The outstanding amount of short-term commercial paper as at 30 September 2025 is not included in this maturity wall (€90.5 million).

Weighted average interest rate and outstanding debts



Weighted average debt maturity (incl. CP): 4.25 years



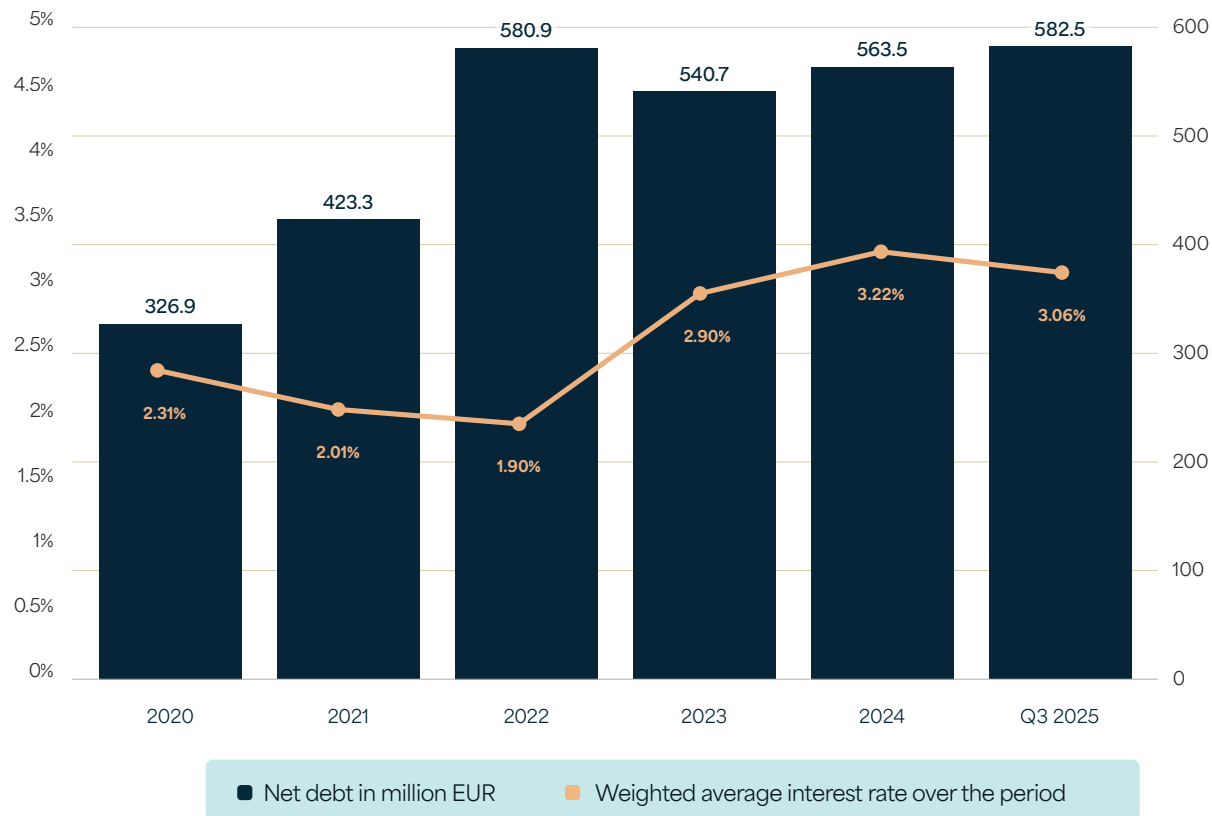
Weighted average IRS maturity: 6.39 years



Weighted average interest rate over the period for the legacy portfolio: 4.22%



Weighted average interest rate over the period for the new portfolio: 2.85%



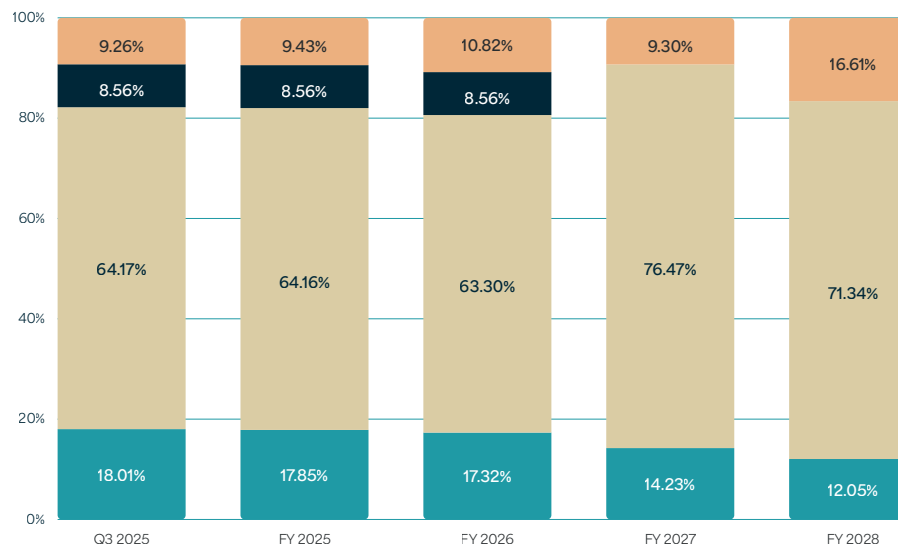
Financial obligations

Hedge ratio - future evolution

- Floating rate debt not hedged
- Floating rate debt hedged - CAP
- Floating rate debt hedged - IRS
- Fixed rate debt



91% of debt hedged by interest rate swaps, caps or fixed rate debt as at 30 September 2025



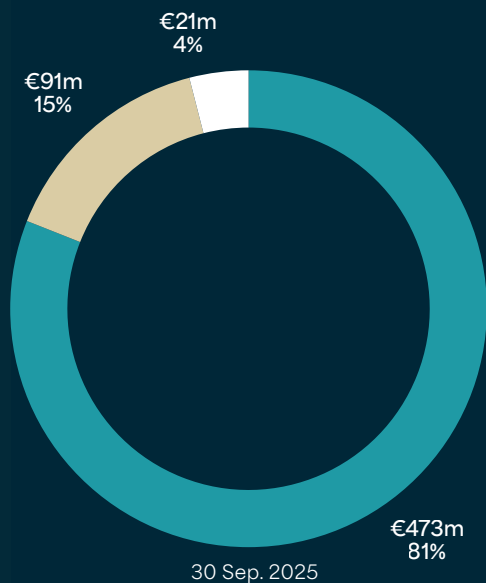
- Interest rate hedge based on an equal credit portfolio (as at 30/09/2025)
- Weighted average **IRS maturity** : 6.39 years

Debt structure

Commercial paper (15%)

- Short-term CP program of max. 200 MEUR fully hedged
- Margin of 65 bps
- Interest in CP market has been on the rise for the last few months

- Bank loans/ facilities
- Commercial paper
- Bonds



Bonds (4%)

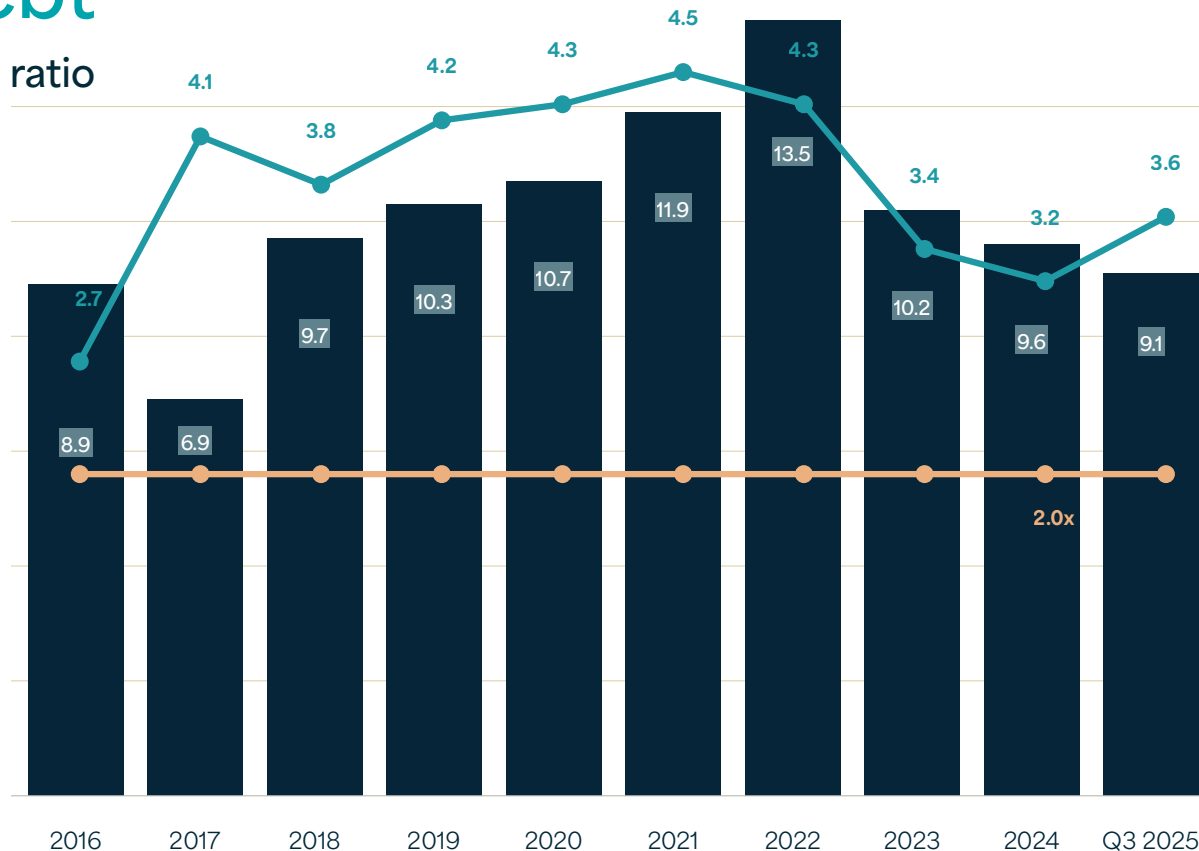
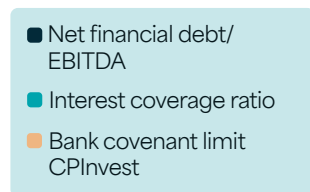
- Spread maturities to 2030
- 5 bonds

Loans (81%)

- With 8 different highly regarded banks
- 637 MEUR of committed lines of credit, including 2 sustainable loans (105 MEUR) and 5 sustainable-linked loans (125 MEUR).
- Weighted average margin on rollovers of 106 bps
- 164.5 MEUR of undrawn lines of which 90.5 MEUR are reserved as back up for the CP program

Net financial debt

EBITDA and interest coverage ratio



Interest Coverage Ratio:
This is the operating result before the result on portfolio divided by the interest charges paid.



Governance Diversification and competence



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05

Governance

Executive Committee

Executive Committee
new composition with
Chief Legal Counsel
and Chief Business
Development Officer
(all FTE of CPI)



Governance

New Board Directors



INGE BOETS

Chair of Board of Directors

Chair of Nomination and Remuneration Committee

- Master of Economics / Additional certificates, including Strategic Leadership
- experienced independent non-executive director in various sectors within an international context (E&Y, Vanbreda, Euroclear, ESC Logistics, Econopolis, Ontex)
- has held various roles, including chair of numerous boards of directors and various committees



SONIA GONZÁLEZ VALVERDE

Chair of Audit Committee

- Master of Business Economics / Additional certificates
- leads the Global Real Estate Investment Strategies team at Shell Asset Management Company ('SAMCo'), responsible for developing and implementing real estate strategies
- member of various advisory and investment committees across the US, Europe and Asia

BART BOTS

- Doctor of Medicine (MD) / Additional degrees in Business Studies and Executive MBA
- has over 25 years of experience in international healthcare. Bart started his career as a hospital doctor and director in Zambia. Later, he moved into the pharmaceutical and financial sectors
- in 2015 he was appointed CEO of Korian Belgium, where he also held the position of chairman of the board of directors





Share and shareholders

A solid dividend investment

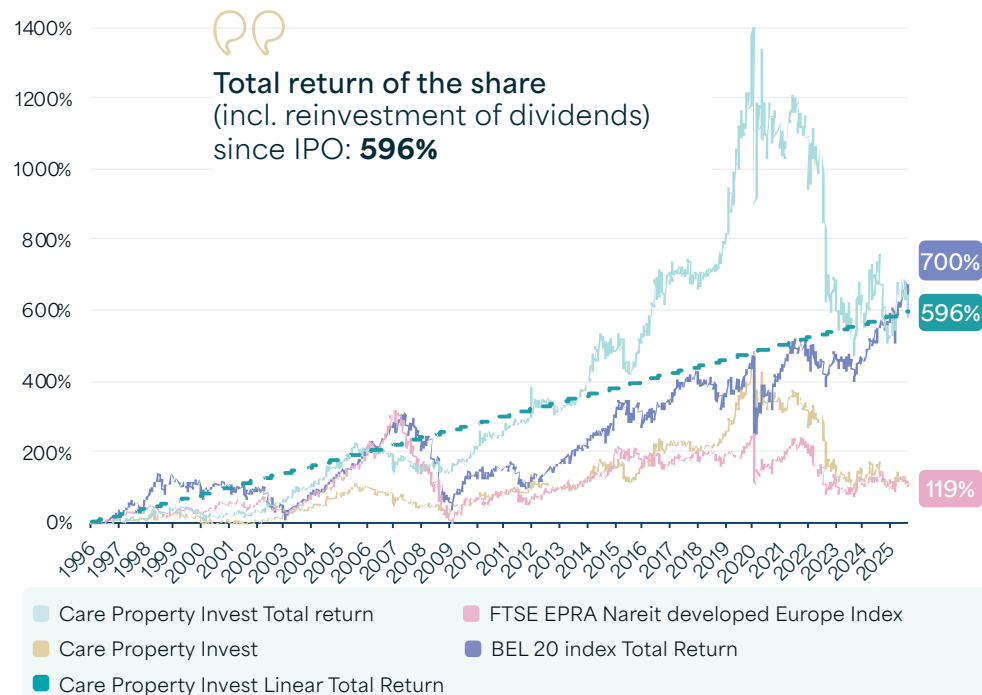


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06

Performance⁽¹⁾



Turning dividends into durable performance - since 1996

β

 care property invest

0.52

BEL20[®]
by Euronext

1.00

Attractive risk-return profile

%

 care property invest

6.74%

BEL20[®]
by Euronext

7.24%

Annual total return⁽²⁾

Consistent long-term returns underline robust performance



Annual average inflation Belgium⁽³⁾

2.28%

- (1) The performance graph covers the period from IPO date, 7 February 1996, to 29 October 2025. The total performance of the FTSE EPRA exclude dividend reinvestment;
- (2) Annualized total return (including reinvestment of dividends) since CP Invest IPO date;
- (3) Average monthly inflation from Statbel for the period February 1996 until October 2025

Dividends per share



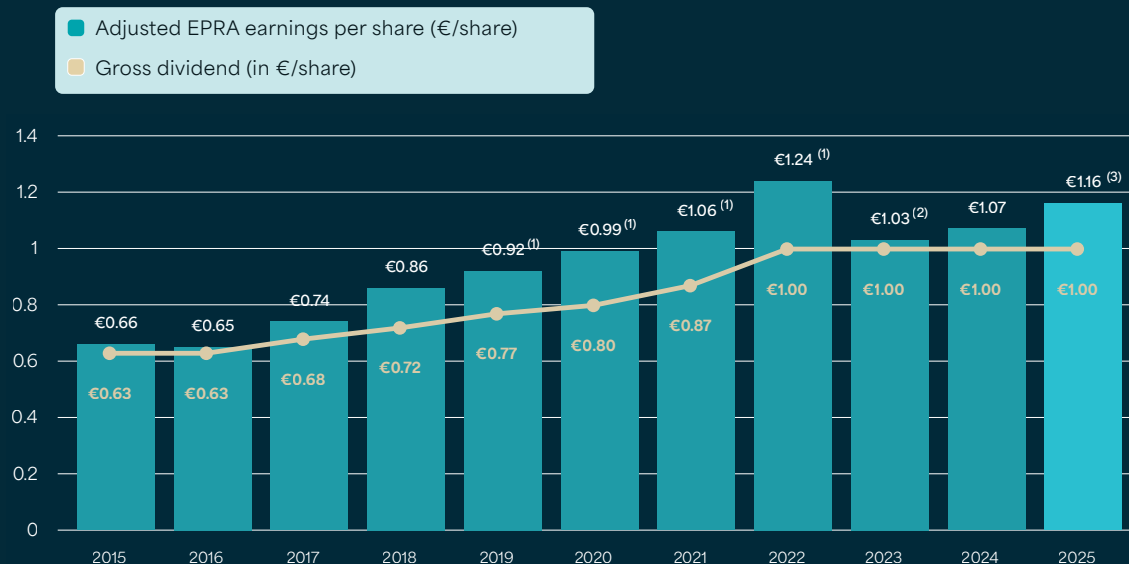
A gross dividend of €1.00/share was agreed by the general meeting for financial year 2024 and CPI aims to keep this stable for 2025.



The gross dividend yield amounts to 8.76% based on FY 2024 figures.



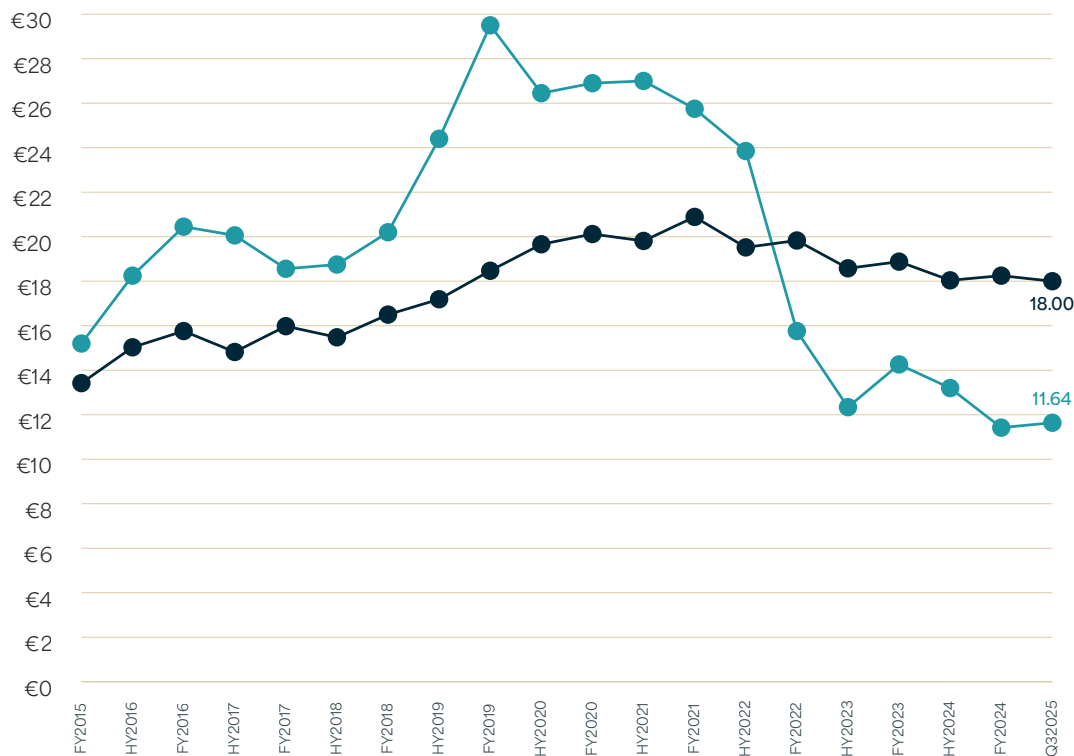
Dividends are subject to 15% WHT.



- (1) Earnings per share on the rise, despite 2 capital increases in 2019 totalling €23 million (capital + share premium) and 3 capital increases in 2020 totalling €99 million (capital + share premium), 2 capital increases in 2021 totalling €68 million (capital + share premium) and 2 capital increase in 2022 totalling €18 million (capital + share premium).
- (2) Decrease in earnings per share, due to creation of additional shares by capital increase on 24 January 2023 of €108 million (capital + share premium).
- (3) Outlook.

Evolution stock price and EPRA NTA

■ Stock price
■ EPRA NTA

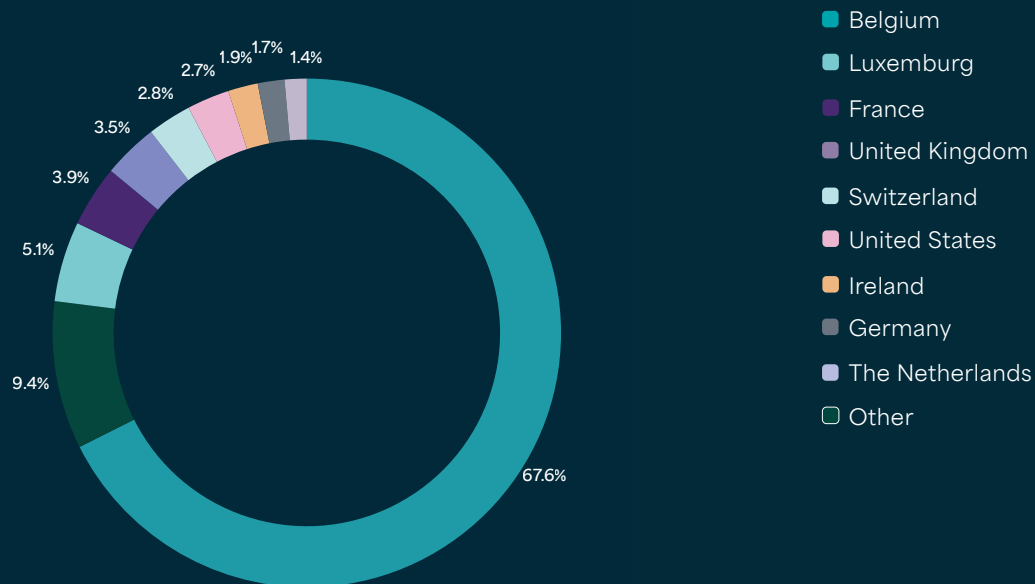


International and Diversified Shareholder Base



100% free float

- Institutional Shareholders: 36.2%.
- Private Shareholders: 57.5%.
- Unidentified Shareholders: 6.3%.



Key investment highlights



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07

Key investment highlights

-
- (1) Gross dividend yield of 8.59%, based on the share price on 30 September 2025 and the proposed DPS for the financial year 2025 of €1.00. Dividends are subject to the decision of the annual general meeting of shareholders and must comply with Article 13 of the Belgian Royal Decree concerning RRECs and Article 7:212 of the Belgian Code for Companies and Associations (BCCA).
- (2) The average remaining term of the contracts is 13.16 years on 30 September 2025.

1 Consistent execution of the focused strategy

2 Cost efficient operations - single country team

3 Long term view on value creation⁽¹⁾

4 Capital recycling of finance leases if no renewal⁽²⁾.

5 Ready to accelerate growth if good opportunities arise



Thank you

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