

## PRESS RELEASE

*Free translation, the Dutch version prevails*

REGULATED INFORMATION

12 December 2018

After trading hours – Under embargo until 17h45

Inside information

### 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”)

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### **NL –100th HEALTHCARE PROJECT FOR CARE PROPERTY INVEST - ACQUISITION OF A CARE RESIDENCE IN ZEIST, THE NETHERLANDS**

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Schoten, Belgium – 12 December 2018

Care Property Invest announces the acquisition of its 100th project, as well as its third investment in the Netherlands, the care residence ‘Villa Pavia’ in Zeist.

For this purpose, the Dutch subsidiary of Care Property Invest, Care Property Invest.nl 2 bv, acquired the real estate of this care residence. The building consists of 16 care apartments and also offers, besides permanent living, the option to stay here temporarily in the form of a care hotel (centre for rehabilitation stay).

‘Villa Pavia’ is just a short walk from the centre of Zeist and is located in a monumental country house that is part of the Stichtse Lustwarande, a long series of country estates and properties along the southwestern edge of the Utrechtse Heuvelrug. The building is surrounded by a large park garden with a pond.

The operation is currently, and will remain, in the hands of Valuas Zorggroep on the basis of a long-term leasehold agreement of the ‘triple net’ type.

The conventional value of this project amounts to approximately € 5 million.

#### **Quote Peter Van Heukelom, CEO of Care Property Invest:**

*‘We are proud to announce Villa Pavia as our 100th project. Together with our expansion into the new target market the Netherlands, this is an enormous milestone that we were able to reach in 2018. We are also pleased to announce this acquisition as the start of our collaboration with the Dutch healthcare operator Valuas Zorggroep.’*



### **The operational management**

Since 2011, Valuas Zorggroep has specialised in small-scale and innovative residential care concepts in elderly care. Its ambition is to grow into a highly valued, small-scale residential care provider for vulnerable and care-dependent elderly people, in which the quality of its services is always of the utmost importance. It strives to express this quality in all aspects of residential housing. Valuas Zorggroep currently operates 3 projects and has a number of them under development.

The property will be operated on the basis of a long-term leasehold agreement of the “triple net” type with an initial term of minimum 20 years (renewable), which will be indexed annually.

### **The property**

The care residence is located in Zeist, a municipality centrally located in the province of Utrecht, within the wooded area of the Utrechtse Heuvelrug. The project is situated in the middle of a large park garden, with the centre of Zeist only 800 meters away. This allows the residents to visit the nearby shops, banks and supermarkets on foot or by mobility scooter, while the green location of the residence offers a counterbalance and shifts the focus to nature experience and tranquility.

Due to its central location within the province, the care residence is easily accessible via the A12 ( Connection The Hague-Germany), A28 ( Utrecht-Groningen) and N224 ( Zeist-Arnhem) motorways. As the bus stop is only 250 metres from the site, and the train station only 3 km away, the site is also easily accessible by public transport.

Zeist itself is a strikingly ageing municipality with about 20% of the population currently 65 years of age or older. This number will only increase in the coming decades. But not only the number of people over 65 is remarkably high here, also the average incomes are above the national average.

‘Villa Pavia’ is a white country house built around 1850 in neoclassical style and since 1999 it is also a country estate on the list of national monuments. The building consists of four floors and is divided into 16 care apartments, which can be occupied by one or two people. Around the building there is a spacious park forest, landscaped by garden architect J. Copijn, which adjoins the forest areas Hoog Beek and Rooyen. Together they form a hiking area of 209 ha with 5.5 km of forest paths. The garden of the residence opens onto a pond.

### **The transaction**

Care Property Invest acquired its 100th project, which was also its third investment in the Netherlands, care residence ‘Villa Pavia’ in Zeist. For this purpose, the Dutch subsidiary of Care Property Invest, Care Property Invest.nl 2 bv, acquired the real estate of this residential care facility. The operation is currently, and will remain, in the hands of Valuas Zorggroep on the basis of a long-term lease agreement of the triple net type.

The conventional value of this project amounts to approximately € 5 million, an amount that was fully financed with borrowed funds. This value is largely based on and in line with the valuation of the real estate expert.

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Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with healthcare infrastructure in Belgium, The Netherlands 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 is a Public Regulated Real Estate Company (**Public SIR/GVV**) under Belgian law. Based on a solid organisation, Care Property Invest helps healthcare entrepreneurs to undertake property projects by offering real estate tailored to the end user that is both qualitative and socially responsible. For its shareholders, Care Property Invest strives for a stable long-term rate of return.

This year, Care Property Invest's share celebrated its **22nd anniversary on Euronext Brussels**. The share is listed under the name of **CPINV** and has the following **ISIN-Code: BE0974273055**. As from December 2016, the share has also been included in the **BEL Mid index** and the Company has become a member of **EPRA**.

In September 2018, the Company received its second **EPRA BPR Gold Award**.