

**PRESS RELEASE**

*Free translation, the Dutch version prevails*

**REGULATED INFORMATION**

17 July 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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## **AGREEMENT ON THE ACQUISITION OF A GROUP OF ASSISTED LIVING APARTMENTS IN BALEN**

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Schoten, Belgium – 17 July 2018

Following the previously published press release of 8 June 2018, Care Property Invest announces the acquisition of 100% of the shares in the company Igor Balen nv, holder of a right of leasehold on the land on which Igor Balen nv developed the new construction project 'Residentie De Anjers'. This group of assisted living apartments with a capacity of 62 living units is located in Balen, in the Antwerp Campine region, and is operated by Astor vzw on the basis of a long-term lease agreement.

Its conventional value amounts to approximately €11.1 million.

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

*"We are pleased not only that we have entered into a new partnership with operator Astor vzw, but also that we are able to include a new finance lease of this size in the portfolio of Care Property Invest. "*



### The operational management

This group of assisted living apartments is operated by Astor vzw, an operator who strongly believes in aligning architecture and care. Astor vzw has as its core idea 'the integration of care in a spatial context' by contributing among other things to the realisation of quality living forms.

The property is operated on the basis of a long-term lease agreement with a duration of 32 years of the 'triple net' type with an annually indexed canon.

### The property

The group of assisted living apartments is located in the Campine of Antwerp, close to the cities Mol and Lommel. The region around Balen is best known for its beautiful nature reserves with land dunes and pine forests, in which numerous walking and cycling routes are located.

The site is located next to the village centre of Balen, near the E34, E313, E314 and N18 and is therefore easily accessible by car. In addition, just 500 meters from the site, both a bus and a train station allow the residents to easily take the bus or train to the various surrounding village centres and cities.

The project consists of 2 buildings, each with 5 floors. Block A and B house 37 and 25 assisted living apartments respectively. The group of assisted living apartments is integrated within a larger residential care campus. Not only are there a residential care centre, the Social House, the local services centre and a number of homes for the elderly of the PCSW (CPAS/OCMW), but also housing for the elderly of a social housing company. Thus, every effort is made to support all elderly people on this site, regardless of their care needs.

In analogy with the philosophy of Astor vzw, the assisted living apartments have been designed to ensure that the care provision is as optimal as possible. For example, the assisted living apartments include a connection between the bedroom and bathroom and a state-of-the-art emergency call system. Furthermore, each assisted living apartment has a spacious terrace, which enjoys a lot of light thanks to the facade design. The terrace is accessible from the living room as well as from the bedroom and has a beautiful view of the green surroundings.

### The transaction

Care Property Invest acquired all shares in Igor Balen nv, holder of a right of leasehold on the land on which Igor Balen nv developed the real estate of 'Residentie De Anjers'. The conventional value of this property amounts to approximately €11.1 million. The project is operated by Astor vzw on the basis of a long-term lease agreement and generates additional income for the Company as from 17 July 2018. It has been financed entirely with loan capital.

This investment will be qualified as a financial lease and is therefore closely linked to recent investments such as those in Moerbeke, Herenthout and Deinze.

Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with health care infrastructure in the Flemish, Walloon and Brussels-Capital Region as well as elsewhere in the European Economic Area.

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 2017, the Company received its first **EPRA BPR Gold Award**.