

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

23 October 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”)

AGREEMENT FOR THE REDEVELOPMENT OF A CARE RESIDENCE IN NIJMEGEN, THE NETHERLANDS.

Schoten, Belgium – 23 October 2018

Care Property Invest announces the redevelopment of the care residence ‘De Orangerie’ in Nijmegen. This is the second investment in The Netherlands for the Company. Through its Dutch subsidiary, Care Property Invest.nl B.V., it acquired the land and buildings on which this care residence will be redeveloped into a residence with 68 care apartments.

The Dutch subsidiary of Care Property Invest concludes a turnkey purchase agreement with the seller-developer. Upon provisional delivery Zorghuis Nederland B.V. (part of the Blueprint Group) will take care of the operational management on the basis of a long-term leasehold agreement (renewable).

The total investment cost of the project is approximately €9.2 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

‘One month after our first acquisition in North Holland, we’ve concluded the agreement for our second project in the Netherlands. This confirms that we are working hard to further expand our Dutch health care real estate portfolio and that we can do so at a considerable pace thanks to the thorough preparations we made. Meanwhile our investment team is working hard on the next acquisitions for both the Netherlands and Belgium. ‘De Orangerie’ would be the 99th care project that the Company can add to its portfolio.’



The operational management

Since 2014 Zorghuis Nederland B.V. has specialised in private nursing homes in both unique and beautiful locations, always putting personal attention and good quality care first, making the wishes and needs of the resident a priority. Zorghuis Nederland B.V. is part of the Blueprint Group and has already opened a number of healthcare locations throughout the Netherlands.

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

The property

After renovation, the project will include 68 care apartments in a modern seniors complex. 29 apartments are planned for residents who require less support and 39 apartments are planned for those who need more intensive care. The construction works for 'De Orangerie' are expected to start in December 2018 and the provisional delivery of the care residence is planned for January 2020 at the latest.

The care residence is located in Nijmegen in the greenest neighbourhood of the city named Dukenburg. The neighborhood is known for its quiet character and is loved by both young and old alike. Just in front of the door of the care residence there is a bus stop. This makes the nearby Dukenburg and Hatert shopping centres, the train station and the Rabhoud Hospital easily accessible by public transport.

Despite the fact that Nijmegen is predominantly a student city, the Dukenburg neighbourhood still has a higher percentage of people over 65 than students. This is due to the relatively large distance to the centre and the university. They currently represent more than 22% of the population here, a number that will only increase over the years.

The transaction

The Dutch subsidiary of Care Property Invest, Care Property Invest.nl B.V., has entered into a turnkey purchase agreement with the seller-developer whereby it acquired the land and the existing building and ordered the redevelopment of the residential care project. The seller will have the development of the building carried out by the contractor at his own expense and risk.

The property will have an estimated total investment cost of approximately €9.2 million, which will be fully financed with 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 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**.