

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”)

**-FIRST HEALTHCARE PROJECT FOR CARE PROPERTY INVEST IN THE NETHERLANDS-
AGREEMENT FOR THE CONSTRUCTION OF A CARE RESIDENCE IN THE PROVENCE
NORTH HOLLAND.**

Schoten, Belgium – 28 September 2018

Care Property Invest announces its first investment in The Netherlands. It signed the agreement subject to conditions precedent with regard to the construction of a care residence with 26 residential units in the provence North Holland.

After realisation of the conditions precedent, the Company will acquire the land and any associated buildings, permits and authorisations necessary for the construction of this project. Care Property Invest expects that all conditions precedent will be realized by the end of this year and it therefore foresees that the effective date of acquisition will take place by the end of this year or early of 2019 at the latest. In addition to the agreement relating to the acquisition of the land, it also enters into a turnkey agreement with the developer based on an extensive list of requirements and guidelines agreed between Care Property Invest, the developer and the future operator of this care residence, i.e. Valuas Zorggroep from Zeist. The project will be operated on the basis of a long-term leasehold agreement (renewable) of the ‘triple net type’ with an initial term of minimum 20 years.

In order to complete this transaction, Care Property Invest will establish a Dutch subsidiary, named Care Property Invest Nederland I, that will be fully under the control of Care Property Invest.

The investment cost of the property is estimated at approximately € 7.6 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

‘For Care Property Invest, this expansion to The Netherlands is the next logical step in our growth trajectory, one that we have been working towards for a long time. The Dutch healthcare real estate market has enormous potential that we want to exploit further, because, just like Belgium, The Netherlands is facing an enormous wave of ageing, as a result of which the need for healthcare real estate tailored to the needs of both mobile and care-dependent elderly people will increase enormously. Another interesting factor that plays a role in this choice is that the Dutch healthcare real estate market, unlike the Belgian market, is a lot less mature, which creates room for us to play a pioneering role in this, both in the private and in the regular sectors. In addition, the projects offer an interesting return, which is undoubtedly a surplus for our shareholders.’

The operational management

Valuas Zorggroep is a family business that specializes since 2011 in small-scale and innovative residential care concepts for the elderly with often intensive care needs. 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 2 active projects and has a third in development.

The property will be operated on the basis of a long-term 'triple net type' leasehold agreement (renewable), which will be indexed annually.



The property

The project will include 26 residential units in a stylish newly constructed villa. The construction works for this project are expected to start in early 2019 and the care residence will probably be delivered in the spring of 2020.

The transaction

After realisation of the conditions precedent, the Company will acquire the land and any associated buildings, permits and authorisations required for the construction of the project and will also conclude a turnkey agreement with the developer. The property will be operated on the basis of a 'triple net' long-term leasehold agreement (renewable) with Valuas Zorggroep.

In order to complete this transaction, Care Property Invest will establish a Dutch vehicle, which will be a Dutch subsidiary, named Care Property Invest Nederland I, that will be fully under the control of Care Property Invest.

The investment cost of the property is estimated at approximately € 7.6 million, which will be financed entirely with loan capital.

Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with health care infrastructure in the Netherlands, Belgium 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.

For any additional information, please contact:



Valérie Jonkers
Chief Operating Officer
Valérie.Jonkers@carepropertyinvest.be
T +32 3 222 94 94 - **F** +32 3 222 94 95 - **M** +32 499 28 01 43
Horstebaan 3
2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be



Alexander Watson
Investment Manager
Alexander.Watson@carepropertyinvest.be
T +32 3 222 94 94 - **F** +32 3 222 94 95 - **M** +32 495 21 42 21
Horstebaan 3
2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be



Peter Van Heukelom
Chief Executive Officer
Peter.VanHeukelom@carepropertyinvest.be
T +32 3 222 94 94 - **F** +32 3 222 94 95 - **M** +32 459 59 82 67
Horstebaan 3
2900 Schoten
info@carepropertyinvest.be
www.carepropertyinvest.be

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**.