

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

29 December 2017

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")

ACQUISITION OF A RESIDENTIAL CARE CENTRE AND A GROUP OF ASSISTED LIVING APARTMENTS IN BERCHEM

Schoten, Belgium – 29 December 2017

Following the press release published on 30 November 2017 regarding the agreement subject to suspensory conditions on the acquisition of the residential care centre 'Residentie Moretus' and the group of assisted living apartments 'Park Kemmelberg', Care Property Invest announces the acquisition of these 2 projects on 29 December 2017.

The transaction consisted of the acquisition of 100% of the shares in the companies Anda Invest bvba and Tomast bvba, joint owners of the land and building of the residential care centre 'Residentie Moretus' and the companies Daan Invest nv and Immo Kemmelberg bvba, in turn joint owners of the land and building of the group of assisted living apartments 'Park Kemmelberg'. The residential care centre has a capacity of 150 residential places and the group of assisted living apartments consists of 31 residential units. Both projects are located in Berchem and lie just a stone's throw from each other.

The residential care centre and group of assisted living apartments are respectively operated by WZC Residentie Moretus bvba and Serviceflats Moretus bvba, both subsidiaries 100% under the control of Armonea nv.

The conventional value of the residential care centre is approximately €23 million and that of the group of assisted living apartments amounts to approximately €7 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'The sites Residentie Moretus and Park Kemmelberg are 2 beautiful new additions to our real estate portfolio, located within an urban environment. We are also delighted to join forces with health care operator Armonea for the second time and hope to further strengthen this cooperation in the future.'



Residentie Moretus



Park Kemmelberg

The operational management

The residential care centre and group of assisted living apartments are operated by respectively WZC Residentie Moretus bvba and Serviceflats Moretus bvba, both subsidiaries 100% under the control of Armonea nv.

Care Property Invest makes the residential care centre and group of assisted living apartments available to both aforementioned companies by means of a long-term lease agreement of the 'triple net' type with a rental fee indexable on an annual basis.

The property

The residential care centre 'Residentie Moretus' and the group of assisted living apartments 'Park Kemmelberg' are both located in Berchem and lie just a stone's throw from each other. The centre of Oud-Berchem and the beautiful Harmoniepark are within walking distance and residents can reach the city centre of Antwerp within ten minutes thanks to the vicinity of several tram and bus lines that stop near the projects. The residents can therefore enjoy a wide range of restaurants, shops and supermarkets that they are able to visit independently. Furthermore, the projects are easily accessible by car due to their strategic location near the Antwerp Ring.

The residential care centre has a total capacity of 150 residential places, divided into 128 single rooms and 11 double rooms, tailored to the needs of both able-bodied and disabled residents. The entire site meets the highest safety standards and has various facilities such as its own hair salon, library and a pedicure and manicure salon. The residents and their visitors can enjoy a refreshing drink or a nice meal in the in-house cafeteria, or on the cafeteria's terrace in good weather.

The group of assisted living apartments consists of a new three-part building complex with a total capacity of 31 residential units that open out to a number of charming courtyards. Each building has its own private entrance and each assisted living apartment is accessible by a private elevator.

The transaction

Care Property Invest has acquired all shares in the companies Anda Invest bvba, Tomast bvba, Daan Invest nv and Immo Kemmelberg bvba. The total conventional value of these properties amounts to approximately €30 million. This value is largely based on and is in line with the valuation of the real estate expert.

The Company financed these acquisition partly with equity, being the proceeds of the capital increase and partly through the acquisition of existing loans. As a result, all proceeds from the capital increase have been invested.

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 Regions as well as elsewhere in the European Economic Area.

Summary of the investments financed by the October 2017 capital increase.

An overview of the committed investments, within the framework of the October 2017 capital increase of Care Property Invest, along with projects that were not yet committed at the time of the capital increase, can be found below. The committed are described in the Securities note (available on the Company's website; <http://carepropertyinvest.be/en/investments/capital-transactions/capital-increase/> on page 40 underneath paragraph 4.4 - available in Dutch only).

| committed investments | TYPE OF PROJECT | LOCATION | CONVENTIONAL VALUE (IN MILLION €) |
|--|---|---|-----------------------------------|
| Qaly@Beersel | Residential care centre | <i>Beersel, Flemish Brabant</i> | 16.7 |
| Oase | Residential care centre | <i>Meise (Wolvertem), Flemish Brabant</i> | 16.0 |
| De Nieuwe Ceder | Housing complex to be developed for persons with disabilities and acquired brain injuries | <i>Deinze, East Flanders</i> | 11.0 |
| Huis Driane | Assisted living apartments | <i>Herenthout, Antwerp</i> | (1) 3.6 |
| Les Saules | Residential care centre | <i>Vorst, BCR</i> | (2) 15.2 |
| Residentie Moretus | Residential care centre | <i>Berchem, Antwerp</i> | 23.0 |
| Park Kemmelberg | Assisted living apartments | <i>Berchem, Antwerp</i> | 7.0 |
| TOTAL CONVENTIONAL VALUE | | | 92.5 |
| % NET TOTAL AMOUNT OF CAPITAL INCREASE INVESTED ON 29/12/2017 | | | (3) 128% |

- (1) On 30 September 2017, €1,866,788.46 has already been capitalised.
- (2) On 30 September 2017, €4,598,598 has already been capitalised. This amount is added to the conventional value compared to the table in the Prospectus of the capital increase.
- (3) Taking into account the additional conventional value of Herenthout and Vorst compared to the balance sheet value on 30 September 2017 amounting to €1,8 million and €11 million respectively, this is 120%.

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



Valérie Jonkers

Chief Operating Officer

valerie.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

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 21st 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**.