

## PRESS RELEASE

REGULATED INFORMATION  
September 23, 2015 – after the close of the stock market  
under embargo until 5.40 PM

### 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 (RPR Antwerp)  
(the "Company")

### HALF YEAR FINANCIAL REPORT June 30, 2015

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## Activities during the first six months of 2015

### Purchase of the "Residentie Tilia" project in Gullegem

*Residentie "Tilia", Dorpsplein 27 in 8560 Gullegem*

On May 12, 2015 all of the conditions precedent established by the sale agreement dated November 28, 2014 had been met and the authentic purchase deed for "Residentie Tilia" was passed. The purchase took place with the Company's own resources for an amount of € 2.25 million (excluding the purchase costs) and the building was first used on June 1, 2015. This new group of assisted-living apartments is ideally located on the main square of the village, opposite the church, and it is operated by the social services of Wevelgem (CPAS) based on a long-term availability agreement concluded with the CPAS. As the managing body the CPAS supplies care and services and is in charge of renting the assisted-living apartments. The fee the Company receives from the Wevelgem CPAS depends on the residence's occupancy rate.



## Acquisition of the residential care centre “Drie Eiken” in Lanaken

*Residential care centre “Drie Eiken”, Drie Eikenstraat 14 in 3621 Lanaken*

On March 5, 2015 Care Property Invest signed an agreement in principle subject to a number of usual conditions precedent with a view to acquiring 100% of the shares of the company “VSP Lanaken Centrum WZC”. This company owns a plot of land and following the application of the right of accession upon provisional acceptance, it will also become the owner of a residential care centre with 122 licensed nursing beds located in Lanaken. Provisional acceptance of the works is scheduled for end 2016. Care Property Invest will pay about € 19 million for the acquisition of all shares of the company VSP Lanaken Centrum WZC following provisional acceptance of the residential care centre. The centre will be run by the non-profit organisation Maljuna Perlo VZW (100% controlled by Senior Living Group (SLG)) through a long-term triple net lease agreement, allowing the payment of a fixed indexed ground rent to the VSP Lanaken Centrum, which will thus generate a fixed income.



## Award of the project in Moerbeke after public tender

*Residence “Herfstvrede”, Herfstvrede in 9180 Moerbeke-Waas*

On May 19, 2015 Care Property Invest received the final permit by the awarding authority to perform works on the design, construction and financing of a group of assisted-living apartments with 22 residential units, as offered by the social services of Moerbeke (CPAS). For this public tender Evolta Architecten (Design), ibens (Construction) and Care Property Invest (Financing) have engaged in a cooperation. The estimated total investment amounts to approximately € 3.6 million. The Company will act as master builder and in that context it will receive a right of superficies on the land, no later than on the date of commencement of the works until 32 years after provisional acceptance. The establishment will be run by the Moerbeke CPAS, which will obtain a right of lease for a duration of 27 years at a fixed indexed ground rent, which will thus generate a fixed income. The projects therefore fits in the activities developed by the Company under its initial investment program.



## Transfer of the Registered Office

At the end of 2013 the Company bought a property in Schoten, Horstebaan 3, which it completely transformed and renovated in 2014 in order to use it as its own office. The former barn of the Van Mol family underwent a true metamorphosis in order to accommodate the new offices of Care Property Invest. The Registered Office of the Company was transferred to the property on January 12, 2015, which was officially inaugurated on May 7, 2015.

### Consolidation of the financial structure

On June 22, 2015 the Company successfully completed the capital increase. The offering of 2,825,295 new shares was entirely subscribed to at an issue price of € 13.45 per share. The gross yield of the capital increase consequently amounts to € 38,000,217.75. The New Shares have been tradeable on Euronext Brussels since June 22, 2015 with the same ISIN code as the Existing Shares (BE0974273055). The New Shares were issued with coupon no. 5 and following attached. Coupon 5 represents the right to receive a part of the dividend (if there is one) for the current financial year (more particularly the pro rata temporis part from the Date of Issue, i.e. June 22, 2015 up to and including December 31, 2015) which the shareholders meeting or the Board of Directors of the Company would decide on at a later time.

Belfius and Petercam acted as Joint Global Coordinators and Joint Book Runners and KBC Securities as Co-Lead Manager.

As a result of this capital increase the Company's debt ratio dropped to 42.97%.

### Appointments by the General Meeting on May 20, 2015

Given the expiry of the mandates of the members of the Board of Directors at the annual meeting of 2015, the following members of the Board of Directors have been reappointed for a period of 3 years during the ordinary general meeting of May 20, 2015: Mr Peter Van Heukelom, Mr Willy Pintens, Ms Myriam Lint, Ms Isabelle Lemaitre, Mr Hubert De Peuter, Mr Lode De Vrieze, Mr Dirk Van den Broeck and Mr Paul Van Gorp.

Mr Mark Suykens having been appointed independent Director three times already, he cannot be reappointed as an independent Director anymore. However, Mr Suykens will continue to carry out his mandate as an independent Director until his replacement (by a new independent member of the Board of Directors). The Board of Directors of Care Property Invest is actively seeking a replacement and will transfer the appointment file to the FSMA for approval as soon as reasonably possible. The intention of the Board of Directors is to then propose Mr Suykens again during the General Meeting for appointment as a non-Executive Director. The new Directors who have been appointed are Mr Piet Vervinckt as a non-Executive Director, and Ms Brigitte Grouwels as an independent Director.

The Board of Directors wishes to thank Mr Alfons Blondeel, the company BNP Paribas Fortis and its permanent representative Mr Rudy Degrande for their many years of commitment and co-operation on the Board.

## Events after closure

### Prospection

To further extend its real estate portfolio Care Property Invest recently participated in a public tender for the construction of assisted-living apartments offered by the social services of Herenthout (CPAS). When this mid-yearly report was drawn up, no results in this context were known yet.

### Acquisition of two companies with residential care centres in Turnhout

Care Property Invest acquired 100% of the shares of the companies nv Croonenburg and nv B. Turnhout on September 18, 2015. These companies are each owner of a residential care centre in Turnhout, i.e. WZC Aan de Kaai and WZC De Nieuwe Kaai.

Both residential care centres are ideally located in the immediate vicinity of the centre and the Turnhout marina, in the province of Antwerp and are situated within walking distance of shops, banks, pharmacy, etc. Also, the sites are easily accessible by public transport. The residential care centre De Nieuwe Kaai has been in operation since 2005 and has currently a capacity of 86 rooms (94 beds WZC) and 13 service flats/assisted living apartments, together with 33 underground parking spaces. The residential care centre Aan De Kaai has been in operation since 2012 and has currently a capacity of 74 rooms (82 beds WZC) together with 2 underground parking spaces and 14 parking spaces above ground. Both residential care centres have obtained the necessary permits to operate a residential care centre.

The contractual value of both projects together amounts to approximately 34 million EUR. This contractual value is largely based on and in line with the valuation of the real estate expert for both residential care centres.

#### *Residential care centre "Aan de Kaai", Antoine Coppenslaan 33 in 2300 Turnhout*



Both residential care centres will be operated by the ASBL vzw De Nieuwe kaai under the control of Vulpia Care Group through a triple net long lease, whereby the nv Croonenburg and nv B. Turnhout will be paid an indexed fixed ground rate, thus generating a fixed income. The Vulpia Care Group has been launched in 1996 on the initiative of its CEO Luc Van Moerzeke with the opening of its first residential care centre, the residence Beukenhof. Through the years, the Vulpia Care Group has known a considerable expansion. Currently it operates 19 residential care centres with approx. 1700 beds and 175 service flats/assisted living

apartments. Also Vulpia Care Group has indicated its ambition to grow with another 2000 housing units over the coming years. The Vulpia Care Group is the 5<sup>th</sup> largest private operator in Belgium.

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*Residential care centre "De Nieuwe Kaai", Nieuwe Kaai 5-7 in 2300 Turnhout*

This purchase allows a further diversification of the operating portfolio of Care Property Invest as this transaction is a first cooperation with the Vulpia Care Group, a high quality operator of residential care centres and groups of assisted living apartments and fits perfectly in the strategy outlined by the board of directors and the change in objectives Care Property Invest developed in recent years/months. It is the second residential care centre acquisition in Care Property Invest's portfolio. Care Property Invest intends to further expand its real estate portfolio including all types of housing contained in the residential care decree (residential care centres, groups of assisted living apartments, etc.) and all types of housing for the disabled.



### Sale of bearer shares

According to applicable legislation (article 11, §1 of the Belgian Act of December 14, 2005, as modified by the Act of December 21, 2013), Care Property Invest must sell the outstanding material bearer shares issued by the Company and the owners of which have not come forward yet, on the regulated market. On July 31, 2015, in a press release on its website, the Company published the conditions for the sale of 20,000 shares which had not yet been transformed into dematerialized shares or registered shares. Not a single shareholder has come forward, so that the procedure for sale on Euronext Brussels will be started. After deduction of the costs made by the Company the return of this sale will be deposited at the Belgian Deposit and Consignment Office (Deposito- en Consignatiekas van België/Caisse des Dépôts et Consignations) where holders of Care Property Invest bearer shares can obtain a compensation as of January 1, 2016 until 31 December 2024, after deduction of the legally established fines, which currently amount to 10% per year.

### Modification of the withholding tax

In the course of the month of August the press suggested that the decreased withholding tax of 15% on the dividends of residential RRECs could be revised by the government, and that it could amount to 25% v. 27%. If the withholding tax was again increased as a result of a new modification of legislation, which already happened for the dividends paid as from January 1, 2013, as a result of contractual stipulations included in the existing 76 leasing agreements, Care Property Invest would have to increase the fixed fees to such an extent that the level of paid dividends (after the introduction/increase of the withholding tax) remains unchanged.

On September 16, 2015 the Board of Directors did not have official information, however, that such a decision had actually been taken by the government so that the current tax regime (further described in the 2014 financial annual report on page 95) remains applicable.

## Property

	June 30, 2015	December 31, 2014
<b>Investment properties</b>		
number of projects	1	1
number of residential units for the elderly	15	15
fair value of investment properties (a)	€ 2,607,000.00	€ 2,252,000.00
investment value of investment properties (a)	€ 2,672,000.00	€ 2,531,000.00
acquisition value of investment properties (a)	€ 2,554,863.03	n/a
minimum remaining duration of rent contract	min. 15 years	n/a
occupancy rate	53%	n/a

(a) *The investment value and the fair value of the real estate investment is determined by the real estate expert. The fair value equals the investments value less the transaction costs. The acquisition value is the purchase price paid on the date of closure, including the registration duties, VAT and notarial fees.*

	June 30, 2015	December 31, 2014
<b>Leasing activities (projects made available through lease agreements and recorded as finance leases)</b>		
number of projects	76	76
number of residential units for the elderly	1,988	1,988
finance lease receivables	€ 157,005,329.44	€ 157,005,329.43
trade receivables	€ 12,387,264.73	€ 12,534,224.04
<b>total finance lease receivables (1)</b>	<b>€ 169,392,594.17</b>	<b>€ 169,539,553.47</b>
average remaining duration until the end of the term of the right of superficies	18.64 years	19.13 years
<b>fair value of the lease receivables (2)</b>	<b>€ 207,282,839.41</b>	<b>€ 217,188,923.86</b>

The lease income of these investment properties recorded as a finance lease under IAS 17, are independent of the occupancy rate.

(1) *On page 90 of the 2014 annual financial report the economic profit or loss margin ascribed to these projects (and which is under "trade receivables") is explained.*

(2) *The fair value of the finance lease receivables was calculated by discounting the future cash flows of the accepted project including the investment costs under "finance lease receivables", at an IRS interest rate applicable on the closing date of the financial year in question depending on the remaining duration of the term of the right of superficies increased with 175 basis points for a CPAS or 195 basis points for an NGO, i.e. the current cost of financing for the Company supposing that all these financing transactions take place under the same conditions.*

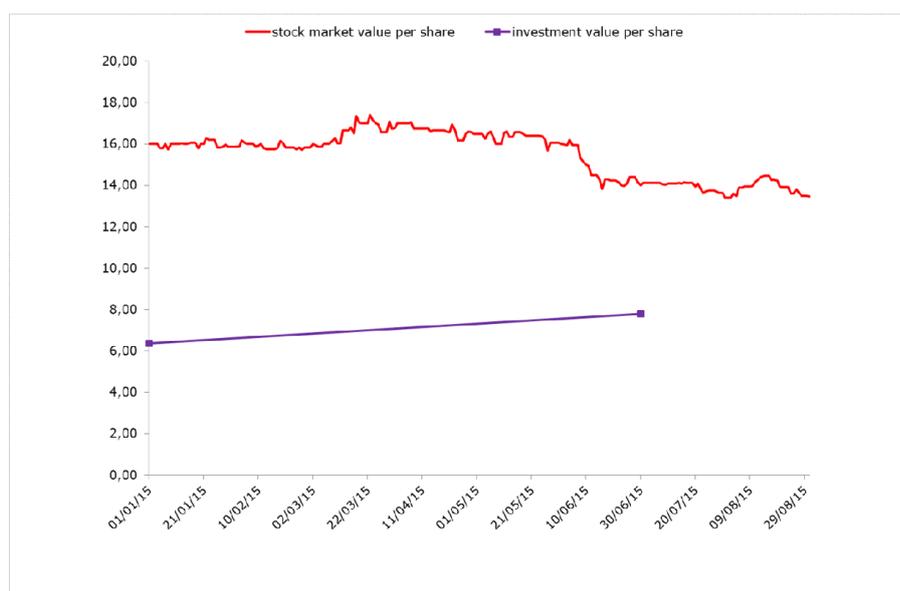
## Care Property Invest on the stock market

### Care Property Invest NV

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	June 30, 2015	December 31, 2014
stock market price of the share on date	€ 14.02	€ 15.99
highest price during the term	€ 17.40	€ 17.39
lowest price during the term	€ 13.84	€ 13.35
total number of shares	13,184,720	10,359,425
number of own shares	15,030	17,030
weighted average number of outstanding shares	10,484,300	10,218,420
free float	98.86 %	98.55 %



## Financial calendar

Interim statement 3rd quarter 2015	November 19, 2015
Annual financial report 2015	April 18, 2016
Ordinary General Meeting	May 18, 2016
Dividend: ex-coupon listing	May 25, 2016
Dividend made payable	as of May 27, 2016
Latest request for exemption from withholding tax	June 8, 2016
Half year financial report	September 23, 2016

These dates may be subject to changes.

## Financial information

### Income Statement Key Figures

	June 30, 2015	June 30, 2014
I. Rental income (+)	6,562,553.92	6,347,281.60
<b>NET RENTAL INCOME</b>	<b>6,562,553.92</b>	<b>6,347,281.60</b>
<b>REAL ESTATE OPERATING RESULT</b>	<b>6,562,553.92</b>	<b>6,347,281.60</b>
XIV. General Expenses of the Company (-)	-1,200,227.55	-1,124,873.70
XV. Other operating income and charges (+/-)	-51.26	8,382.26
<b>OPERATING RESULT BEFORE RESULT ON PORTFOLIO</b>	<b>5,362,275.11</b>	<b>5,230,790.16</b>
XVIII. Variations in fair value of investment properties (+/-)	52,136.97	0.00
<b>OPERATING RESULT</b>	<b>5,414,412.08</b>	<b>5,230,790.16</b>
XX. Financial income (+)	12,762.04	24,243.36
XXI. Net interest charges (-)	-1,778,410.69	-1,763,394.57
XXII. Other financial charges (-)	-1,142.04	-1,017.36
XXIII. Variations in fair value of financial assets/liabilities (+/-)	3,451,398.34	-4,411,399.83
<b>FINANCIAL RESULT</b>	<b>1,684,607.65</b>	<b>-6,151,568.40</b>
<b>RESULT BEFORE TAXES</b>	<b>7,099,019.73</b>	<b>-920,778.24</b>
<b>TAX</b>	<b>-12,506.71</b>	<b>-12,519.47</b>
<b>NET RESULT</b>	<b>7,086,513.02</b>	<b>-933,297.71</b>

<b>net result per share based on the number of weighted average outstanding shares</b>	<b>0.6759</b>	<b>-0.0913</b>
gross yield compared to initial issue price	11.36 %	--1.54 %
gross yield compared to stock market price on closing date	4.82 %	-0.58 %

#### **Non-cash elements included in the result**

depreciations and reversal of impairments	-42,519.77	3,574.80
changes in fair value of investment properties	52,136.97	0.00
profit or loss margin ascribed to the term	-13,696.59	-77,829.29
decrease in trade receivables (profit or loss margin of projects)	-133,262.72	-236,455.86
changes in fair value of financial assets	-30,510.90	0.00
changes in fair value of swaps	3,481,909.24	-4,411,399.83

<b>NET RESULT, excluding non-cash elements (*)</b>	<b>3,772,456.79</b>	<b>3,788,812.47</b>
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(\*) 80% of this amount corresponds to the minimum distributable result cf. article 13 of the AR-SIR.

<b>net result per share, excluding non-cash elements, based on the number of weighted average outstanding shares</b>	<b>0.3598</b>	<b>0.3708</b>
gross yield compared to initial issue price	6.05 %	6.23 %
gross yield compared to stock market price on closing date	2.57 %	2.36 %

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## Notes to the Income Statement

### Net rental income

The rental income of the first six months of 2015 has risen by 3.4% in respect of that of the past six months, as a result of the increase of the number of accepted projects in 2014, which generate a full year of returns as of 2015. In addition, the new project in Gullegem was made available to the Wevelgem CPAS as of June 1, 2015.

### Operational result

During the first half of the year special efforts were made to participate in public tenders aiming at the construction of residential care centres. This has resulted in a slight increase of operational costs compared to the first six months of the 2014 financial year.

The fair value of the real estate portfolio (recorded according to IAS 40 or more particularly the project in Gullegem) has increased compared to the end of December 2014.

### Financial result

The positive financial result demonstrates a considerable improvement thanks to the latent positive variation of hedging instruments.

### Net result

The net result, excluding non-cash elements, amounts to € 3,772,456.79 on June 30, 2015 compared to € 3,788,812.47 on June 30, 2014. In terms of net result per share this means € 0.3598 on June 30, 2015, compared to € 0.3708 on June 30, 2014.

## Key Figures Balance Sheet

	June30, 2015	December 31, 2014
Investment properties	2,607,000.00	2,250,000.00
Finance lease receivables	157,005,329.44	157,005,329.43
Trade receivables (relating to projects under "finance lease receivables")	12,387,264.73	12,534,224.04
Cash and cash equivalents	39,914,174.06	9,316,647.11
Other assets included in the debt ratio	2,369,022.24	2,103,324.09
Equity	102,870,412.75	66,026,766.76
Debts and commitments included in the debt ratio	92,077,911.80	92,635,799.99
Other commitments not included in the debt ratio	19,334,465.92	24,546,990.92
<b>Balance sheet total</b>	<b>214,282,790.47</b>	<b>183,209,524.67</b>

## Notes to the Balance Sheet

	June 30, 2015	December 31, 2014
<b>Net assets of the Company</b>	<b>102,870,412.75</b>	<b>66,026,733.76</b>
net value per share (cf. AR-SIR: excl. own shares)	7.81	6.38
<b>Net assets of the Company, excluding "allowed hedging instruments"</b>	<b>121,696,084.75</b>	<b>88,182,900.76</b>
net value per share, excluding "allowed hedging instruments" (cf. AR-SIR: excl. own shares)	9.24	8.53
<b>Capital</b>	<b>78,442,491.65</b>	<b>61,633,399.04</b>
<b>Share premium account</b>	<b>20,592,611.55</b>	<b>1,191,440.24</b>

The capital and the share premium account were reinforced by the capital increase successfully completed on June 22, 2015. An amount of € 38,000,217.75 was collected, so that the capital and the share premium increased (the costs relating to this issue were deduced from the share premium).

<b>Financial debt ratio</b>	<b>42.97%</b>	<b>50.56%</b>
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*The financial debt ratio is calculated according to the Royal Decree on "Regulated Real Estate Companies" of July 13, 2014.*

average remaining term of financial debts	16.97 years	17.46 years
nominal amount of long-term financial debts	87,860,038.31	87,860,038.31
average interest rate	4.20 %	4.20 %
nominal amount of financial debts hedged with a financial instrument	35,791,937.59	35,791,937.59
fair value of hedging instruments	-18,825,672.00	-22,156,167.00

## Prospects: dividend and distributable result

Apart from exceptional circumstances, the Company expects to be able to maintain the dividend over the 2015 financial year, as envisaged in the 2014 annual financial report.

Following the capital increase on June 22, 2015 the 2,825,295 new shares will be entitled to part of the dividend proposed by the General Meeting of 2016, more particularly the pro rata temporis part starting from the issue date.

## Main risks and insecurities for the remaining months of the financial year

The Board of Directors is of the opinion that the risk factors and insecurities described on pages 8 up to and including 17 of the 2014 annual financial report remain applicable to the remaining months of the 2015 financial year.

The Auditor has confirmed that the accounting information included in this press release has not given rise to any reservations on his behalf, and that it corresponds to the summary financial results established by the Board of Directors.

### Caution relating to prospects

*This press release contains prospects implying risks and insecurities, among others statements about plans, targets, expectations and intentions of Care Property Invest. Readers are advised that such prospects imply known and unknown risks, and that they are subject to important company, economic and competitive insecurities, which Care Property Invest does not control for the most part. If one or more of these risks or insecurities were to produce or if the basic assumptions prove incorrect, there may be a serious discrepancy with the envisaged, expected, estimated or extrapolated results. Care Property Invest therefore accepts no responsibility whatsoever for the exactness of these prospects.*

### For all additional information



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