

9 March 2017 - Before trading hours
Under embargo until 07h40

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")

ANNUAL PRESS RELEASE : ANNUAL FINANCIAL RESULTS 2016

-  Increase of the rental income with approximately 14% compared to 31 December 2015, operating margin of 85.19%
-  Fair value of the property portfolio on 31 December 2016: 330 million euros.
-  Market capitalisation increased by 35% compared to 31 December 2015.
-  Occupancy rate on 31 December 2016: 100%
-  Debt rate on 31 December 2016: 49.92%.
-  Proposal for the distribution of a gross dividend of €0.63 (100% of the statutory pay-out ratio).
-  As from 1 January 2017, the withholding tax rate has been reduced to 15%.
-  Sustained efforts in 2016 lead directly to new investments, for a total value of approximately 60.5 million euros, in several residential care centres, with a continuous focus on the expansion and management of a well-balanced and profitable real estate portfolio.
-  More extensive regional distribution: investments in the Walloon Region and the Brussels-Capital Region.
-  Care Property Invest has been included as a BEL Midcap in Euronext's BEL Mid Index and has become a member of EPRA.

1. Summary of the activities during the financial year 2016

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.

From its acquired knowledge and experience, Care Property Invest builds and finances, today and in the future, several housing forms for senior citizens (residential care centres, groups of assisted living apartments, service flats...) and people with disabilities, for the public as well as for the private sector. Its current strategy is based on the demographic shift towards an ageing population and the increasing demand for socially responsible health care infrastructure that this tendency implies.

Care Property Invest's ambition is to become the reference in the market of the development of, and investment in health care real estate and to create an accelerating growth within the sector. It is a dynamic player, determined to introduce new innovations into health care real estate, in an independent manner.

The combination of its strategy, the specification of its social purpose and its position as being the only player operating exclusively in the health care real estate-market, and this for over 20 years, puts Care Property Invest in an extraordinary position within the RREC-sector. The clear evolution of the market for elderly care in combination with the Company's carefully selected real estate portfolio, ensures a stable dividend yield for its shareholders. In addition, they can benefit from a reduced withholding tax rate of 15% (instead of 30%), since Care Property Invest meets the legal requirement of having invested at least 60% of its real estate portfolio in immovable property that is located in a member state of the European Economic Area, and concerns residential units that are exclusively or primarily intended or used for residential or health care. Care Property Invest is the only player with a real estate portfolio, that consists solely of health care real estate.

In its last financial report of 2016, Care Property Invest promised a substantial increase of the rental income based on new investments in 2015, that were made possible by the capital increase in 2015. Care Property Invest has indeed succeeded to fruitfully reinvest the raised capitals in health care real estate investments by the end of 2015. These investments have generated immediate proceeds for the Company. Therefore the Company's rental income has risen by approximately 14%. The consolidated debt rate at 31 December 2016 is 49.92%.

In spite of the increased activity of the Company, the costs in 2016 have been kept at bay. Therefore Care Property Invest is pleased to announce that, nevertheless the fact that more than 2.8 million shares have been added in 2015 (by means of the capital increase in 2015), the Board of Directors will propose to pay a dividend at €0.63 per share (gross) at the general meeting of shareholders.

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2016 has been a year of transition. The employees of Care Property Invest have been investing a lot of energy in the realisation of several construction projects and the preparation of additional purchases. The details of these activities can be found further in this press release. The most significant investments in 2016 have been finalized during the last month of the year.

In the new year the Company has moved up a gear. The preparatory efforts in 2016 in the search for interesting, but most importantly healthy investments, have paid off and have already lead to an investment of +/- €60.50 million in three residential care centres in Belgium. The Company has also succeeded at creating a larger regional distribution of its investment portfolio. From now on, Care Property Invest is also represented in the Walloon and Brussels Capital Region. In the future it will continue to improve this distribution, and does not rule out the possibility of looking beyond Belgian borders.

Care Property Invest also applied itself to improving its financial transparency and therefore became a member of EPRA (European Public Real Estate Association). From now on the Company will adopt the EPRA reporting Best Practices Recommendations in its reports and will continue to strive to continuously enhance its financial reporting. These efforts were rewarded with the inclusion of Care Property Invest in Euronext's BEL Mid Cap index, which will further benefit the liquidity of the share.

This all lead to an increased visibility on the capital market. This allowed Care Property Invest to issue a debt paper in order to further diversify the financing of the investments.

Thanks to the investment efforts made in 2016 and the acceleration in this area in 2017, the accounting year 2017 offers some favourable outlooks. Care Property Invest holds high ambitions and wants to step out of the shadow from its past and put the Company firmly on the map.

2. Important events during and after the accounting year 2016

2.1 During the 2016 financial year

2.1.1 ACQUISITIONS OF NEW PROJECTS

Care Property Invest aims for a balanced, diversified portfolio that can generate stable income. The affordability of its “recognised” projects and the operation of these by professional, solvent and specialised care providers should ensure this.

A brief overview of the acquisitions of the various projects is presented below

Acquisitions of investment properties

All purchases were made at prices reflecting the fair value determined by the real estate expert. The transactions were conducted for a total of approximately €32 million.

‘Ter Bleuk’ in Bonheiden-Rijmenam

On 22 December 2016, Care Property Invest announced the acquisition of 100% of the shares in the company Ter Bleuk nv, after successfully meeting all suspensory conditions precedent. This company owns the Ter Bleuk group of assisted living apartments in Rijmenam/Bonheiden in the Mechelen region, operated by Zonneweelde vzw, a subsidiary of the Senior Living Group nv.

The contractual value of Ter Bleuk Assistentiewoningen (buildings and land) is approximately €13.4 million. This conventional value is primarily based on and is in line with the valuation by the real estate expert for the project. Ter Bleuk nv will use a long-term lease agreement (of the triple net type) with Zonneweelde vzw to generate an indexed fixed annual ground rent.

‘3 Eiken’ in Lanaken

Care Property Invest announced the acquisition of 100% of the shares in the company VSP Lanaken Centrum WZC nv on 30 December 2016. This company owns the residential care centre “Drie Eiken” in Lanaken, to be managed by Foyer De Lork vzw, which is in turn part of Senior Living Group.

The contractual value of this project is approximately 19 million euros. This price is largely based on and in line with the valuation of the real estate expert for the project. VSP Lanaken Centrum WZC nv will generate an index-linked fixed annual ground rent via a triple net lease agreement with Foyer de Lork vzw.

Project development

No new project developments were included in the Care Property Invest portfolio in the 2016 financial year.

2.1.2 PROJECTS UNDER CONSTRUCTION

Group of assisted living apartments “Herfstvrede” in Moerbeke

The construction works for the Herfstvrede project in Moerbeke, a facility for the elderly consisting of 22 assisted living apartments for which Care Property Invest acts as the principal master builder, began on 4 April 2016. The Herfstvrede project in Moerbeke was delivered on 23 February 2017. On 31 December 2016, the balance sheet showed a sum of €2,420,984.76 as a ‘receivable for project under construction’ with regard to this group of assisted-living apartments.

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Group of assisted living apartments "Huis Driane" in Herenthout

The building permit has now been acquired for a second project in which Care Property Invest acts as the principal master builder, Huis Driane in Herenthout, a facility for the elderly consisting of 22 assisted-living apartments. Before this building permit was submitted, the OCMW decided, in order to further increase the economic profitability of the project, to raise the number of assisted-living apartments from 20 to 22.

Care Property Invest has received the commencement order from the PCSW Herenthout on 6 March 2017. The construction works will start 30 calendar days after its receipt, in conditions that the building and lease deed has been executed. Delivery of the project is scheduled for the spring of 2018. On 31 December 2016, the balance sheet showed a sum of €56,955.48 as a 'receivable for projects in preparation' with regard to this group of assisted living apartments.

2.1.3 MERGERS

Aan de Kaai and De Nieuwe Kaai residential care centres in Turnhout

On 21 December 2016, Care Property Invest's subsidiaries Croonenburg nv, owner of "Aan de Kaai" in Turnhout, and B. Turnhout nv, owner of "De Nieuwe Kaai" in Turnhout, were absorbed as part of a tax-free merger. The publication in the Moniteur belge/Belgisches Staatsblad is available on the Company's website.

2.1.4 PROSPECTING FOR NEW BUSINESS

In 2016, Care Property Invest also focused on the development of its activities within the sector of residential care for the elderly and residential accommodation for people with disabilities, in accordance with its extension of its objectives approved at the Extraordinary General Meeting of 26 June 2013. Consequently, in addition to potential investments in assisted-living complexes, it now also investigates potential investments in residential care centres throughout the EEA, as well as various projects for people with disabilities. These projects are operated by commercial groups active in this sector, as well as PCSWs and charitable non-profit associations. The current phase of these projects and the type of investment involved range from acquisitions of completed buildings to sites still to be developed, the purchase of shares in companies that own the real estate and the renovation and refinancing of existing buildings.

Within the framework of these prospecting activities and pipeline, the Company can also announce that it has concluded a letter of intent under suspensory conditions for the acquisition of 100% of the shares of a company that owns a residential care centre in Flemish Brabant. The contractual value of this project is estimated to be approximately 17 million euros and the centre is currently operated by an experienced operator. After the suspensory conditions have been met, further communication will follow.

2.2 Events after closure of the 2016 financial year

2.2.1. OUTLOOK AND ADDITIONAL INVESTMENTS

Care Property Invest actively works to expand its balanced and profitable property portfolio and investigates investment opportunities that fit entirely within the strategy of the Company, in the Flemish, Walloon, and Brussels-Capital Region and beyond the national borders.

Care Property Invest realised the following investments after the close of the financial year, as already disclosed in separate press releases.:

Residential care centre with service flats “Les Terrasses du Bois” in Watermaal-Bosvoorde

On 17 February 2017, Care Property Invest announced the agreement subject to suspensory conditions on the acquisition of the residential care centre with service flats “Les Terrasses du Bois” in Watermaal-Bosvoorde (Brussels-Capital Region), that will be realised through contributions in kind of the aforementioned property into the capital of Care Property Invest.

The residential care centre and service flats will be operated by Home Sebrechts NV, a subsidiary of Armonea, through a long-term lease agreement of the triple net type. In the context of this transaction, Care property Invest will receive rental income deriving from this lease agreement from 1 January 2017.

This centrally located project contains 34 service flats and the residential care centre contains 130 rooms, divided in 117 single rooms and 13 double rooms, spread over 9 floors.

This new expansion of the real estate portfolio will be realised through contributions in kind of the aforementioned property into the capital of Care Property Invest, within the context of the authorised capital.

The conventional contribution value of “Les Terrasses du Bois” is approximately 34 million euros. The contribution in kind is expected to take place on 15 March 2017 on the condition that a number of usual suspensory conditions have been met, including obtaining the approval of the FSMA for this contribution and the associated amended Articles of Association. Care Property Invest is committed to having the new shares, with coupons nos. 7 and following attached, listed on Euronext Brussels as from 15 March 2017.

Residential care centre with group of assisted living apartments “Bois de Bernihè” in Libramont

On 23 February 2017, Care Property Invest announced the agreement subject to suspensory conditions on the acquisition of 100% of the shares of the company Siger SA. Siger SA possesses 100% of the shares of Dermedil SA, the owner of the property. The aforementioned property is “Residence Bois de Bernihè”, located in Libramont.

The residential care centre and group of assisted living apartments will be operated by Vulpia Wallonie asbl, through a long-term lease agreement of the triple net type for a period of 27 years. The project is a four-storey building, built in 2013, and houses a residential care centre with 95 rooms, accommodating 108 residents. One room is available for short-term stays. The 18 assisted living apartments can be found on the third storey of the building.

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The conventional value of this project is approximately 11.3 million euros. This price is largely based on and in line with the valuation of the real estate expert. This purchase will be financed using external credit lines and the closing is expected to take place during the second quarter of 2017, after all suspensory conditions have been met.

Acquisition of a residential care centre that will be developed in Vorst

On 28 February 2017, Care Property Invest announced the acquisition of the development of a planned residential care centre in Vorst. Herefore the Company has purchased the ground on which the residential care centre will be developed as well as taken over all agreements related to the construction of the residential care centre. The residential care centre will consist of 118 residential places, licensed by COCOM.

After the provisional delivery, the residential care centre will be operated by a subsidiary of Anima Care nv (a subsidiary of Ackermans en Van Haaren), through a long-term lease agreement of the triple net type.

The building permit for the construction of the residential care centre has already been granted and therefore the construction works connected to this new development will begin in 2017 and will be completed within a time period of maximum 24 months.

The building land was fully financed with external resources and the new building will be financed with a combination of equity and debt. The total investment cost is estimated to be approximately 15,200,00.00 euros.

With these new investments, Care Property Invest is further expanding its property portfolio. These projects represent important milestones for Care Property Invest, since "Les terrasses du Bois" is its first project in the Brussels-Capital Region and the first project to be operated by Armonea. The second milestone is the project "Bois de Bernihè", as it is its first project in the Walloon Region. Finally, the new development in Vorst is the second project for Care Property Invest in the Brussels-Capital Region and is perfectly in line with the part of its strategy that involves geographical expansion. In addition, this is the first time for Care Property Invest to collaborate with a subsidiary of Anima Care nv (which in turn is a subsidiary of Ackermans en Van Haaren).

After this investment the Company's property portfolio will consist of 87 projects, of which 2 are currently under development. After the contribution in kind of the project in Watermaal-Bosvoorde, the equity will rise with approximately 34 million euros.

2.2.2. CHANGES IN EXISTING PORTFOLIO

The Herfstvrede project in Moerbeke, for which Care Property Invest acted as the principal master builder, was delivered on 23 February 2017 and is operated by the OCMW of Moerbeke. The project will generate additional income for the Company from 1 April 2017.

In addition, Care Property Invest devotes a fair amount of attention to the further completion and operationalising of the existing portfolio, in particular for the project "Huis Driane" in Herenthout, for which Care Property Invest has received the commencement order from the PCSW Herenthout on 6 March 2017. The construction works will start 30 calendar days after its receipt, on condition that the building and lease deed has been executed. Delivery of the project is scheduled for the spring of 2018.

3. Other events during and after the 2016 financial year

3.1.1. ENTRY INTO FORCE OF CHANGES TO WITHHOLDING TAX

The Law regulating the recognition and definition of crowd funding and containing various provisions concerning financing entered into force on 1 January 2017 and Care Property Invest shareholders can now once again enjoy a reduced rate of withholding tax, of 15% (instead of 30%).

3.1.2. STRENGTHENING OF THE MANAGEMENT: ESTABLISHMENT OF AN MANAGEMENT COMMITTEE AND APPOINTMENT OF MEMBERS

On the basis of its desire to provide optimal support for the development of the activities of Care Property Invest by the management and to secure the continuity of the Company, the Board of Directors decided at the start of the financial year to strengthen the management team through the formation of an Management Committee, within the meaning of Article 524*bis* of the Companies Code. The Board of Directors is encouraged to be able to report that the Management Committee was actually installed on 1 July 2016. The Management Committee takes over the powers and operations of the Management Board, which has been disbanded as a separate body.

The following persons were appointed on 1 July 2016 as members of the Management Committee/effective leaders, within the meaning of the Act of 12 May 2014 with regard to the regulated companies:

name	function
Peter Van Heukelom	Chief Executive Officer (CEO)/Managing Director
Dirk Van den Broeck	Managing Director
Willy Pintens	Managing Director
Filip Van Zeebroeck	Chief Financial Officer (CFO)
Valérie Jonkers	Chief Operating Officer (COO)

3.1.3. PARTICIPATING INTERESTS

As at 31 December 2016, the Company had three subsidiaries:

- M.S.T. bvba: a 100% subsidiary of Care Property Invest. M.S.T. bvba, in turn, holds all the shares of the company Boeyendaalhof nv;
- Ter Bleuk nv: a 100% subsidiary of Care Property Invest.
- VSP Lanaken Centrum WZC nv: a 100% subsidiary of Care Property Invest.

The two subsidiaries Croonenburg nv and B. Turnhout nv were absorbed by Care Property Invest nv in a silent merger on 21 December 2016.

4. Property

Amounts shown in euros.

Financial year as closed on 31 December	2016	2015
Investment properties		
Investment properties	85,040,501.00	49,960,748.55
Leasing activities (projects made available through long leases)		
finance lease receivables	156,938,252.98	157,005,329.44
trade receivables with respect to finished projects	11,845,645.26	12,254,002.00

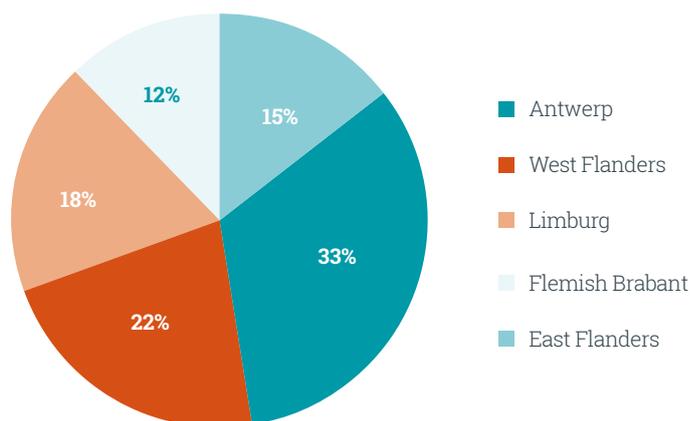
In total, Care Property Invest has 84 projects in its property portfolio, including 82 finished projects by the end of the financial year 2016, one project that has been completed after the closing of the financial year, on 23 February 2017 ("Herfstvrede" in Moerbeke) and one project that is currently under construction ("Huis Driane" in Herenthout).

The general occupancy rate as at 31 December 2016 for the investment properties and the leasing portfolio is 100%.

4.1 GEOGRAPHICAL DISTRIBUTION

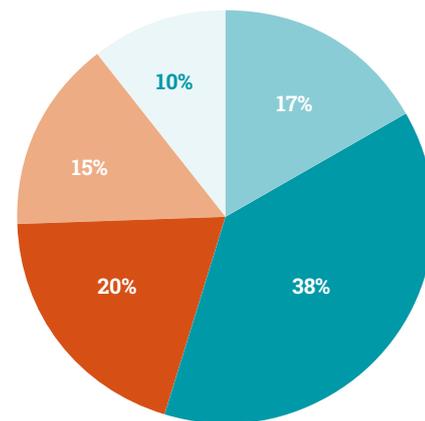
At present, all projects are located on the territory of the Flemish Region. The 82 completed projects¹ are geographically spread throughout the five Flemish provinces, as follows:

Geographical spread of the number of **projects** across Flanders



Figures as per 31 December 2016

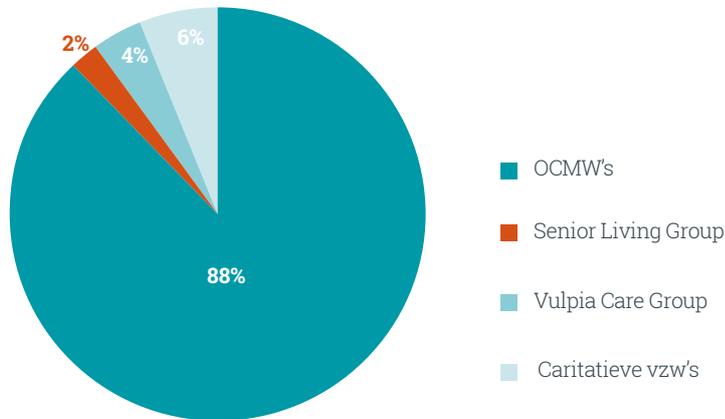
Geographical spread of the number of **residential units** across Flanders



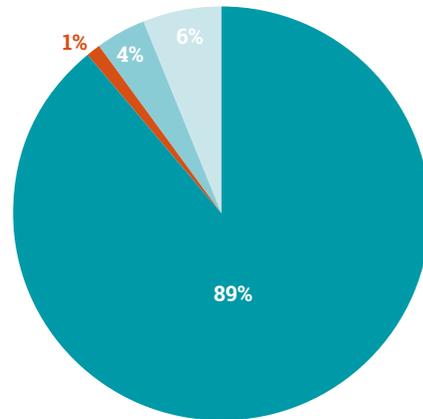
Figures as per 31 December 2016

¹ In total, Care Property Invest's property portfolio contains 84 projects, of which one project that has been completed after the closing of the financial year, on 23 February 2017 ("Herfstvrede" in Moerbeke) and one project that is currently under construction ("Huis Driane" in Herenthout).

4.2 DISTRIBUTION OF THE NUMBER OF PROJECTS PER OPERATOR

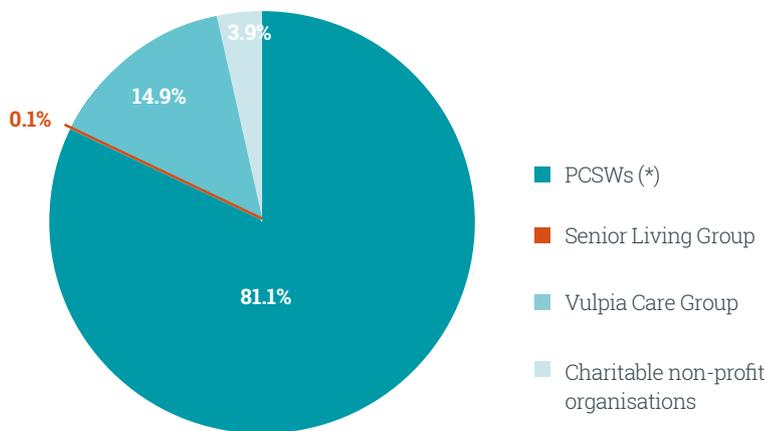


Figures as per 31 December 2016

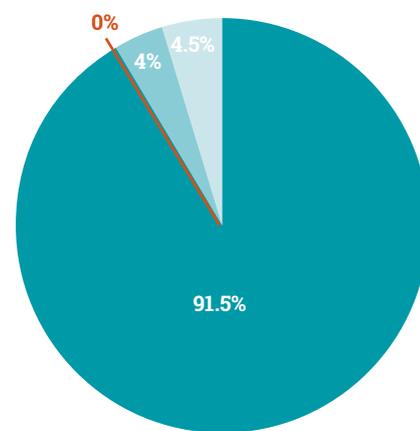


Figures as per 31 December 2016

4.3 DISTRIBUTION OF THE RENTAL INCOME PER OPERATOR



Figures as per 31 December 2016



Figures as per 31 December 2016

* Representing a share of 5.9% on the total rental income, the PCSW of Antwerp is the largest holder of a long-lease right of Care Property Invest's portfolio

The PCSWs represent 81.1 % of the total rental income of the Company on 31 december 2016. The remaining amount of the rental income originates from the 10% that is operated by charitable non-profit organisations, Vulpia Care Group and Senior Living Group.

5. Care Property Invest on the stock market

NUMBER AND CLASSES OF SHARES

Amounts shown in euros...

Number of ordinary and special shares on	31 December 2016	31 December 2015
Total number of shares	13,184,720	13,184,720
of which:		
- number of ordinary shares	13,034,720	13,034,720
- number of special shares	150,000	150,000

All shares are no-par. See Article 6 of the Company's articles of association

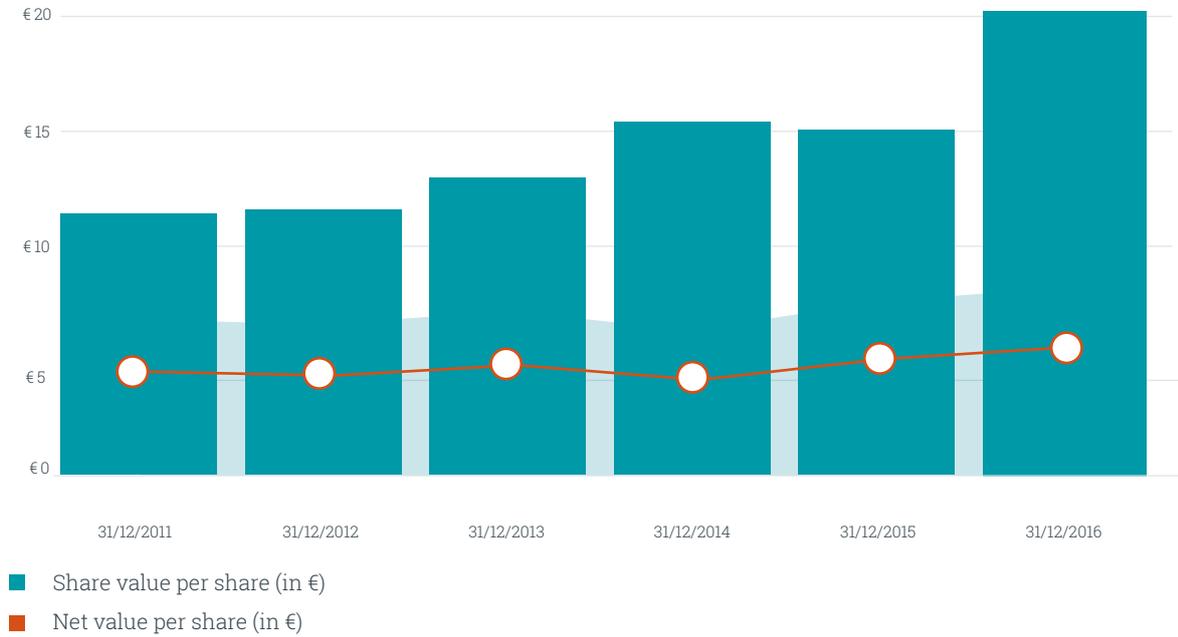
number of registered and dematerialised shares on	31 December 2016	31 December 2015
Total number of shares:	13,184,720	13,184,720
of which:		
- number of registered ordinary and special shares	237,826	237,826
- number of dematerialised ordinary shares	12,946,894	12,946,894

- number of treasury shares	0	15,030
- number of ordinary shares outstanding (after deduction of treasury shares and registered shares)	12,946,894	12,931,864
- weighted average number of shares	13,184,720	11,853,348

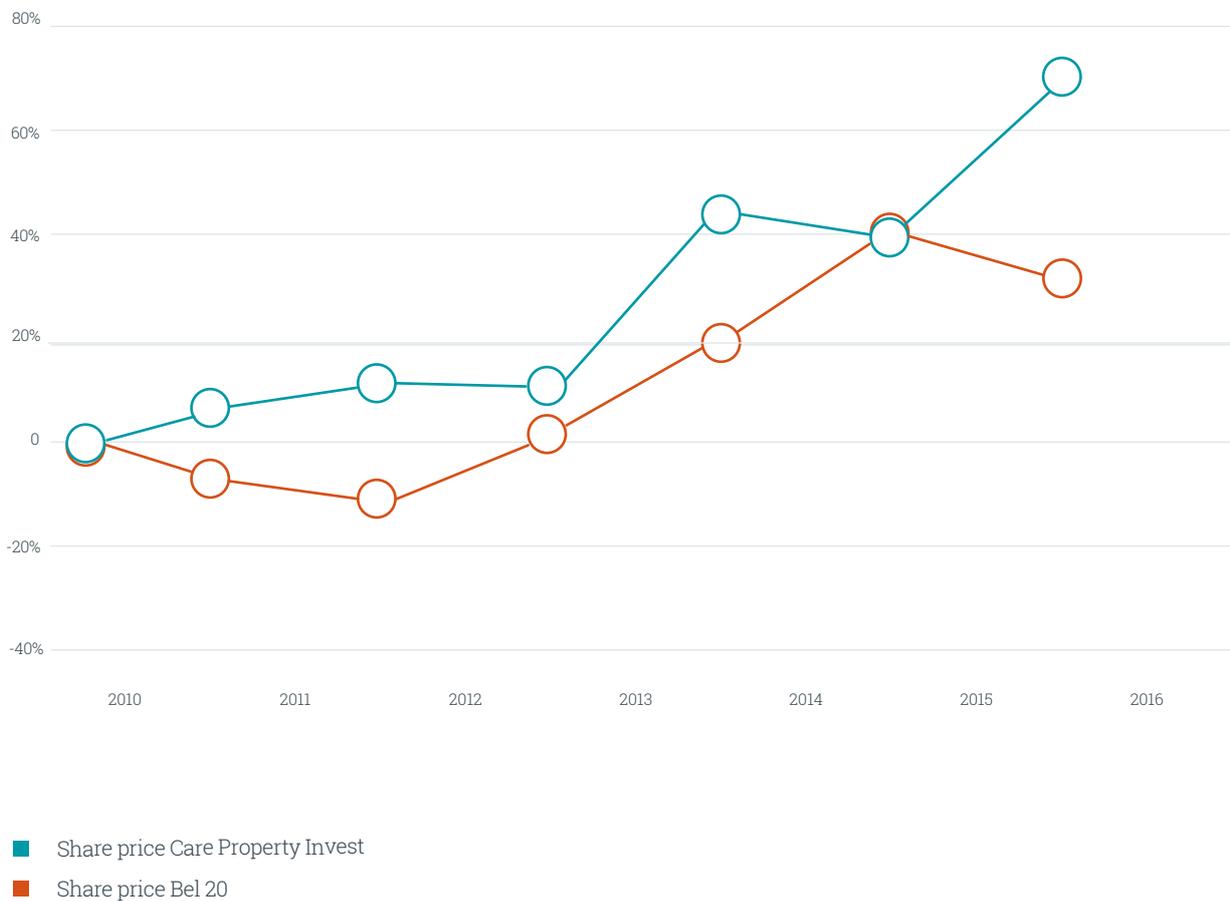
Value of shares	31 December 2016	31 December 2015
- Stock price on cut-off date	20.45	15.20
- Highest closing stock price of the financial year	20.94	16.92
- Lowest closing stock price of the financial year	15.29	13.41
- Average share price	18.10	14.89
- Market capitalisation	269,627,524	200,407,744
- Net value per share	8.24	7.62
- Premium compared to the net fair value	59.70%	49.87%
- Free float	98.86%	98.86%
- Average daily volume	7,456.01	5,282.77
- Turnover rate	14.50%	10.14%
Dividend per share	(*)	
Gross dividend per share	0,63	0,63
Net dividend per share	0,5355	0,5355
Gross dividend per share compared to the share price	3,08%	4,14%
Pay out ratio (on statutory level)	100%	97%
Pay out ratio (on consolidated level)	98,76%	95%

(*) Subject to the approval of the General Meeting of Shareholders on 17 May 2017

EVOLUTION OF THE SHARE PRICE COMPARED TO THE NET VALUE (OR INVENTORY VALUE) OF THE SHARE

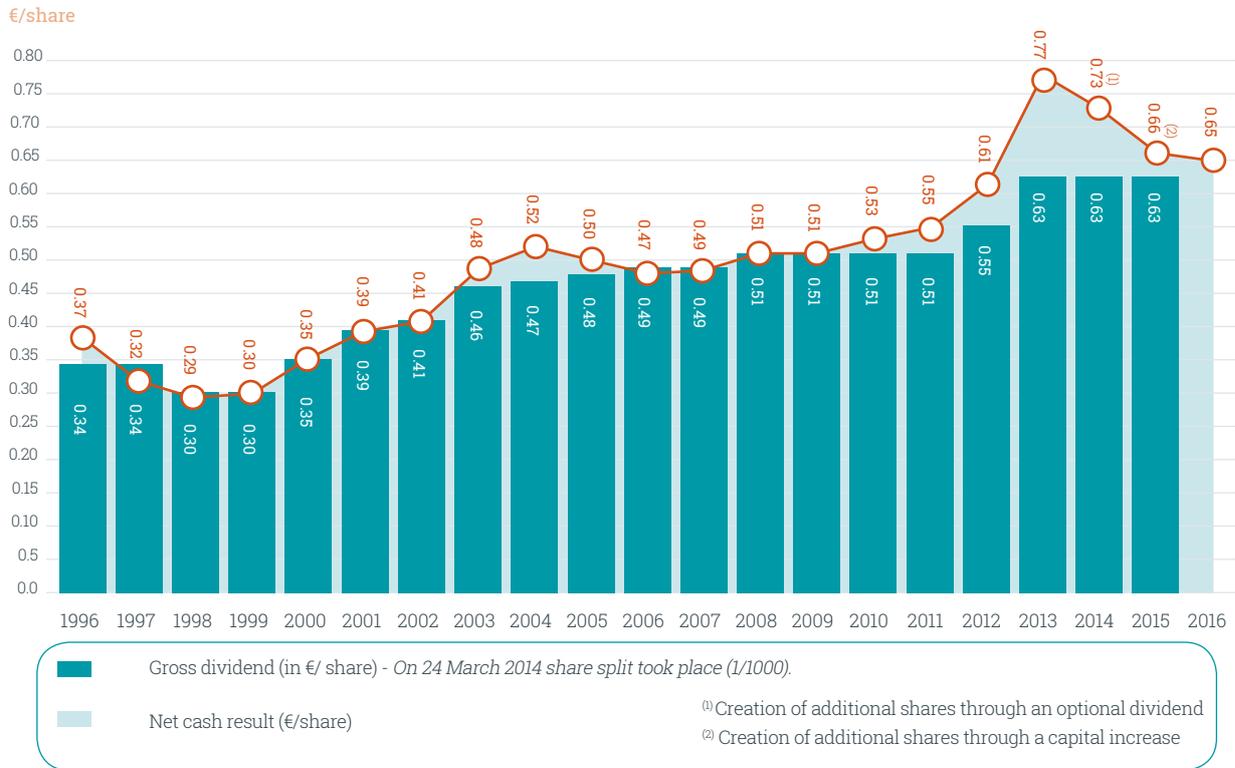


COMPARISON OF THE SHARE PRICE

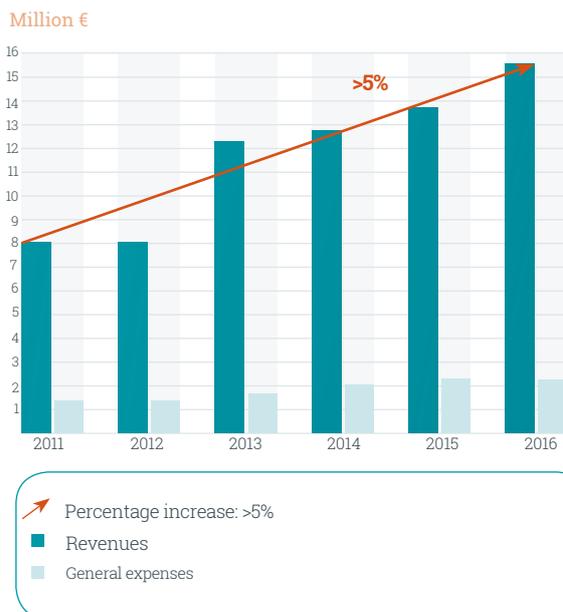


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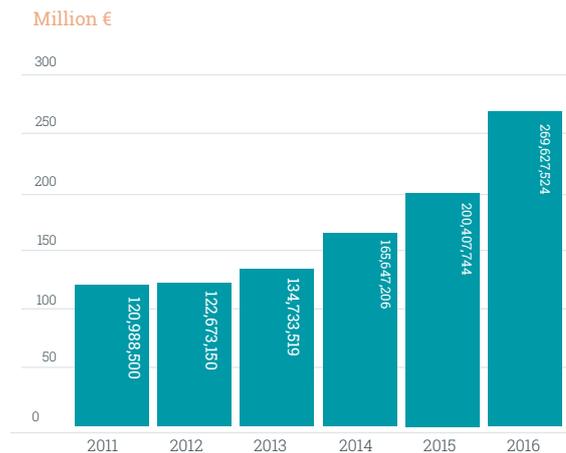
EVOLUTION OF THE GROSS DIVIDEND (IN €/SHARE) SINCE INITIAL PUBLIC OFFERING)



EVOLUTION OF THE CONSOLIDATED RENTAL INCOME COMPARED TO THE GENERAL EXPENSES (IN MILLION €)



EVOLUTION MARKET CAPITALISATION (IN MILLION €)



6. Synthesis of the consolidated balance sheet and income statement

6.1. Consolidated income statement

Financial year closed on 31 December		2015	2015
I.	Rental income (+)	15,629,497.09	13,731,516.84
	<i>rent</i>	2,520,186.74	620,321.69
	<i>rental discounts</i>	-1,235.00	-5,520.00
	<i>income from finance lease and other similar leases</i>	13,110,545.35	13,116,715.15
NET RENTAL RESULT		15,629,497.09	13,731,516.84
REAL ESTATE OPERATING RESULT		15,629,497.09	13,731,516.84
XIV.	General expenses of the Company (-)	-2,375,962.76	-2,403,404.92
XV.	Other operating income and charges (+/-)	61,780.72	80,936.67
	<i>Other operating charges relating to the projects</i>	-2,428,614.05	-89,937.74
	<i>Other operating income relating to the projects</i>	2,490,394.77	170,874.41
	<i>Other operating income and charges</i>	0.00	0.00
OPERATING RESULT BEFORE RESULT ON PORTFOLIO		13,315,315.05	11,409,048.59
XVIII.	Changes in the fair value of investment properties (+/-)	1,925,213.00	1,690,056.08
	<i>Negative changes fair value investment properties</i>	-31,167.03	-6,941.27
	<i>Positive changes fair value investment properties</i>	1,956,380.03	1,696,997.35
OPERATING RESULT		15,240,528.05	13,099,104.67
XX.	Financial income (+)	12,431.90	59,437.52
XXI.	Net interest charges (-)	-4,873,972.18	-3,808,146.20
XXII.	Other financial charges (-)	-3,912.91	-2,613.09
XXIII.	Changes in fair value of financial assets/liabilities (+/-)	-2,153,469.00	2,847,152.52
FINANCIAL RESULT		-7,018,922.19	-904,169.25
RESULT BEFORE TAXES		8,221,605.86	12,194,935.42
XXIV.	Corporate tax (-)	59,642.56	-54,396.27
XXV.	Exit tax (-)	-385,964.99	-126,709.06
TAXES		-326,322.43	-181,105.33
NET RESULT		7,895,283.43	12,013,830.09

6.2 Net result per share

Financial year closed on 31 December	2016	2015
NET RESULT	7,895,283.43	12,013,830.09
Net result per share, based on the weighted average number of outstanding shares	€ 0.5988	€ 1.0135
<i>gross yield compared to issue price on incorporation in 1996</i>	10.07%	17.04%
<i>gross yield compared to stock market price on closing date</i>	2.93%	6.67%

The weighted average shares outstanding represented 11,853,348.11 shares on 31 December 2015, compared to 13,184,720.00 on 31 December 2016, since all additional shares, issued following the capital increase in June 2015, are entitled to dividend for the full financial year 2016.

6.3. Adjusted net result on consolidated basis

Amounts shown in euros

Financial year closed on 31 December	2016	2015
NET RESULT	7,895,283.43	12,013,830.09
NON-CASH ELEMENTS INCLUDED IN THE NET RESULT	514,987.07	-4,172,421.96
<i>depreciation, impairments and reversals of impairments</i>	94,668.77	84,564.60
<i>changes in fair value of investment properties</i>	-1,925,213.00	-1,690,056.08
<i>changes in fair value of authorised hedging instruments</i>	2,153,469.00	-2,847,152.52
<i>taxes - transfer from deferred taxes</i>	-216,294.44	0.00
<i>projects' profit or loss margin attributed to the period</i>	1,361.64	13,696.59
<i>decrease in trade receivables (profit or loss margin attributed to previous periods)</i>	406,995.10	266,525.45
EPRA EARNINGS	8,410,270.50	7,841,408.13
EPRA Earnings per share based on the weighted average number of outstanding shares	€ 0.6379	€ 0.6615
<i>gross yield compared to issue price</i>	10.72%	11.12%
<i>gross yield compared to stock market price on closing date</i>	3.12%	4.35%

The weighted average shares outstanding represented 11,853,348.11 shares on 31 December 2015, compared to 13,184,720.00 on 31 December 2016, since all additional shares, issued following the capital augmentation in June 2015, are entitled to dividend for the full financial year 2016.

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Net Rental Income

Rental income as at 31 December 2016 was 13.83% higher than in the preceding year. The increase is attributable to the new acquisitions that the company made in the second half of 2015 and the Tilia project in Gullegem, which was made available to the Wevelgem PCSW from 1 June 2015.

On 23 December 2016, Care Property Invest repaid the amounts already charged for the increase in withholding tax from 15% to 27% to the PCSWs/vzw's long-term lease holders with which it works. The income from financial leasing and the like fell slightly, despite the fact that the ground rents rose as a result of indexation. This was due to the diminution in commission on delivered projects.

Operating result

The Company's operating result rose by 21.24% from year-end 2015. This increase was primarily recorded due to the increase in rental income. The general operating costs were slightly lower than in 2015, which, within rising rental income, leads to further dilution of these costs.

The real estate expert values the Company's real estate investments on its balance sheet on a quarterly basis in accordance with IAS 40. Due to the increase in the fair value of its real estate portfolio since it was acquired, on 31 December 2016 a positive result was already recorded as a variation of the fair value of property investments. The increase in the operating result is primarily attributable to this added value.

Financial result

The financial result was affected negatively due to the inclusion of the fair value of financial instruments entered into. As a result of the prevailing low (or negative) interest rates, a loss amounting to €2,153,469 had to be recorded in the Company's income statement on 31 December 2016, bringing the total negative impact to date to €21,463,004.

The Company paid a reinvestment fee of €711,708.38 as a result of the early repayment of the investment loans of B Turnhout nv.

This reinvestment fee is 21% lower than the contractual reinvestment fee and this discount was agreed in relation to the issue of a roll-over credit facility by KBC on favourable terms. As a result of the payment of this reinvestment fee, six loans from KBC, with the highest interest rate of all loans of Care Property Invest and its subsidiaries, were terminated. With the take-up of the new loan and the redemption of the six loans from KBC, the average interest rate payable by Care Property Invest fell from 4.17% to 4.01%. The payment of the reinvestment fee with a discount therefore also constituted a value-creating operation for the Company and its shareholders.

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Corporate tax

The Company's subsidiaries are subject to corporate tax. Consequently, the estimated taxes of those companies increase the total taxes in relation to 31 December 2015. The deferred taxation forms part of the calculation base for the exit tax and is subject to tax at a rate of 17%. Through the tax-free merger of Care Property Invest nv and Croonenburg nv, this exit tax is effectively due in the near future. In book-keeping terms, half of this is taken to the income statement as a 'transfer from deferred taxation' and the remainder is shown in the balance sheet in 'other reserves, tax-free reserves'.

EPRA earnings

The Company's EPRA Earnings amounted to €8,410,270.50 on a consolidated basis as at 31 December 2016, compared with €7,841,408.13 as at 31 December 2015. This represents an increase of 7.25%. This increase would have amounted to 16.33% and the EPRA earnings to €9,121,978.88 if Care Property Invest had not paid a reinvestment fee of €711,708.38 (see the discussion in "Financial result" above). However, the EPRA earnings per share fell from €0.6615 on 31 December 2015 to €0.6379 on 31 December 2016. This diminution is attributable to the capital increase of 22 June 2015. The weighted average of the number of outstanding shares as at 31 December 2015 was 11,853,348.11, compared with 13,184,720 shares as at 31 December 2016.

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6.4 Consolidated Balance sheet

Amounts shown in euros

Financial year closed on 31 December	2016	2015
ASSETS		
I. Non-current assets	258,292,942.67	221,298,315.40
C. Investment properties	85,040,501.00	49,960,748.55
D. Other tangible fixed assets	4,464,773.43	2,071,965.41
E. Financial fixed assets	3,770.00	6,270.00
F. Finance lease receivables	156,938,252.98	157,005,329.44
G. Trade receivables and other non-current assets	11,845,645.26	12,254,002.00
<i>concerning projects in progress</i>	0.00	0.00
<i>concerning delivered projects</i>	11,845,645.26	12,254,002.00
II. Current assets	4,722,317.34	8,979,912.44
D. Trade receivables	26,787.65	49,510.40
E. Tax receivables and other current assets	600,530.53	361,757.78
<i>corporate tax</i>	479,783.54	267,119.66
<i>other</i>	120,746.99	94,638.12
F. Cash and cash equivalents	3,657,308.89	8,547,845.86
G. Deferrals and accruals	437,690.27	20,798.40
TOTAL ASSETS	263,015,260.01	230,278,227.84
EQUITY AND LIABILITIES		
EQUITY	108,698,808.51	100,299,744.76
A. Capital	78,442,491.65	78,442,491.65
B. Share premium	20,592,745.89	20,592,745.89
C. Reserves	1,768,287.54	-3,281,714.37
D. Net result for the financial year	7,895,283.43	4,546,221.59
LIABILITIES	154,316,451.50	129,978,483.08
I. Non-current liabilities	125,069,420.29	124,103,757.25
B. Non-current financial liabilities	102,522,085.23	100,263,959.66
C. Other non-current financial liabilities	21,463,004.00	19,309,535.00
<i>authorised hedging instruments</i>	21,463,004.00	19,309,535.00
F. Deferred taxes	1,084,331.06	4,530,262.59
II. Current liabilities	29,247,031.21	5,874,725.83
B. Current financial liabilities	20,498,673.84	718,507.47
D. Trade payables and other current liabilities	8,160,383.22	4,389,028.40
a. Exit tax	4,483,638.69	0.00
b. Other	3,676,744.53	4,389,028.40
<i>suppliers</i>	3,478,645.56	3,995,195.63
<i>tenants</i>	50.00	1,700.00
<i>taxes, remuneration and social insurance charges</i>	198,048.97	392,132.77
E. Other current liabilities	120,012.11	345,630.52
F. Deferrals and accruals	467,962.04	421,559.44
<i>prepayments of property revenue</i>	45,555.38	72,609.52
<i>accrued and not due interests and other charges</i>	0.00	167,315.60
<i>accrued charges</i>	422,406.66	181,634.32
TOTAL EQUITY AND LIABILITIES	263,015,260.01	230,278,227.84
DEBT RATIO	49.92%	45.80%

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Investment properties

The Company's portfolio was further expanded in 2016 through the acquisition of 2 additional residential complexes for the elderly, for a sum of €32,640,699. The value of the property investments already in the portfolio on 31 December 2015 rose to €52,389,802. The real estate expert confirms the fair value of this real estate portfolio at a total amount of approximately €85 million. The fair value is equal to the investment value (or the "deed in hand" value including all purchase costs) from which the transfer taxes were deducted at the rate of 2.5%. Since these purchases took place at the end of December 2016, these new acquisitions have not yet contributed to the rental income.

Finance lease receivables

Includes all final superficies charges that must be paid back within the context of the superficies contracts for the 76 projects from the initial investment programme. This amount has changed since 31 December 2015, as two projects (Ham and Destelbergen-Heusden) were finally settled in June 2016. The actual value of the financial leasing as at 31 December 2016 was €245,299,306.59.

Trade receivables relating to the projects included in "finance lease receivables"

The difference between the nominal value of the final superficies charges (included in the section 'financial lease receivables') and the fair value at the time of posting that is calculated by discounting the future cash flows, is included in 'trade receivables' and subject to annual amortisation. Since the discount rate is determined at the time of delivery, the capitalised amount of these receivables does not change. The decrease is only due to the depreciation of the attributed profit or loss margin by deducting this from the ground rate revenue.

Equity

The Company's capital and equity were strengthened by the capital increase in June 2015, when €38 million was raised. An increase or fall in interest rates resulting in an increase or decrease in the fair value of the financial instruments also has an impact on equity, in the form of an increase or diminution in the reserves.

Following the approval of the RREC status by the Extraordinary General Meeting of 25 November 2014, with shareholders being given the opportunity to exercise their withdrawal rights, the Company bought back 17,030 shares at a market value of €16.05 per share. The total amount of €273,331.50 was recorded as a reserve with the Company's equity.

The Company awarded 2,000 shares to the CEO on 11 August 2015 as part of the payment of a bonus. The extraordinary general meeting of 18 November 2015 granted approval, within the meaning of Article 622 §2, 2° of the Companies Code, to sell the remaining 15,030 treasury shares within a period of two years on an arm's length basis, with the minimum price being the average share price during the last 30 days before the sale.

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These shares were sold on 15 September 2016 at a market price of €19.45, for a total gross amount of €292,333.50. The realised added value of €50,254.23 was shown in 'other elements of the global result'.

The deferred taxation forms part of the calculation base for the exit tax and is subject to tax at a rate of 17%. Through the tax-free merger of Care Property Invest nv and Croonenburg nv, this exit tax is effectively due in the near future. In book-keeping terms, half of this is taken to the income statement as a 'transfer from deferred taxation' and the remainder is shown in the balance sheet in 'other reserves, tax-free reserves'.

Debts and Liabilities

The financing of the subsidiary companies was once again included in the liabilities on a consolidated basis on 31 December 2016. The Company has a credit line of €15,300,000 at KBC Bank which has not been taken up. The credit line for a total amount of €35 million was contracted at a variable interest rate on favourable terms.

Amounts shown in euros

Financial year closed on 31 December	2016	2015
average remaining term of financial debts	13.61	14.60
nominal amount of short and long term debts	123,020,759.07	100,981,717.13
weighted average interest rate	4.01%	4.17%
nominal amount of financing hedged by a financial instrument	35,791,937.59	35,791,937.59
fair value of the hedging instruments	-21,463,004.00	-19,309,535.00
movement in financial debts	22,039,041.94	13,121,678.82

7. Net assets and net value per share on consolidated basis

Amounts shown in euros

Financial year closed on	2016	2015
total assets	263,015,260.01	230,278,227.84
liabilities	-154,316,451.52	-129,978,483.08
NET ASSETS	108,698,808.51	100,299,744.76
Net value per share	€ 8.24	€ 7.62
total assets	263,015,260.01	230,278,227.84
current or non-current liabilities (not including "authorised hedging instruments")	-132,853,447.52	-110,668,948.08
NET ASSETS, NOT INCLUDING "AUTHORISED HEDGING INSTRUMENTS"	130,161,812.51	119,609,279.76
Net value per share, not including "authorised hedging instruments"	€ 9.87	€ 9.08
total assets including the calculated fair value	339,530,668.36	282,908,373.93
current or non-current liabilities (not including "authorised hedging instruments")	-132,853,447.52	-110,668,948.08
NET ASSETS, NOT INCLUDING "AUTHORISED HEDGING INSTRUMENTS", INCLUDING THE "FAIR VALUE OF THE LEASE RECEIVABLES" - EPRA NAV	206,677,220.86	172,239,425.85
Net value per share not including "authorised hedging instruments" and including the "fair value of the lease receivables"	€ 15.68	€ 13.08

In accordance with the regulated real estate companies act ("RREC Law") the shares held by the Company(*) in its own capital are not included in the calculation of the net value per share. The weighted average shares outstanding represented 11,853,348.11 shares on 31 December 2015, compared to 13,184,720.00 on 31 December 2016, since all additional shares, issued following the capital increase in June 2015, are entitled to dividend for the full financial year 2016.

(*) As from 15 September 2016, the Company no longer holds any treasury shares.

8. EPRA Performance-indicators

8.1 EPRA key performance indicators: overview

Amounts shown in euros.

Financial year closed on 31 December	2016	2015
EPRA Earnings (in €/share)	0.62	0.57
EPRA NAV (in €/share)	15.76	13.42
EPRA NNNAV (in €/share)	13.13	10.86
EPRA Net Initial Yield (NIY) (in%)	4.54	4.96
EPRA Topped-up NIY (in%)	4.54	4.40
EPRA Vacancy Rate (in%) (*)	0.00	0.00
EPRA Cost Ratio (including direct vacancy costs) (in %)	14.81	16.95
EPRA Cost Ratio (excluding direct vacancy costs) (in %)	14.81	16.91

(*) Care Property Invest only encounters a vacancy risk with the project "Tilia" in Gullegem. With respect to the projects in the initial investment program, the risk lies with the counterparty. The Company receives the ground rent, whether or not a certain vacancy exists. For the new projects as well, the Company tries to shift this risk entirely or for a large part to the counterparty. The vacancy rate for the project "Tilia" is therefore negligible in the entire portfolio.

8.2. EPRA key performance indicators: detailed overview

The purpose of the indicators mentioned below are explained further down in this document.

Financial year closed on 31 December		2016	2015
EPRA Earnings			
Current result from strategic operational activities.	x 1,000	8,124	7,477
	€/aandeel	0.62	0.57
EPRA NAV			
Net Asset Value (NAV) adjusted to include the investment properties at their fair value and to exclude certain items not expected to crystallise in a long-term investment property business model.	x 1,000	207,762	176,770
	€/aandeel	15.76	13.42
EPRA NNNAV			
EPRA NAV adjusted to include the fair value of (i) financial instruments, (ii) debt and (iii) deferred taxes.	x 1,000	173,168	143,037
	€/aandeel	13.13	10.86
EPRA net initial yield (NIY)			
Annualised gross rental income based on the passing rents at the closing date, less property charges, divided by the market value of the portfolio, increased with estimated transaction costs resulting from the hypothetical disposal of investment properties.	%	4.54	4.96
EPRA "topped up" NIY			
This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods and other incentives.	%	4.54	4.40

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Financial year closed on 31 December		2016	2015
EPRA vacancy rate (*)			
Estimated Rental Value (ERV) of vacant space divided by the ERV of the total portfolio.	%	0.00	0.00
EPRA cost ratio (incl. costs of direct vacancy)			
Administrative/operational expenses per IFRS income statement, including the direct costs of vacant buildings, divided by the gross rental income, less ground rent costs.	%	14.81	16.95
EPRA cost ratio (excl. costs of direct vacancy)			
Administrative/operational expenses per IFRS income statement, less the direct costs of vacant buildings, divided by the gross rental income, less ground rent costs.	%	14.81	16.91

(*) Care Property Invest only runs a vacancy risk with the project "Tilia" in Gullegem. With respect to the projects in the initial investment program, the risk lies with the counterparty. The Company receives the ground rent, whether or not a certain vacancy exists. For the new projects as well, the Company tries to shift this risk entirely or for a large part to the counterparty. The vacancy rate for the project "Tilia" is therefore negligible in the entire portfolio.

8.2.1 EPRA EARNINGS

(x € 1.000)

Financial year closed on 31 December	2016	2015
IFRS Earnings as mentioned in the income statement	7.895	12.014
Adjustments to calculate EPRA Earnings:	228	-4,537
(i) Changes in fair value of investment properties and assets held for sale	-1,925	-1,690
(ii) Profits or losses on disposal of investment properties.	0	0
(iii) Profits or losses on sales of assets held for sale.	0	0
(iv) Tax on profits or losses on disposals.	0	0
(v) Negative goodwill / goodwill impairment.	0	0
(vi) Changes in fair value of financial assets and liabilities (IAS 39) and associated close-out costs.	2,153	-2,847
(vii) Acquisition costs and interests on share deals and joint ventures (IFRS 3).	0	0
(viii) Deferred taxes in respect of EPRA adjustments.	0	0
(ix) EPRA adjustments (i) to (viii) in respect of joint-ventures.	0	0
(x) Minority interests in respect of EPRA adjustments.	0	0
EPRA Earnings	8,124	7,477
Number of shares	13,184,720	13,169,690
EPRA Earnings per share (in €)	0.62	0.57

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8.2.2 EPRA NET ASSET VALUE (NAV)

(x € 1,000)

Financial year closed on 31 December	2016	2015
NAV per the financial statements	108,699	100,300
NAV per the financial statements (in €/share)	8.24	7.62
Effect of exercise of options, convertibles and other equity interests.	0	0
Diluted NAV, after the exercise of options, convertibles and other equity interests.	108,699	100,300
To be included:		
(i) Re-evaluation to fair value of investment properties.	0	0
(ii) Re-evaluation to fair value of finance lease receivables (*)	76,515	52,630
(iii) Re-evaluation to fair value of assets held for sale.	0	0
To be excluded:		
(iv) Fair value of financial instruments.	21,463	19,310
(v.a) Deferred tax.	1,084	4,530
(v.b) Part of goodwill as a result of deferred tax.	0	0
To be included/ To be excluded:		
Adjustments (i) with respect to (v) respect of joint ventures.	0	0
EPRA NAV	207,762	176,770
Number of shares	13,184,720	13,169,690
EPRA NAV per share (in €)	15.76	13.42

(*) The fair value of finance lease receivables was calculated by discounting future cash flows, including the investment costs shown under the heading "finance lease receivables", at an IRS rate prevailing on 31 December of the relevant year, depending on the remaining term of the building rights period plus a margin.

8.2.3 EPRA TRIPLE NET ASSET VALUE (NNNAV)

(x € 1,000)

Financial year closed on 31 December	2016	2015
EPRA NAV	207,762	176,770
To be included:		
(i) Fair value of financial instruments	-21,463	-19,310
(ii) Fair value of debt	-12,046	-9,893
(iii) Deferred tax	-1,084	-4,530
EPRA NNNAV	173,168	143,037
Number of shares	13,184,720	13,169,690
EPRA NNNAV per share (in €)	13.13	10.86

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8.2.4 EPRA NET INITIAL YIELD (NIY)

(x € 1.000)

Financial year closed on 31 December	2016	2015
Investment properties in fair value.	85,041	49,961
Finance lease receivables in fair value. (*)	245,299	221,889
Assets held for sale (+)	0	0
Development projects. (-)	0	0
Investments properties in exploitation in fair value	330,340	271,850
Allowance for estimated purchasers' costs (+).	61	83
Investment value of investment properties in exploitation	330,401	271,933
Annualised gross rental income (+)	14,997	13,500
Property charges. (-)	0	0
Annualised net rental income	14,997	13,500
Notional rent expiration of rent free period or other lease incentives (-)	0	-1,525
Topped-up and annualised net rental income	14,997	11,975
EPRA NIY (in %)	4.54	4.96
EPRA TOPPED-UP NIY (in %)	4.54	4.40

(*) The fair value of finance lease receivables was calculated by discounting future cash flows, including the investment costs shown under the heading "finance lease receivables", at an IRS rate prevailing on 31 December of the relevant year, depending on the remaining term of the building rights period plus a margin.

8.2.5 INVESTMENT PROPERTIES - RENTAL INFORMATION

(x € 1.000)

Financial year closed on	31 December 2016						
	Gross rental income (1)	Net rental income (2)	Lettable space (in m ²)	Contractual rents (3)	Estimated rental value (ERV) on empty spaces	Estimated rental value (ERV)	Vacancy rate (in %) (4)
Investment properties available for lease	2,519	2,519	38	4,186	0	4,481	0.00%
Finance leases	13,111	13,111	-	-	-	-	-
Reconciliation with the consolidated IFRS-balance sheet							
Development projects	0	0					
Total investment properties	15,630	15,630					
Financial year closed on	31 December 2015						
Investment properties available for lease	615	615	24	2,566	0	2,790	0.00%
Finance leases	13,117	13,117	-	-	-	-	-
Reconciliation with the consolidated IFRS-balance sheet							
Development projects	0	0					
Total investment properties	13,732	13,732					

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(1) The total "gross rental income" for the period determined in the EPRA Best Practices, reconciled with the consolidated IFRS income statement, corresponds to the "net rental income" in the consolidated IFRS accounts.-

(2) The total "net rental income" for the period determined in the EPRA Best Practices, reconciled with the consolidated IFRS income statement, corresponds to the "property operating income" in the consolidated IFRS accounts.

(3) Current lease at the date of closing, plus future lease contracts as the date of 31 December 2016 or 31 December 2015.

(4) Care Property Invest only runs a vacancy risk with the project "Tilia" in Gullegem. With respect to the projects in the initial investment program, the risk lies with the counterparty. The Company receives the ground rent, whether or not a certain vacancy exists. For the new projects as well, the Company tries to shift this risk entirely or for a large part to the counterparty. The vacancy rate for the project "Tilia" is therefore negligible in the entire portfolio.

8.2.6 INVESTMENT PROPERTIES - LIKE-FOR-LIKE NET RENTAL INCOME

(x € 1.000)

Financial year closed on	31 December 2016						
	Gross rental income	Gross rental income on a like-for-like compared to 2015	Acquisitions	Sales	Other	Regularisation of rental income related to past periods	Gross rental income at current perimeter
Investment properties available for lease	615	27502	17	0	0	0	27519
Finance leases	137117	137111	0	0	0	0	137111
Reconciliation with the consolidated IFRS-balance sheet							
Development projects					0	0	
Total Investment properties	13.732	15.613	17	0	0	0	15.630

8.2.7 INVESTMENT PROPERTIES- VALUATION DATA

(x € 1.000)

Financial year closed on	31 December 2015			
	Fair value	Changes in fair value	EPRA NIY (in%)	Value variance (in %)
Investment properties available for lease	85,041	2,566	1.17	3.02
Finance leases	(*) 245,299	23	3.37	0.01
Reconciliation with the consolidated IFRS- balance sheet				
Development projects	0	0		
Total investment properties	330,340	2,589		
Financial year closed on	31 december 2015			
Investment properties available for lease	49,961	1,690	0.91	3.38
Finance leases	221,889	4,701	4.05	2.12
Reconciliation with the consolidated IFRS- balance sheet				
Development projects	0	0		
Total investment properties	271,850	6,391		

(*) The fair value of finance lease receivables was calculated by discounting future cash flows including the investment costs shown under the heading "finance lease receivables" at an IRS rate prevailing on 31 December of the relevant year depending on the remaining term of the building rights period plus a margin.

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8.2.8 INVESTMENT PROPERTIES - LEASE DATA

(x € 1.000)

Financial year closed on		31 December 2016				
		<i>Current rent of leases expiring.</i>				
	Average remaining maturity ¹ (in years)	Ending between 0-10 years	Ending between 10-15 years	Ending between 15-20 years	Ending > 20 years	
Investment properties available for lease	17.13	0	121	17	2,381	
Finance leases	22.87	339	5,671	3,219	4,288	
Reconciliation with the consolidated IFRS-balance sheet						
Development projects	0	0	0	0	0	
Total Investment properties	17.54	339	5,792	3,236	6,669	
Financial year closed on		31 December 2015				
		<i>Current rent of leases expiring.</i>				
	Average remaining maturity ¹ (in years)	Ending between 0-10 years	Ending between 10-15 years	Ending between 15-20 years	Ending > 20 years	
Investment properties available for lease	18.13	0	44	0	571	
Finance leases	23.7	0	5,207	2,941	5,235	
Reconciliation with the consolidated IFRS-balance sheet						
Development projects	0	0	0	0	0	
Total investment properties	18.41	0	5,251	2,941	5,806	

8.2.9 INVESTMENT PROPERTIES - PROPERTIES BEING CONSTRUCTED OR DEVELOPED

(x € 1.000.000)

Financial year closed on		31 December 2016						
	Cost to date	Costs to completion	Future interest to be capitalised	Forecast total cost	Forecast completion date	Number of living units	ERV on completion (x € 1.000)	
"Herfstvrede" (Moerbeke)	2.40	1.20	0.00	3.60	02/2017	22	191	
"Huis Driane" (Herenthout)	0.06	3.10	0.00	3.10	Spring 2018	22	146	
Total	2.46	4.30	0.00	6.70		44	336	
Financial year closed on		31 December 2015						
"Herfstvrede" (Moerbeke)	0.06	3.60	0.00	3.60	mid 2017	22	191	
"Huis Driane" (Herenthout)	0.00	3.10	0.00	3.10	Spring 2018	20	146	
Total	0.06	6.70	0.00	6.70		42	336	

8.2.10 EPRA COST RATIOS

(x € 1.000)

Financial year closed on	31 December 2016	31 December 2015
Administrative/operating expense line per IFRS statement	-2,315	-2,328
Rental-related charges	0	0
Recovery of property charges	0	0
Rental charges and taxes normally paid by tenants on let properties	0	0
Technical costs	0	0
Commercial costs	0	0
Charges and taxes on unlet properties	-1	-6
Property management costs	0	0
Other property charges	0	0
Overheads	-2,376	-2,403
Other operating income and charges	62	81
EPRA Costs (including direct vacancy costs) (A)	-2,315	-2,328
Charges and taxes on unlet properties	1	6
EPRA Costs (excluding direct vacancy costs) (B)	-2,314	-2,322
Gross Rental Income (C)	15,629	13,732
EPRA Cost Ratio (including direct vacancy costs) (A/C)	14.81	16.95
EPRA Cost Ratio (excluding direct vacancy costs) (B/C)	14.81	16.91

(* General and capitalized operating costs (share of joint ventures included))

Care Property Invest capitalizes overhead costs and operating expenses that are directly related to the development projects (legal expenses, project management, ...).

8.2.11 EPRA DEFINITION / OBJECTIVE

EPRA Key Performance Indicatoren	Definition	Objective
EPRA Earnings	Current result from strategic operational activities	A key measure of a company's underlying operating results and an indication of the extent to which current dividend payments are supported by earnings.
EPRA NAV	Net Asset Value (NAV) adjusted to include the investment properties at their fair value and to exclude certain items not expected to crystallise in a long-term investment property business model.	Net Asset Value (NAV) adjusted to include the investment properties at their fair value and to exclude certain items not expected to crystallise in a long-term investment property business model.
EPRA NNNAV	EPRA NAV adjusted to include the fair value of (i) financial instruments, (ii) debt and (iii) deferred taxes.	Makes adjustments to EPRA NAV to provide stakeholders with the most relevant information on the current fair value of all the assets and liabilities within a real estate company.
EPRA Net Initial Yield (NIY)	Annualised gross rental income based on the passing rents at the closing date, less property charges, divided by the market value of the portfolio, increased with estimated transaction costs resulting from the hypothetical disposal of investment properties.	A comparable measure for portfolio valuations. This measure should make it easier for investors to judge themselves, how the valuation of portfolio X compares with portfolio Y.
EPRA 'topped-up' NIY	This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods and other incentives.	This measure should make it easier for investors to judge themselves, how the valuation of portfolio X compares with portfolio Y.
EPRA Vacancy Rate	Estimated Rental Value (ERV) of vacant space divided by the ERV of the total portfolio.	A "pure" (%) measure of investment property space that is vacant, based on ERV.
EPRA Cost Ratios (including costs of direct vacancy)	Administrative/operational expenses per IFRS income statement, including the direct costs of vacant buildings, divided by the gross rental income, less ground rent costs.	A key measure to enable meaningful measurement of the changes in a company's operating costs.
EPRA Cost Ratios (excluding costs of direct vacancy)	Administrative/operational expenses per IFRS income statement, less the direct costs of vacant buildings, divided by the gross rental income, less ground rent costs.	A key measure to enable meaningful measurement of the changes in a company's operating costs.

9. Appropriation of the result

A proposal will be submitted to the Company's General Meeting to pay a dividend of €8,306,373.60 for the 2016 financial year. The pay-out ratio will then amount to 100% at the level of the Articles of Association and 98.76% at the consolidated level.

The amount calculated in accordance with Article 13 of the RREC Royal Decree is €6,631,444.53 for the 2016 financial year, which is the minimum amount which should be paid out as reimbursement of the capital in the event of a positive net result for the year.

The following profit appropriation will be proposed to the general meeting of shareholders on 17 May 2017:

number of shares with rights to dividends	13,184,720
proposed dividends	€8,306,373.60
gross dividend per share	€0.63
gross yield in relation to market capitalisation as at 31 December 2016	3.08%
net dividend per share	€0.5355
net yield in relation to market capitalisation as at 31 December 2016	2.62%

On approval of this profit appropriation, a gross dividend of €0.63 per share will be paid, equating to a gross yield of 3.08% in relation to the market capitalisation as at 31 December 2016. This dividend is subject to withholding tax of 15%, resulting in a net dividend of €0.5355. The dividend is payable from 26 May 2017.

10. Outlook: profit, dividend and debt ratio

As Care Property Invest does not exceed the debt ratio of 50% (49.92% as at 31 December 2016), it is not required to draw up a financial plan in accordance with Article 24 of the RREC Royal Decree.

Hypotheses

On the basis of the balance sheet and income statement for the financial year 2016 a prognosis was made of the outlook for the coming financial years.

The following hypotheses were taken as the starting point:

- rental income will increase as a result of annual indexation;
- a slight increase in the operating expenses of the Company;
- further fluctuations in the fair value of the financial instruments were not taken into account, since these are difficult to predict and, moreover, do not affect the result to be paid out;
- new projects will be provisionally financed with the Company's own resources and additional new credit lines or income from the issue of bonds.

Conclusion on outlook for the debt ratio

Based on the above assumptions, even with the realisation of the upcoming investments amounting to €50 million, the maximum debt ratio of 65% will not be exceeded on a consolidated basis in 2016. As at 31 December 2016, the debt ratio, calculated in accordance with Article 13 of the RREC Royal Decree, was 49.92%. The Board of Directors evaluates its liquidity requirements in good time and, to avoid reaching the maximum debt ratio, considers a capital increase as well as contributions in kind to belong to the possibilities.

Conclusion on outlook for dividends and distributable results

Care Property Invest will propose a gross dividend for the 2016 financial year of €0.63 per share to the general meeting of shareholders on 17 May 2017.

Barring unforeseen circumstances, the Board of Directors proposes a significantly increased dividend payment for the 2017 financial year. Considering the uncertainty of the current economic situation and the impact this has on the results of Care Property Invest, if there is a negative result the Company will not be obliged to pay out any remuneration on the capital. On the basis of the current existing agreements that will generate income for an average of 17.54 years, the Company expects to be able to pay a stable dividend. Moreover, the new acquisitions will generate additional revenue from the financial year 2017. The solvency of the Company is supported by the stable value of its real estate projects.

11. Main risks

The Board of Directors is of the opinion that the main risk factors and uncertainties as described on page 8-18 in the annual financial report 2015, remain valid for the financial year 2016. Naturally, these risk factors will be discussed in detail in the annual financial report that will be published on 30 March 2016.

12. Financial calendar

Annual Financial Report 2016	30 March 2017
Interim statement 1st quarter 2017	11 May 2017
Ordinary General Meeting	17 May 2017
Dividend: listing ex-coupon	24 May 2017
Payment of dividends	Starting from 26 May 2017
Half-yearly financial report	7 September 2017
Interim statement 3rd quarter 2017	15 November 2017
These dates may be subject to changes	

The Statutory Auditor has confirmed that his audit procedures, which have been substantially completed, have not produced any significant correction that should be implemented in the accounting information included in this press release.

Care building in complete confidence.

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.

Care Property Invest's share celebrated its 20th birthday 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.

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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