

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION
25 November 2019
After trading hours –
Under embargo until 17u45
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”)

NL – ACQUISITION OF A CARE RESIDENCE IN ZELHEM

Schoten, Belgium – 25 November 2019

Following the press release of 3 September 2019, Care Property Invest announces the acquisition of the care residence 'De Gouden Leeuw', located in Zelhem in the province of Gelderland.

The Company acquires the real estate of this project through her Dutch subsidiary Care Property Invest.NL 6 B.V. The residential care facility 'De Gouden Leeuw' Zelhem offers the possibility of permanent residence in 33 residential care apartments and also has 7 rooms for rehabilitation stays.

The project is situated in the centre of Zelhem, a municipality of Bronckhorst. The former town hall was redeveloped into a recovery facility. Subsequently, a development was realized in which the remaining care apartments are housed.

The operation of the project is carried out by Woonzorgvoorziening de Gouden Leeuw Zelhem B.V., part of 'De Gouden Leeuw Groep', on the basis of a new long-term leasehold agreement of the 'triple net' type with a minimum duration of 25 years (renewable).

The conventional value of this project amounts to approximately €10.1 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'This is the ninth residential care project that we effectively acquire in The Netherlands. In addition, this is our second cooperation in a short period of time with De Gouden Leeuw Groep, a Dutch family company that offers a range of professional services in the field of housing, care and wellbeing. The total number of projects in our real estate portfolio amounts now to 109.'



The operational management

The operation of the project is carried out by Woonzorgvoorziening de Gouden Leeuw Zelhem B.V. This company is part of 'De Gouden Leeuw Groep', a family company that has been active in the private care sector since 2000 and now operates two care locations in the east of the Netherlands.

'De Gouden Leeuw Groep' offers tailor-made care, adapted to the personal wishes and situation of its clients. This personal care demand can range from domestic care services in one's own living environment, daytime activities, temporary stays in a care hotel all the way up to living, including care, in one of the accommodations of 'De Gouden Leeuw Groep'. It offers professional services in the field of housing, care and wellbeing to people of all ages in the areas of domestic care services, residential care services, nursing home care services, out-of-hospital care and terminal care.

The property will be made available by means of a new long-term leasehold agreement of the 'triple net' type, which can be indexed annually with a minimum duration of 25 years (renewable).

The property

The care residence is located in the former town hall of Zelhem, a municipality of Bronckhorst. The former municipality of Zelhem has three residential areas: Zelhem, Halle and Velswijk, as well as a number of hamlets and a beautiful nature-rich, extensive rural area.

The former town hall dates from approximately 1867 and is part of the care complex. The care complex underwent a complete (re)development in 2007. The building consists of 3 floors above ground and has 33 spacious residential care apartments as well as 7 rooms for rehabilitation stays.

'De Gouden Leeuw' Zelhem is equipped to welcome both people with a light and a heavy care need.

The transaction

Care Property Invest acquires the real estate of this care residence through her Dutch subsidiary, Care Property Invest.NL 6 B.V.

This property has a conventional value of approximately €10.1 million. This value is largely based on and in line with the valuation of the real estate expert. The entire amount is financed with loan capital.

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Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with health care infrastructure in Belgium, The Netherlands, as well as elsewhere in the European Economic Area.

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Caution regarding forecasts

This press release contains forecasts involving risks and uncertainties, amongst others statements regarding plans, objectives, expectations and intentions of Care Property Invest. Readers are cautioned that such forecasts involve known and unknown risks and are subject to significant business, economic and competitive uncertainties which are mostly beyond Care Property Invest's control. If one or more of these risks or uncertainties materialise or should, if applied, basic assumptions prove incorrect, the final results may significantly deviate from the anticipated, expected, estimated or projected results. Consequently, Care Property Invest cannot assume any responsibility for the accuracy of these forecasts.

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About Care Property Invest

Care Property Invest NV is a Public Regulated Real Estate Company (**Public SIR/GVV**) under Belgian law. Based on a solid organisation, Care Property Invest helps healthcare entrepreneurs to undertake property projects by offering real estate tailored to the end user that is both qualitative and socially responsible. For its shareholders, Care Property Invest strives for a stable long-term rate of return.

This year, Care Property Invest's share celebrated its 23rd 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 is a constituent of the **Belgium Bel Mid Index** and the Company has become a member of **EPRA**.

In September 2019, the Company received its third **EPRA BPR Gold Award**.
As from 1 November 2019, the share is a constituent of the **Euronext Next 150 Index**.