

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

19 December 2019

After trading hours – Under embargo until 17h45

Inside information

CARE PROPERTY INVEST

Public limited liability company (société anonyme/naamloze vennootschap),
Public Regulated Real Estate Company (Société Immobilière Réglementée (SIR) /
Gereguleerde Vastgoedvennootschap (GVV)) under Belgian Law
Registered Office: 3 Horstebaan, 2900 Schoten
Companies Registration No. 0456.378.070 (LPR Antwerp)
(the "Company")

**NL – ACQUISITION OF A CARE RESIDENCE UNDER
DEVELOPMENT IN ZUTPHEN**

Schoten, Belgium – 19 December 2019

Care Property Invest announces the acquisition of the care residence under development 'De Gouden Leeuw', located in Zutphen in the province of Gelderland.

The real estate of this project was acquired through its Dutch subsidiary, Care Property Invest.NL 4 B.V. Woonzorgvoorziening 'De Gouden Leeuw' Zutphen will offer the possibility of permanent residence in 29 spacious residential care apartments and 7 residential care studios for rehabilitation stays.

'De Gouden Leeuw' Zutphen is located near the centre of Zutphen and will be integrated in the high-end new-build project 'Veste' that is being developed by Koopmans Bouwgroep. The residential care apartments and studios will occupy 1 of a total of 3 residential buildings. Construction of the project started in April 2019 and provisional delivery is expected to take place on 1 June 2021. The provisional delivery of the associated garage with 22 parking spaces is expected to take place on 1 December 2021.

After the provisional delivery, the operation will be carried out by Woonzorgvoorziening De Gouden Leeuw Zutphen 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 leasehold agreement will be effective as from the moment of the provisional delivery of the residential care complex.

The property will have an estimated total investment cost of approximately €11.65 million, which will be fully financed with loan capital.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'With the acquisition of De Gouden Leeuw Zutphen, we are entering into a partnership with De Gouden Leeuw Groep for the third time in a short space of time. This is a Dutch family company that offers a range of professional services in the field of housing, care and wellbeing. The total number of effectively acquired projects in our real estate portfolio amounts to 110.'

Care building
in complete confidence.



The operational management

The operation of the project will be 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 2 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.

After the provisional delivery, 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

'De Gouden Leeuw' Zutphen is located near the Coehoornsingel district, next to a historic fortress moat and the majestic buildings that characterise the district. The city centre of Zutphen, with its numerous restaurants, supermarkets, shops and banks, lies within walking distance.

The care residence will be one of the three buildings located within the high-end residential project 'De Veste'. 'De Gouden Leeuw' Zutphen will consist of 6 floors (including ground floor) and the architecture is in perfect harmony with the other 2 buildings on the site. The building will contain 29 relatively spacious high-end residential care apartments, 7 health care studios for rehabilitation stays, a restaurant with its own kitchen and a communal activity room and living room. 'De Gouden Leeuw' Zutphen is equipped to welcome both people with a light and a heavy care need. The other two buildings will house spacious luxury apartments.

The project can be reached by car via the N348 (Deventer - Zutphen), the N346 (Zutphen - Hengelo) and the N345 (Apeldoorn/Zutphen). The bus stop (line 81) is 500 metres from the site and the nearest train station is 1.4 km away.

The transaction

Care Property Invest acquired the real estate of this new development project through its Dutch subsidiary, Care Property Invest.NL 4 B.V.

The property will have an estimated total investment cost of approximately €11.65 million, which will be fully 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**.