

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

19 December 2018

After trading hours – Under embargo until 17h45

Inside information

CARE PROPERTY INVEST

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

ACQUISITION OF A RESIDENTIAL CARE CENTRE IN JETTE

Schoten, Belgium – 19 December 2018

Care Property Invest announces the acquisition of the residential care centre ‘Wiaart 126’, located in the centre of Jette. Therefore it has acquired 100% of the shares in B.E.R.L. INTERNATIONAL nv, the company that owns the real estate of this residential care centre. The project has a total capacity of 132 residential places, including a short stay centre with 10 beds. The project is operated by Wiaart 126 bvba, an entity fully controlled by Orelia Group, on the basis of a long-term leasehold agreement of the ‘triple net’ type.

The conventional value of this project amounts to approximately €19.6 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

‘The acquisition of Wiaart 126 marks the start of a new collaboration with health care operator Orelia, that has built up over 35 years of experience in senior care. Moreover, with this new acquisition we will strengthen our presence in the Brussels-Capital Region.’



The operational management

The residential care centre is operated by Wiart 126 bvba, an entity fully controlled by Orelia Group. Orelia specialises in senior health care and has over 35 years of experience in both the development and operation of residential care centres and assisted living apartments.

The property is made available through a long-term leasehold agreement of the 'triple net' type, which will be indexed annually.

The property

The residential care centre is located in Jette, near the Basilica of Koekelberg. Jette is close to the municipalities of Laken and Ganshoren and can boast the title 'Green lung of the north-west of the capital' with, among others, the Poelbos nature reserve and the Koning Boudewijn Parc located on its territory.

The project is located in a lively residential area, to which the wide range of cafés, restaurants and shops in the area contributes. 'Wiart 126' can be reached by car via the E19, the E40, the N290 and the R20. Moreover, there is a tram, metro and bus stop within walking distance of the building, also making it easily accessible by public transport.

The project consists of 8 floors, 1 of which is underground, and has 132 residential places, including a short stay centre with 10 beds. These residential places are spread over a total of 104 rooms, divided into 76 single and 28 double rooms. They are designed to ensure optimal light incidence over the entire width of the room and offer a unique view of the city and its surroundings.

On the ground floor, the residents and their guests can enjoy a nice drink and / or a delicious meal in bar 'Henri' and restaurant 'Henriette'. The project even has its own wellness area where residents can fully relax.

In addition, the residential care centre has a separate department for residents with severe care needs with permanent supervision by an autonomous team. They can use their own restaurant with enclosed sun terrace.

The transaction

Care Property Invest acquired 100% of the shares in B.E.R.L. INTERNATIONAL nv, the company owning the real estate of the residential care centre.

This property has a conventional value of approximately €19.6 million. This value is largely based on and is in line with the valuation of the real estate expert. Existing loans were taken over and the remainder of this amount was 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 the Flemish, Walloon and Brussels-Capital Regions, 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 22nd 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 2018, the Company received its second **EPRA BPR Gold Award**.



Care building
in complete confidence.