

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

30 December 2020

Before trading hours – Under embargo until 08h00

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 RESIDENTIAL CARE CENTRE TO BE DEVELOPED IN AMSTELVEEN

Schoten, Belgium – 30 December 2020

Care Property Invest announces the acquisition of the development project 'Huize Elsrijk', a luxurious care residence for elderly people with intensive care needs. The project is located in the heart of Amstelveen and will have 15 care apartments at its disposal after its delivery.

Today the Company proceeded with the acquisition of the buildings and land of the project 'Huize Elsrijk' by means of the acquisition of 100% of the shares in Amsterdamse Keizer B.V., the real estate company in which the entire project is incorporated. Simultaneously, the Company also entered into a separate turnkey agreement with the developer, De Amsterdamse Keizer Ontwikkelmaatschappij B.V., for the construction of this care residence. The provisional completion is expected mid 2022.

The operation of 'Huize Elsrijk' will be carried out by Com4care B.V. as of the provisional delivery on the basis of a new long-term rental agreement of the 'triple net' type with a minimum duration of 20.5 years (renewable).

The total investment value for this project is estimated to be approximately €6.2 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'Care Property Invest further expands its Dutch residential care portfolio with its 18th residential care project. This is a splendid urban development aimed at elderly people with a high need for care. We are delighted to enter into cooperation with operator Com4care B.V. for the first time. Including this project, the total number of residential care projects in our portfolio amounts to 129.'



About Com4care

Com4care already runs residential care facilities in Haarlem and Amsterdam and wishes to further expand its activities in the coming years by means of similar initiatives as Huize Elsrijk.

The property

	<h3>Amstelveen - 'Huize Elsrijk'</h3>	
<ul style="list-style-type: none"> • ADDRESS: 		<p>Keizer Karelweg 489-491, 1181 RH Amstelveen, The Netherlands</p>
<ul style="list-style-type: none"> • CAPACITY: 		<p>Care residence with 15 residential units (15 care apartments)</p>
<ul style="list-style-type: none"> • OPERATOR: 		<p>Com4care B.V.</p>
<ul style="list-style-type: none"> • LOCATION: 	<p>In the northern part of Amstelveen, in the immediate vicinity of the 'Amsterdamse Bos' (Amsterdam Forest) and the monumental 'Heemparken' (Heemparks). The building is situated in a classic pre-war neighbourhood and also on a spacious avenue that connects the Amsterdam Olympic Stadium and the Amstelveen City Centre. A few neighbourhood shops and a few small restaurants and bars are close by. The project is easily accessible by car via the A9 and A10 motorways, as well as by public transport thanks to a bus stop (connections to Amstelveen centre, Amsterdam and Schiphol Airport) located just across the residence.</p>	
<ul style="list-style-type: none"> • DESCRIPTION PROPERTY AND FACILITIES: 	<p>The building will have a total capacity of 15 residential units, all care apartments, which will ooze a sense of warmth and homeliness. Residents will be able to seek peace and quiet in a private city garden adjacent to the residence.</p>	
<ul style="list-style-type: none"> • YEAR OF CONSTRUCTION / RENOVATION: 	<p>Provisional delivery is expected mid 2022.</p>	
<ul style="list-style-type: none"> • CONTRACT TYPE: 	<p>New long-term leasehold agreement of the 'triple net' type with a minimum duration of 20.5 years (renewable and annually indexable).</p>	
<ul style="list-style-type: none"> • INVESTMENT VALUE: 	<p>€6.2 million.</p>	
<ul style="list-style-type: none"> • TRANSACTION: 	<p>Share deal: Care Property Invest acquired 100% of the shares in Amsterdamse Keizer B.V., the real estate company in which the entire project is incorporated. Simultaneously, the Company also entered into a separate turnkey agreement with the developer.</p>	

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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, Spain, 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 celebrates its 24th 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 2020, the Company received its fourth **EPRA BPR Gold Award**. As from 1 November 2019, the share is also a constituent of the **Euronext Next 150 Index**.

All further information regarding the Company can be found on our website, www.carepropertyinvest.be. Here we will keep you informed on a dedicated page about the (possible) impact of the COVID-19 epidemic on the business activities of Care Property Invest.