

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

9 July 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 IN LAAG-KEPPEL

Schoten, Belgium – 9 July 2019

Following the press release published on 6 June 2019, Care Property Invest announces the acquisition of the 'De Gouden Leeuw' care residence, located in Laag-Keppel, in the province of Gelderland.

The Company acquired the real estate of this project through its Dutch subsidiary, Care Property Invest.NL 4 B.V.. 'De Gouden Leeuw' offers the possibility of permanent residence in 5 residential care apartments and 14 residential care studios for residents with somatic disorders. People with temporary care needs can stay in the residential care hotel, which has 17 places.

The property is located near the center of Laag-Keppel, a municipality of Bronckhorst. Residents can fully relax in this rural environment, near the marina.

The operation of the project is carried out by Woonzorgvoorziening zorghotel de Gouden Leeuw 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 20 years (renewable). As of today, the project generates additional income for the Company.

The conventional value of this project amounts to approximately €5.6 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'After the acquisition of a project in Middelburg last week, this is the sixth residential care project we have effectively acquired in The Netherlands. Moreover, this is our first collaboration with De Gouden Leeuw Groep, a Dutch family business that offers a range of professional services in the field of housing, care and wellbeing. Including this project, the total number of projects in our real estate portfolio amounts to 107.'



The operational management

The operation of the project is carried out by Woonzorgvoorziening zorghotel de Gouden Leeuw B.V.. This company is part of 'De Gouden Leeuw Groep', a family company that has been active in the private care sector since 2001 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 has been 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 20 years (renewable).

The property

The care residence is housed in a historic building near the centre of Laag-Keppel, a strongly ageing neighbourhood of Bronckhorst. The rural surroundings, near the marina on the Oude IJssel, provide a very peaceful living experience for the residents of 'De Gouden Leeuw'. Shops, supermarkets and restaurants are located outside Laag-Keppel itself, in the nearby town centres (about 4 km away).

The bus stop is located 120 metres away from the project (Arnhem-Doetinchem connection) and 'De Gouden Leeuw' can be reached by car via the N317 (Doetinchem/Ellecom), the N314 (Laag-Keppel/Zutphen) and the N814 (Laag-Keppel/Wehl).

The project consists of 4 floors and has 5 spacious residential care apartments, 14 residential care studios for residents with somatic disorders and 17 places in its care hotel. The care residence also features a public restaurant with its own kitchen, where fresh meals are served daily. Residents can use the terrace in the courtyard when weather permits.

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

Transaction

Care Property Invest acquired the real estate of this care residence through its Dutch subsidiary Care Property Invest.NL 4 B.V..

This property has a conventional value of approximately €5.6 million. This value is largely based on and in line with the valuation of the real estate expert. The entire 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 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 has the following **ISIN-Code: BE0974273055** and is listed under the tickers **CPINV**, **CPINV:BB** (Bloomberg) and **CPINV.BR** (Reuters). 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**.