

**PRESS RELEASE**

*Free translation, the Dutch version prevails*

**REGULATED INFORMATION**

15 January 2020

08h00, before trading hours

**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")

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**ACQUISITION OF 2 RESIDENTIAL CARE CENTRES WITH ASSISTED LIVING APARTMENTS  
IN MONS AND IN BERNISSART THROUGH A CONTRIBUTION IN KIND**

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*Schoten, Belgium –15 January 2020*

Care Property Invest announces, following the previously announced agreement on the acquisition of the residential care centres with assisted living apartments 'La Reposée' and 'New Beaugency', located in Mons and Bernissart respectively, that it has acquired these residential care centres today by means of a successful capital increase. This operation was realised through a contribution in kind of the land and real estate of these projects, i.e. the residential care centres with assisted living apartments. Following this contribution leading to a capital increase (including the issue premium) of €33,594,044. 1,250,376 new Care Property Invest shares were issued. The issue price equals €26.8671327902923 per share (hereafter for convenience approximately €26.87 per share).

**Quote Peter Van Heukelom, CEO of Care Property Invest:**

*'This acquisition represents a significant expansion of our Belgian portfolio, not only in terms of property value and capacity, but also in terms of geographical coverage. This is in fact our third and fourth project on Walloon territory. We are also entering into two new operational collaborations with La Reposée Srl and New Beaugency Srl. Including these investments, our real estate portfolio will consist of 112 projects and the equity of Care Property Invest will increase by approximately €33.6 million.'*

**The operational management**

The operation of the project is and will continue to be carried out after the actual acquisition by La Reposée Srl for 'La Reposée' and by New Beaugency srl for 'New Beaugency' by means of new long-term lease agreements of the 'triple net' type, which can be indexed annually with a minimum duration of 27 years (renewable).

## The property



## Mons – La Reposée

ADDRESS :	Rue du Chemin de Fer 1, 7033 Mons, Belgium
CAPACITY:	Residential care centre with 111 residential places 87 rooms (57 single rooms and 30 double rooms) and 11 assisted living apartments under construction
OPERATOR:	La Reposée Srl

LOCATION	At 300 m from the centre of Cuesmes (a municipality of Mons), at 250 m from banks, shops and supermarkets and at 4,5 km from the centre of Mons. Good accessibility by car (E4, R5 and the ring road of Mons). There is a bus stop 1 km away from the project.
DESCRIPTION PROPERTY AND FACILITIES	The residential care centre accommodates 111 residents in 57 single and 30 double rooms and is equipped with an in-house doctor's office, physiotherapy practice, hairdressing salon and pedicure room. There is a restaurant on the ground floor. Outside there is a beautiful garden with a terrace where residents can enjoy a drink with their visitors.
YEAR OF CONSTRUCTION / RENOVATION:	1980, with expansions in 2005 and 2011. The assisted living apartments are currently being constructed and are expected to be completed in Q1 2020.
CONTRACT TYPE:	New annually indexable long-term lease agreement with a minimum duration of 27 years (renewable) of the 'triple net' type
CONVENTIONAL VALUE:	Approximately €17.2 million
TRANSACTION:	Contribution in kind
FINANCING:	Contribution in kind of the real estate



## Bernissart – New Beaugency

ADDRESS :	Rue d'Ellezelles 57, 7321 Bernissart, Belgium
CAPACITY:	Residential care centre with 93 residential places 74 rooms (55 single rooms and 19 double rooms) and 11 assisted living apartments
OPERATOR:	New Beaugency Srl

LOCATION	600 m from the centre of Blaton, a municipality of Bernissart. The centre of Bernissart is 3.5 km from the site. Here you will find several restaurants, shops, banks, a supermarket and a pharmacy. The centre of Mons is 26 km away. The project is easily accessible by car via the E42 (Mons-Doornik). The train station of Blaton is 1.2 km away.
DESCRIPTION PROPERTY AND FACILITIES	The residential care centre accommodates 93 residents in 55 single and 19 double rooms and is equipped with an in-house doctor's office, physiotherapy practice, hairdressing salon and pedicure room. There is a restaurant on the ground floor. Outside there is a beautiful garden with a terrace where residents can enjoy a drink with their visitors. In addition, there are 11 assisted living apartments, of which the care is provided by the residential care centre.
YEAR OF CONSTRUCTION / RENOVATION:	Residential care centre: 1989, with an expansion in 2012 Assisted living apartments: 2015
CONTRACT TYPE:	New annually indexable long-term lease agreement with a minimum duration of 27 years (renewable) of the 'triple net' type
CONVENTIONAL VALUE:	Approximately €16.4 million
TRANSACTION:	Contribution in kind
FINANCING:	Contribution in kind of the real estate

### **The transaction: capital increase in kind and issue of new shares**

On 12 December 2019, Care Property Invest announced the agreement for the acquisition of 'La Reposée' and 'New Beaugency', located in Mons and Bernissart respectively. This morning, the acquisition was completed by a contribution in kind of the aforementioned properties in the capital of Care Property Invest within the framework of the authorised capital, by decision of the Board of Directors of the Company. The transaction resulted in an equity increase of €33,594,044, of which an amount of €7,439,112.02 was allocated to the capital item and an amount of €26,154,931.98 to the share premium item.

The contribution was remunerated by 1,250,376 new shares.

The issue price of the new shares amounts to approximately €26.87 and is equal to the volume weighted average share price (VWAP) of Care Property Invest of 5 trading days prior to 15 January 2020 (not including the contribution date), less the gross dividend announced for the financial year 2019 (€0.77 per share) and minus a customary market discount. The 1,250,376 new shares are of the same type and have the same rights as the existing shares, provided that they are issued with coupon nr. 12 and following attached and will therefore share in the result of the current financial year (from 1 January 2020 to 31 December 2020). To this end, coupon nr. 11 relating to the gross dividend for the entire 2019 financial year was detached on 14 January 2020.

The dividend will be paid on 29 May 2020.

### **Disclosure in accordance with Article 15 of the Act of 2 May 2007 on the disclosure of major shareholdings (Transparency Act)**

As a result of the capital increase and the issue of new shares on 15 January 2020 as part of this transaction, the total capital of the Company as per 15 January 2020 amounts to €128,777,653.39.

The capital is represented by a total number of securities conferring voting rights of 21,645,122. The total number of voting rights amounts to 21,645,122.

Each of these shares confers one voting right at the General Meeting of the Company and these shares thus represent the denominator for notification purposes within the framework of the transparency regulation (i.e. notifications in the event of reaching, exceeding or falling below the statutory or legal thresholds). In addition to the legal thresholds, Article 15 of the Company's articles of association provides for an additional statutory threshold of 3%.

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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.*

*For any additional information, please contact:*



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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 2018, the Company received its third **EPRA BPR Gold Award**. As from 1 November 2019, the share is also a constituent of the **Euronext Next 150 Index**.