

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

14 May 2020

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 4 CARE RESIDENCES IN HEEMSTEDE, OEGSTGEEST AND ALDEBOARN (NL)

Schoten, Belgium – 14 May 2020

Care Property Invest announces the acquisition of a portfolio of 4 care residences in The Netherlands. More specifically the care residences 'De Meerlhorst' in Heemstede, 'Het Witte Huis' and 'Oranjepark' in Oegstgeest and 'Boarnsterhim State' in Aldeboarn. These projects have a total capacity of 75 residential units, divided over 71 care apartments and a care hotel with 4 rooms.

The Company acquired the real estate of these projects through its Dutch subsidiaries, Care Property Invest.NL B.V. and Care Property Invest.NL7.

The above care residences are operated by (subsidiaries of) Valuas Zorggroep on the basis of new, annually indexable long-term rental agreements of the 'triple net' type with a duration of minimum 20 years (renewable). As of today, the project generates additional income for the Company.

The total conventional value of this portfolio is estimated to be approximately €22.9 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'With the acquisition of these Dutch care residences, we are further expanding our healthcare real estate portfolio which, including these 4 projects, now comprises 120 projects, 13 of which are located in The Netherlands. This acquisition will substantially increase the fair value of our real estate portfolio. Against the backdrop of these special times, this acquisition consolidates our positive outlook for the healthcare real estate market.'

The operational management

Since 2011, Valuas Zorggroep has specialised in small-scale and innovative residential care concepts in elderly care. Its ambition is to continue to grow as a highly valued, small-scale residential care provider for vulnerable and care-dependent elderly people, in which the quality of its services is always of the utmost importance. It strives to express this quality in all aspects of residential housing. Valuas Zorggroep currently operates 7 projects and has a number of them under development.

The 4 care residences in this portfolio are operated on the basis of new, annually indexable long-term rental agreements of the 'triple net' type with a duration of minimum 20 years (renewable).

The properties



Heemstede– De Meerlhorst

ADDRESS: Van Merlenlaan 2, 2103 GD Heemstede, The Netherlands

CAPACITY: Care residence with 17 residential units (care apartments)

OPERATOR: Valuas Zorggroep

LOCATION:

Within walking distance of the village centre of Heemstede, where several shops, supermarkets and restaurants are located. Nearby are several public nature reserves, including the hiking forests 'Groenendaal' and 'Amsterdamse Waterleidingduinen'. Heemstede is located in the Dutch province of North Holland and has about 27,000 inhabitants. 'De Meerlhorst' is easily accessible by car via the A4 and A5 motorways and by public transport thanks to a bus stop (200m away) and a train station (2.4 km away) which are located near the project.

DESCRIPTION PROPERTY AND FACILITIES:

'De Meerlhorst' is a high-quality care residence for elderly people with a heavy care demand. It has 17 luxury apartments, each with its own bathroom and toilet. The residents can also enjoy a number of common areas, including a spacious living room, an office space, a kitchen and a terrace.

YEAR OF CONSTRUCT./RENOVATION:

2016

CONTRACT TYPE:

New, annually indexable long-term rental agreement of the 'triple net' type with a duration of minimum 20 years (renewable).

CONVENTIONAL VALUE:

Approximately €6.3 million

TRANSACTION:

Asset deal: purchase of 100% of the real estate

FINANCING:

Loan capital



Het Witte Huis– Oegstgeest

ADDRESS: Endegeesterlaan 2-4, 2342 CZ Oegstgeest, The Netherlands

CAPACITY: Care residence with 25 residential units (care apartments)

OPERATOR: Valuas Zorggroep

LOCATION:

On the edge of the characteristic Wilhelmina Park in the historic Oegstgeest, 1 km away from the village centre where you will find shops, supermarkets and restaurants. Oegstgeest is located in the Dutch province of South Holland, is a neighboring municipality of Leiden and has about 24,500 inhabitants. 'Het Witte huis' is easily accessible by car via the A44 motorway and by public transport thanks to a train station (2 km away) and a bus stop (4 km away) which are located in the wide vicinity of the project.

DESCRIPTION PROPERTY AND FACILITIES:

'Het Witte Huis' is a high-quality care residence for elderly people with a heavy care demand. It has 25 luxury apartments, each with its own bathroom and toilet. Residents can also enjoy a number of common areas, including a spacious living room, an office space, a kitchen, a garden and a terrace. During construction, the historical characteristics of the hotel 'Het Witte Huis', which used to be here, have been taken into account, so that the new building is in line with the houses in the surrounding villa district in terms of architectural style and at the same time is equipped with the most modern conveniences.

YEAR OF CONSTRUCT./ RENOV.:

2011

CONTRACT TYPE:

New, annually indexable long-term rental agreement of the 'triple net' type with a duration of minimum 20 years (renewable).

CONVENTIONAL VALUE:

Approximately €10 million

TRANSACTION:

Asset deal: purchase of 100% of the real estate

FINANCING:

Loan capital



Oegstgeest – Villa Oranjepark

ADDRESS:	Prins Hendriklaan 2, 2341 JB Oegstgeest, The Netherlands
CAPACITY:	Care residence with 14 residential units (care apartments)
OPERATOR:	Valuas Zorggroep

LOCATION:

Located in a quiet residential area with houses from the early 20th century in the historic town of Oegstgeest, within walking distance of the village center where you will find shops, supermarkets and restaurants. Oegstgeest is located in the Dutch province of South Holland, is a neighboring municipality of Leiden and has about 24,500 inhabitants. 'Villa Oranjepark' is easily accessible by car via the A44 motorway and by public transport thanks to a train station (2 km away) and a bus stop (4 km away) which are located in the wide vicinity of the project.

DESCRIPTION PROPERTY AND FACILITIES:

'Villa Oranjepark' is a high-quality care residence for elderly people with a heavy demand for care. It has 14 luxury apartments. Residents can also enjoy a number of communal areas, including a spacious living room and a beautiful garden. This former notary's office was completely renovated and expanded in 2007, while maintaining the historic characteristics of the building.

YEAR OF CONSTRUCT./RENOVATION:

2007. Planned 2020/2021: renovation including installation of 13 individual bathrooms for which Care Property Invest will provide a CAPEX budget of approximately €300,000.

CONTRACT TYPE:

New, annually indexable long-term rental agreement of the 'triple net' type with a duration of minimum 20 years (renewable).

CONVENTIONAL VALUE:

Approximately €3.7 million

TRANSACTION:

Asset deal: purchase of 100% of the real estate

FINANCING:

Loan capital



Aldeboarn – Boarnsterhim State

ADDRESS:	Wjitteringswei 67, 8495 JM Aldeboarn, The Netherlands
CAPACITY:	Care residence with 19 residential units (15 care apartments and a care hotel with 4 rooms)
OPERATOR:	Valuas Zorggroep

LOCATION:

Rural location overlooking the meadows in Boarnsterhim, just outside the small village of Aldeboarn and 5km from Akkrum-Nes, a waterfront village with several shops, restaurants, cafes and attractions. 'Boarnsterhim State' is centrally located in the heart of Friesland with the larger cities of Leeuwarden, Sneek, Heerenveen and Drachten less than 20km away. The project is easily accessible by car via the A32 (Leeuwarden-Meppel) and by public transport thanks to a train station 2.8km away.

DESCRIPTION PROPERTY AND FACILITIES:

'Boarnsterhim State' is a high-quality care residence for elderly people with a heavy demand for care, for both permanent and temporary stays. It has 15 luxury apartments and a care hotel with 4 rooms. Residents can enjoy a number of communal areas, including a recreational area, a large garden, a vegetable garden and several terraces. This former farmhouse has been completely renovated while preserving the historical characteristics of the building.

YEAR OF CONSTRUCT./ RENOV.:

Year built: 1830/ year most recent renovation: 2011.

CONTRACT TYPE:

New, annually indexable long-term rental agreement of the 'triple net' type with a duration of minimum 20 years (renewable).

CONVENTIONAL VALUE:

Approximately €3.2 million

TRANSACTION:

Asset deal: purchase of 100% of the real estate

FINANCING:

Loan capital

The transaction

The Company acquired the real estate of these 4 projects through its Dutch subsidiaries Care Property Invest.NL B.V. and Care Property Invest.NL7 .

The properties in this portfolio have a total conventional value of approximately €22.9 million, which were 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 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 2019, 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**.