

**PRESS RELEASE**

*Free translation, the Dutch version prevails*

**REGULATED INFORMATION**

6<sup>th</sup> of June 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- AGREEMENT FOR THE ACQUISITION OF A CARE RESIDENCE IN LAAG-KEPPEL**

---

Schoten, Belgium – 6<sup>th</sup> of June 2019

Care Property Invest announces the agreement under suspensory conditions for the acquisition of the care residence 'De Gouden Leeuw', located in Laag-Keppel in the province of Gelderland.

After realisation of the suspensory conditions, the Company will acquire 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 and will continue to be carried out after the actual acquisition (expected in the 2nd half of 2019) 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).

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

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

*'This is the fourth residential care project that we will effectively acquire in The Netherlands. In addition, this will be our first collaboration with De Gouden Leeuw Groep, a Dutch family company that offers a range of professional services in the field of housing, care and wellbeing. The total number of projects in our real estate portfolio would amount to 105.'*



### The operational management

The operation of the project is and will continue to be carried out after the actual acquisition (expected in the 2nd half of 2019) 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 will be 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

Once the suspensory conditions have been fulfilled, Care Property Invest will acquire 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 will be financed with loan capital.

...

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.

...

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:

**Valérie Jonkers**  
Chief Operating Officer  
Valerie.Jonkers@carepropertyinvest.be  
T +32 3 222 94 94 - F +32 3 222 94 95 - M +32 499 28 01 43  
Horstebaan 3  
2900 Schoten  
info@carepropertyinvest.be  
[www.carepropertyinvest.be](http://www.carepropertyinvest.be)



**Alexander Watson**  
Investment Manager  
Alexander.Watson@carepropertyinvest.be  
T +32 3 222 94 94 - F +32 3 222 94 95 - M +32 495 21 42 21  
Horstebaan 3  
2900 Schoten  
info@carepropertyinvest.be  
[www.carepropertyinvest.be](http://www.carepropertyinvest.be)



**Peter Van Heukelom**  
Chief Executive Officer  
Peter.VanHeukelom@carepropertyinvest.be  
T +32 3 222 94 94 - F +32 3 222 94 95 - M +32 459 59 82 67  
Horstebaan 3  
2900 Schoten  
info@carepropertyinvest.be  
[www.carepropertyinvest.be](http://www.carepropertyinvest.be)

**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 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**.