

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

19 March 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")

AGREEMENT ON THE ACQUISITION OF A RESIDENTIAL CARE COMPLEX FOR PERSONS WITH DISABILITIES (M.A.S) IN STEMBERT (BE)

Schoten, Belgium – 19 March 2020

Care Property Invest announces the agreement under suspensory conditions for the acquisition of the residential care complex to be developed for persons with disabilities (in this case more specifically a M.A.S. or Maison d'Accueil Spécialisée in full) 'La Lucine' in Stembert. The complex will have a total capacity of 40 rooms spread over 10 care apartments.

It is expected that the effective acquisition of 100% of the shares in C.H.V. Stembert SA, owner of the real estate on closing date, will take place in Q3 of 2022.

'La Lucine' will be operated by the non-profit association La Lucine Asbl, part of Krysalia srl, on the basis of a new long-term lease agreement with a minimum duration of 27 years (renewable) of the 'triple net' type, which can be indexed annually.

The total investment cost for this project is estimated to be approximately €4.2 million.

Quote Peter Van Heukelom, CEO of Care Property Invest:


'Through this development, we are continuing to build our Belgian healthcare real estate portfolio, which, including this complex, now comprises 113 projects. This is the second residential complex for people with disabilities that we may develop, and in this way we hope to contribute to eliminating the scarcity of suitable housing for people within this target group. We also aspire to further expand this segment in our current housing offer.'



The operational management

The residential care complex will be operated by La Lucine Asbl, part of the Krysalia group. The property will be made available by means of a new long-term lease agreement of the 'triple net' type with a minimum duration of 27 years (renewable).

The property

	Stembert – La Lucine	
	ADDRESS :	Rue de la Papeterie, 4801 Stembert, Belgium
	CAPACITY:	Residential care complex for people with disabilities. (M.A.S. - Maison d'Accueil Spécialisée) - New development 10 care apartments (total of 40 rooms)
	OPERATOR:	La Lucine Asbl (part of Krysalia srl)
LOCATION	In the town centre of Stembert, near banks, shops and supermarkets. The town centre of Verviers is 5 km away. The complex is easily accessible by car via the E42 and the N61, and by public transport thanks to a bus stop located 150 meters away from the property.	
DESCRIPTION PROPERTY AND FACILITIES	The project consists of 3 connected buildings, each consisting of a ground level and 1 storey. Each of the in total 10 apartments, has 4 bedrooms, a communal living and dining area, a toilet and a bathroom. The residents can also use a communal sitting area and a meeting area. Furthermore, La Lucine offers an indoor speech therapy, neuropsychiatry and physiotherapy room.	
YEAR OF CONSTRUCTION / RENOVATION:	Completion is expected in Q3 of 2021.	
CONTRACT TYPE:	New long-term lease agreement with a minimum duration of 27 years (renewable) of the 'triple type', which can be indexed annually	
CONVENTIONAL VALUE:	Approximately €4.2 million	
TRANSACTION:	Acquisition of 100% of the shares in C.H.V. Stembert SA	
FINANCING:	Loan capital	

The transaction

It is expected that the effective acquisition of 100% of the shares in C.H.V. Stembert SA, owner of the real estate on closing date, will take place in Q3 of 2022.

The total investment cost for the real estate is estimated at approximately €4.2 million, which will be 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 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 third **EPRA BPR Gold Award**. As from 1 November 2019, the share is also a constituent of the **Euronext Next 150 Index**.