

PRESS RELEASE

Free translation, the Dutch version prevails

REGULATED INFORMATION

20 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- ACQUISITION OF A RESIDENTIAL CARE FACILITY IN WASSENAAR

Schoten, Belgium –20 June 2019

Care Property Invest announces the acquisition of the residential care facility 'Villa Sijthof', located on the outskirts of Wassenaar in the province of South Holland in The Netherlands. The project, which was completely renovated in 2015, is equipped with 19 residential care apartments. It is the fifth project that Care Property Invest has effectively acquired in the Netherlands.

For this purpose, it purchased 100% of the real estate through its Dutch subsidiary Care Property Invest.NL5 B.V..

The project will be operated by Vandaegh Nederland B.V. (part of Ontzorgd Wonen 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 €5.9 million. As of today, the project generates additional income for the Company.

Quote Peter Van Heukelom, CEO of Care Property Invest:

'We are proud to add Villa Sijthof, a project already in operation, to our Dutch healthcare real estate portfolio. The project was recently renovated and is located in a beautiful, green location in one of the most prosperous municipalities in the Netherlands. We look forward to pursuing our growth in this market.'



The operational management

Vandaegh Nederland B.V is a care organisation for people aged 65 and over with a permanent, intensive need for care. In a cosy living environment, they provide residents with an all-inclusive package of housing, services and care. Personal attention and good quality care are always a priority, so that the wishes, capacities and needs of the resident are always the main focus. Vandaegh Nederland B.V is part of Ontzorgd Wonen Groep and has already opened a number of care locations in The Netherlands.

The property is operated on the basis of a new long-term leasehold agreement of the 'triple net' type with an initial duration of at least 20 years (renewable) which will be indexed annually.

The property

'Villa Sijthof' is located on the outskirts of the wealthy municipality of Wassenaar, in the middle of a wooded area. This medium-sized municipality with approximately 26,000 inhabitants consists of a village centre surrounded by a wooded area where consulates and the villas and country houses of wealthy residents and members of the Dutch royal family are hidden. The beach is less than 10 km away from this residential care facility.

The project was built in 1922 as a country house for the Sijthof family and was completely renovated in 2015. It consists of 4 floors, 1 of which is underground, and currently houses 19 care apartments. Day care is also provided on the ground floor of the building.

The site is located 4 km from the centre of Wassenaar and can be reached by car via the N44/A4 (The Hague-Amsterdam) and via the A12 (The Hague-Utrecht). The bus stop is located 500 m away from the site. The nearest train station is The Hague Mariahoeve and is located just 5 km away.

Transaction

The Dutch subsidiary of Care Property Invest, Care Property Invest.NL5 B.V., acquired 100% of the real estate of this residential care facility.

The property has a conventional value of approximately €5.9 million, which was 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 second **EPRA BPR Gold Award**.