

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 A RESIDENTIAL CARE CENTRE THAT WILL BE DEVELOPED IN VORST

Schoten, Belgium - 28 February 2017 -

Care Property Invest announces the acquisition of the development of a planned residential care centre in Vorst. Herefore the Company has purchased the ground on which the residential care centre will be developed as well as taken over all agreements related to the construction of the residential care centre. The residential care centre will consist of 118 licensed residential places.

Quote Peter Van Heukelom, CEO of Care Property Invest;

This new development in Vorst, is the 2nd project for Care Property Invest in the Brussels Capital Region and is in line with the part of our strategy that involves geographical expansion. Furthermore, this is the first time we may collaborate with a subsidiary of Anima Care nv. This collaboration will lead to an improved distribution of the debtor risks. After this investment, our Belgian real estate portfolio will contain 87 projects, of which 2 are currently being developed.



The operational management

After the provisional delivery, the residential care centre will be operated by a subsidiary of Anima Care nv, through a long-term lease agreement of the triple net type.

Anima Care nv was founded in 2007 and is a subsidiary of Ackermans en Van Haaren, a diversified Belgian listed group (BEL 20).

The activities of Anima Care nv involve investing in as well as the operational management of health care real estate for seniors. Each day, the company dedicates itself to providing 1,600 seniors with excellent care and housing. It is also working on a couple of new developments, among which the new development in Vorst, which will lead to a strong increase in the amount of residents.

On 31 December 2016, Anima Care nv operates 1,347 nursing beds, 77 beds for rehabilitation and 197 assisted living apartments, distributed over 14 care centres (7 in the Flemish Region, 3 in the Brussels-Capital Region, 4 in the Walloon Region).

The property.

The residential care centre that will be developed, is located near the city centre of Vorst. Banks, stores and even a hospital can be found in the vicinity. The site is easily accessible by public transportation, thanks to the proximity of several bus and tram lines, and by car due to the convenient connexion with the Ring of Brussels and the presence of a parking space for car-sharing right down the street of the development.

The site will contain 118 residential places, licensed by COCOM, divided over 6 floors. The subterranean floor will contain an underground car parking.

The building permit for the construction of the residential care centre has already been granted and therefore the construction works connected to this new development will begin in 2017 and will be completed within a time period of maximum 24 months.

The transaction:

On 28 February 2017, Care Property Invest purchased the building land, located in the Schaatsstraat in Vorst. The building land was fully financed with external resources and the new building will be financed with a combination of equity and debt. The total investment cost is estimated to be approximately 15,200,00.00 euros.

After the completion of the residential care centre, Care Property Invest will generate an indexed yearly ground rent through a long-term lease agreement of the triple net type with a subsidiary of Anima Care nv.

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.

Care Property Invest's share celebrated its 20th birthday 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 has also been included in the BEL Mid index.