

PRESS RELEASE

15 March 2017- 08h30
Before trading hours
Regulated information
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 A RESIDENTIAL CARE CENTRE WITH SERVICE FLATS IN WATERMAAL-BOSVOORDE THROUGH A CONTRIBUTION IN KIND

Schoten, Belgium- 15 March 2017-

Following the previously announced acquisition of "Les Terrasses du Bois" in Watermaal-Bosvoorde, Care Property Invest announces the successful capital increase through the provision of the land and the residential care centre with service flats. Arising from this contribution, leading up to a capital increase (incl. Share premium) of 33,563,407 euro, 1,844,160 new Care Property shares have been issued. The issue price is 18.1998310658141 (for simplicity, hereinafter 'approximately' 18.20') euro per share.

Quote Peter Van Heukelom, CEO of Care Property Invest;

With "Les Terrasses du Bois" as our new investment property, Care Property Invest is actively working on expanding its portfolio. This project is a milestone for our Company since it is our first project in the Brussels-Capital Region and also the first one to be operated by Armonea. In the future, we intend to keep on expanding our real estate portfolio with health care infrastructure in the Flemish, Walloon and Brussels-Capital Regions as well as elsewhere in Europe. After this investment, our Belgian real estate portfolio will contain 85 projects and our equity will rise by 33.5 million euros.



The operational management

The residential care centre and service flats will be operated by Home Sebrechts NV, a subsidiary of Armonea, through a long-term lease agreement of the triple net type.

In 83 residential care centres and service flats throughout Belgium, in 32 residential care centres and day centres in Spain and 17 residential care centres in Germany, over 9,800 motivated employees make over 15,000 senior citizens feel at home, day after day.

In the context of this transaction, Care property Invest will receive rental income deriving from this lease agreement from 1 January 2017.

The property.

The residential care centre with service flats "Les Terrasses du Bois" is centrally located, near the city centre of Watermaal-Bosvoorde. Banks, stores and even a psychiatric facility can be found in the nearby area. The site is easily accessible by public transportation, thanks to the vicinity of the train station and several bus and tram lines (within walking distance), and by car due to the convenient connexion with the Ring of Brussels. In addition, there are 70 on-site parking spots available.

The project contains 34 service flats and the residential care centre contains 130 rooms, divided in 117 single rooms and 13 double rooms, spread over 9 floors. The project is surrounded by a garden and several terraces (for residents and their visitors to enjoy if the weather permits).

The transaction: capital increase and new share issue

On 17 February 2017, Care Property Invest announced the agreement on the acquisition of "Les terrasses du Bois"¹. This morning the acquisition was finalized through a contribution in kind of the aforementioned property into the capital of Care Property Invest, within the context of the authorised capital, after a decision made by the Board of Directors of the Company. The transaction has led to a strengthening of the equity of 33,563,407 euro, of which an amount of 10,971,829.93 euro was allocated to the balance sheet item 'capital' and an amount of 22,591,577.07 euro to the balance sheet item 'issue premium'.

The contribution was remunerated by 1,844,160 new shares.

The issue price of the new shares is approximately 18.20 euro and equals the volume weighted average share price for Care Property Invest 4 trading days before 15 March 2017 (the effective date of contribution not included), minus the announced gross dividend for the accounting year 2016 (€0.63 per share) and minus a 10 % discount. The 1,844,160 new shares are of the same type and have the same rights as the existing shares, provided that they will be issued with coupons nos. [7] and following attached and will therefore share in the result of the current financial year (from 1 January 2017 up to and including 31 December 2017).

¹ See press release of 17 February 2017

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Since the new Care Property Invest shares will only share in the Company's result as from 1 January 2017 (and not in the result of the 2016 financial year), coupon no. [6] of the existing shares has been detached before listing the new shares, on 13 March 2017² to be precise. The existing shares are listed as ex- coupon no. [6] since 13 March 2017.

Disclosure under Article 15 of the Act of 2 May 2007 (the Transparency Act)

Following the capital increase and issue of new shares on 15 March 2017 as part of this transaction, the total capital as per 15 March 2017 amounts to 89,414,321.58 euro.

The capital is represented by a total number of securities with voting rights of 15,028,880 shares, of which 14,878,880 ordinary shares and 150,000 special shares. The total amount of voting rights is 15,028,880.

Each of these shares confers one vote at the Annual General Meeting and these shares are therefore the denominator for purposes of publications under the transparency rules (i.e. notification in the event of reaching, exceeding or failing to meet the thresholds specified by law or in the Articles of Association). In addition to the de facto thresholds, Article 15 of the Articles of Association of the Company, determines an additional statutory threshold of 3%.

²The payment of the coupon will only take place after, and subject to, the approval of the general meeting on 17 May 2017.

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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.

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.