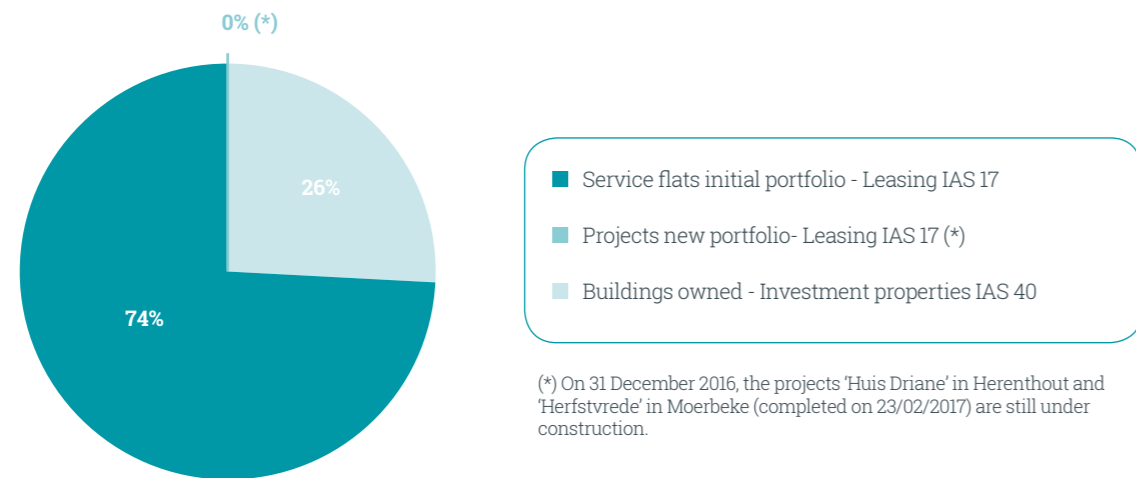




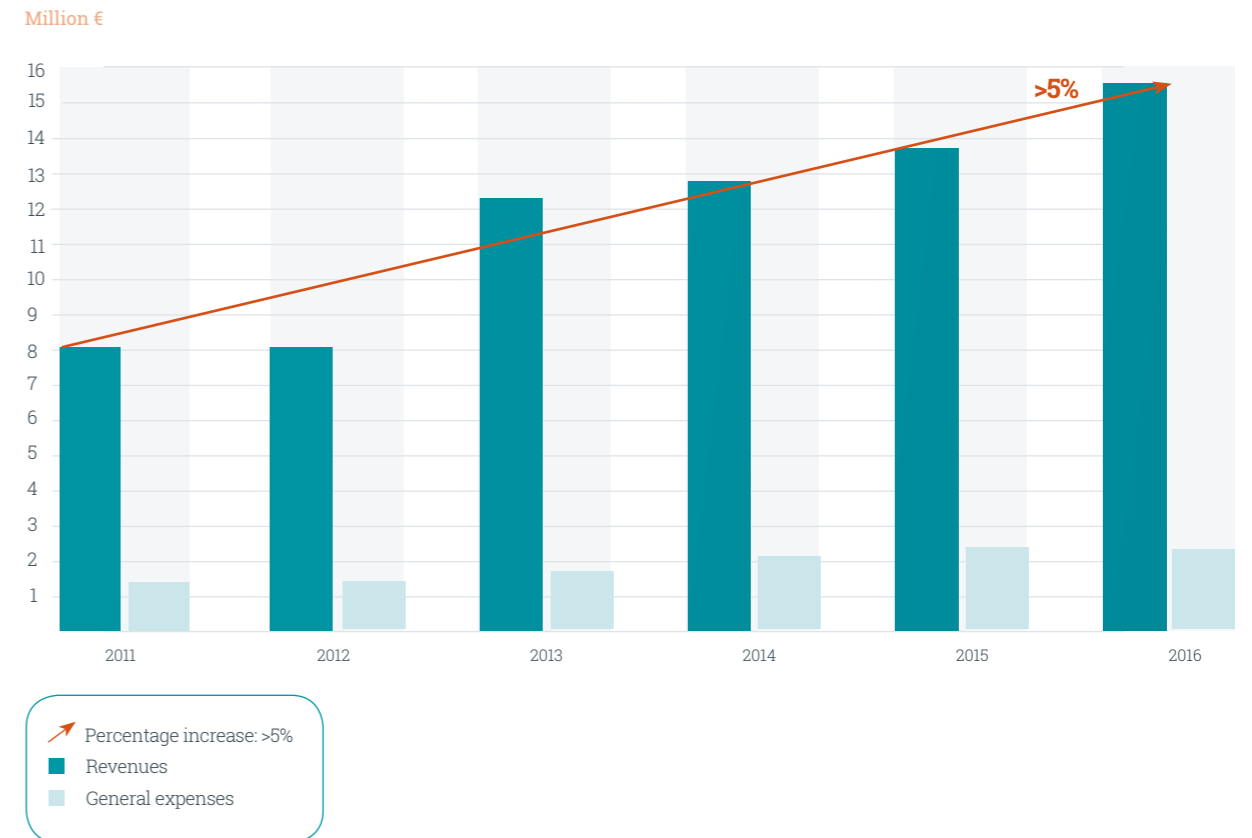
Key figures

1. Shareholders' overview 2016

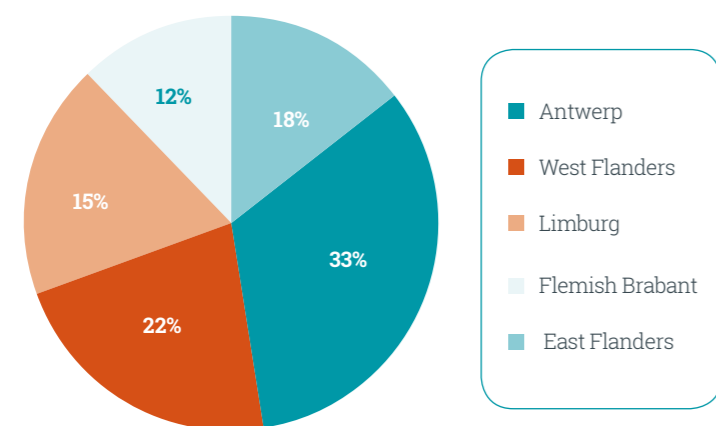
DISTRIBUTION PER ACTIVITY SECTOR



EVOLUTION OF THE CONSOLIDATED RENTAL INCOME COMPARED TO THE GENERAL EXPENSES (IN MILLION €)

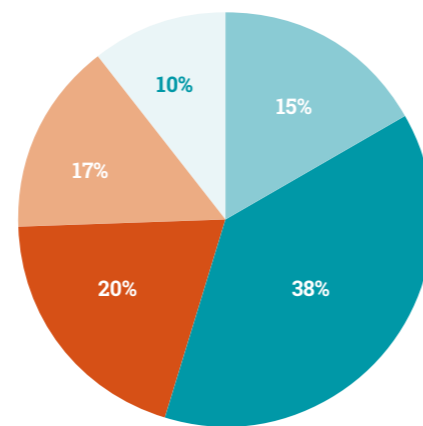


GEOGRAPHICAL SPREAD OF THE NUMBER OF PROJECTS ACROSS FLANDERS



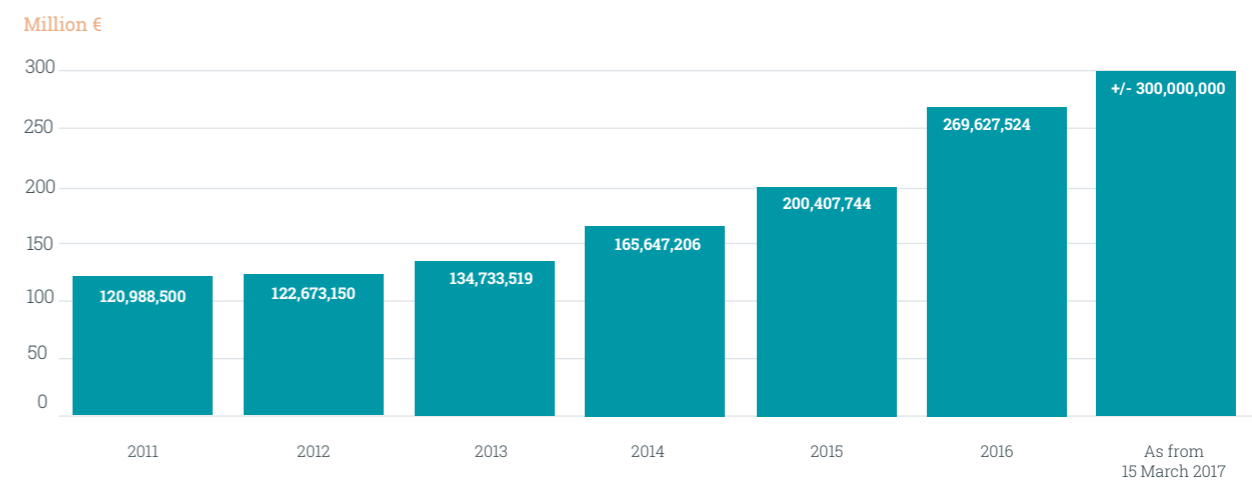
* Figures as at 31 December 2016

GEOGRAPHICAL SPREAD OF THE NUMBER OF RESIDENTIAL UNITS ACROSS FLANDERS



* Figures as at 31 December 2016

EVOLUTION MARKET CAPITALISATION



2. Property portfolio

| Financial year closed on 31 December | 2016 | 2015 |
|-------------------------------------------------------------------------|----------------|----------------|
| <i>Amounts shown in euros.</i> | | |
| Investment properties | | |
| Investment properties | 85,040,501.00 | 49,960,748.55 |
| Leasing activities (projects made available through long leases) | | |
| Finance lease receivables | 156,938,252.98 | 157,005,329.44 |
| Trade receivables with respect to finished projects | 11,845,645.26 | 12,254,002.00 |

3. Consolidated state of the global result

| Financial year closed on 31 December | 2016 | 2015 |
|----------------------------------------------------------------------------------------|----------------------|----------------------|
| <i>Amounts shown in euros.</i> | | |
| I. Rental income (+) | 15,629,497.09 | 13,731,516.84 |
| NET RENTAL RESULT | 15,629,497.09 | 13,731,516.84 |
| REAL ESTATE OPERATING RESULT | 15,629,497.09 | 13,731,516.84 |
| XIV. General expenses of the Company (-) | -2,375,962.76 | -2,403,404.92 |
| XV. Other operating income and charges (+/-) | 61,780.72 | 80,936.67 |
| OPERATING RESULT BEFORE RESULT ON PORTFOLIO | 13,315,315.05 | 11,409,048.59 |
| Operating margin(*) | 85.19% | 83.09% |
| Financial result before changes in fair value of financial assets/liabilities | -4,865,453.19 | -3,751,321.77 |
| EPRA RESULT (before taxes) | 8,449,861.86 | 7,657,726.82 |
| Taxes | -326,322.43 | -181,105.33 |
| EPRA RESULT | 8,123,539.43 | 7,476,621.49 |
| The weighted average number of shares issued | 13,184,720 | 11,853,348 |
| EPRA RESULT PER SHARE | €0.6161 | €0.6308 |
| Changes in fair value | -228,256.00 | 4,537,208.60 |
| <i>Impact IAS 39: changes in fair value of the financial assets and liabilities</i> | <i>-2,153,469.00</i> | <i>2,847,152.52</i> |
| <i>Impact IAS 40: changes in fair value of the investment properties</i> | <i>1,925,213.00</i> | <i>1,690,056.08</i> |
| <i>Impact IAS 40: gains or losses on disposals of investment properties</i> | <i>0.00</i> | <i>0.00</i> |
| <i>Impact IAS 40: deferred taxes</i> | <i>0.00</i> | <i>0.00</i> |
| Net result (part of the group) | 7,895,283.43 | 12,013,830.09 |
| Global result | 7,895,283.43 | 12,013,830.09 |
| The weighted average number of shares issued | 13,184,720 | 11,853,348 |
| Net result per share based on the weighted average number of shares issued (**) | €0.5988 | €1.0135 |

(*) Operating result before result on portfolio divided by the net rental income.

(**) There are no instruments with a potential dilutive effect on net result per share. There were no transactions that have a significant impact on the number of ordinary shares. The capital increase by means of a contribution in kind on 15 March 2017 has no effect on the weighted average shares outstanding on 31 December 2016. These shares are not included in the result for the financial year 2016.

4. Consolidated balance sheet

| Financial year closed on 31 December | 2016 | 2015 |
|----------------------------------------------------------------------|-----------------------|-----------------------|
| <i>Amounts shown in euros.</i> | | |
| Investment properties | 85,040,501.00 | 49,960,748.55 |
| Finance lease receivables and trade receivables | 168,783,898.24 | 169,259,331.44 |
| Other assets included in the debt ratio | 5,533,551.88 | 2,510,301.99 |
| Other assets : Cash and cash equivalents | 3,657,308.89 | 8,547,845.86 |
| TOTAL ASSETS | 263,015,260.01 | 230,278,227.84 |
| EQUITY | 108,698,808.51 | 100,299,744.76 |
| <i>Equity before changes in fair value of the financial products</i> | <i>128,008,343.51</i> | <i>122,455,911.76</i> |
| <i>Changes in fair value of the financial products</i> | <i>-19,309,535.00</i> | <i>-22,156,167.00</i> |
| Debts and liabilities included in the debt ratio (*) | 131,301,154.40 | 105,466,068.03 |
| Other liabilities | 23,015,297.10 | 24,512,415.05 |
| Total equity and liabilities | 263,015,260.01 | 230,278,227.84 |
| Debt ratio | 49.92% | 45.80% |

(*) Following debts and liabilities have not been included in the calculation of the debt ratio: I. Non-current liabilities - A. Provisions, I Non-current liabilities - C. Other non-current financial liabilities, authorised hedging instruments, I. Non-current liabilities - F. Deferred taxes, II. Current liabilities - A. Provisions, II. Current liabilities - C. Other non-current financial liabilities, authorised hedging instruments, II. Current liabilities - F. Deferrals and accruals.

5. EPRA Performance-indicators

| Financial year closed on 31 December | 2016 | 2015 |
|---------------------------------------------------------|-------|-------|
| <i>Amounts shown in euros.</i> | | |
| EPRA Earnings (in €/share) | 0.62 | 0.57 |
| EPRA NAV (in €/share) | 15.76 | 13.42 |
| EPRA NNNNAV (in €/share) | 13.13 | 10.86 |
| EPRA Net Initial Yield (NIY) (in%) (*) | 4.54 | 4.96 |
| EPRA Topped-up NIY (in%) | 4.54 | 4.40 |
| EPRA Vacancy Rate (in%) (*) | 0.00 | 0.00 |
| EPRA Cost Ratio (including direct vacancy costs) (in %) | 14.81 | 16.95 |
| EPRA Cost Ratio (excluding direct vacancy costs) (in %) | 14.81 | 16.91 |

(*) Care Property Invest only encounters a vacancy risk with the project "Tilia" in Gullegem. With respect to the projects in the initial investment program, the risk lies with the counterparty. The Company receives the ground rent, whether or not a certain vacancy exists. For the new projects as well, the Company tries to shift this risk entirely or for a large part to the counterparty. The vacancy rate for the project "Tilia" is therefore negligible in the entire portfolio.

6. Net result per share

| <i>Amounts shown in euros</i> | | |
|---------------------------------------------------------------------------|---------------------|----------------------|
| Financial year as closed on 31 December | 2016 | 2015 |
| NET RESULT | 7,895,283.43 | 12,013,830.09 |
| Net result per share, based on weighted average shares outstanding | €0.5988 | €1.0135 |
| <i>gross yield compared to the initial issuing price in 1996</i> | 10.07% | 17.04% |
| <i>gross yield compared to stock market price on closing date</i> | 2.93% | 6.67% |

The weighted average of the number of outstanding shares as at 31 December 2015 was 11,853,348.11, compared with 13,184,720 shares as at 31 December 2016, as all additional shares issued as a result of the capital increase in June 2015 are fully entitled to dividends for the 2016 financial year.

The initial issue price in 1996 was €5,949.99 (or € 5.9495 after the stock split of 24 March 2014 (1/1000)). The stock price at 31/12/2016 was €20.45 and €15.20 on 31/12/2015. The gross yield is calculated by dividing the gross dividend (€0.63) by the stock price at the closing date of the respective financial year.

There are no instruments with a potential dilutive effect on net result per share. There were no transactions that have a significant impact on the number of ordinary shares. The capital increase by means of a contribution in kind on 15 March 2017 has no effect on the weighted average shares outstanding on 31 December 2016. These shares are not included in the result for the financial year 2016.

7. Components of the net result

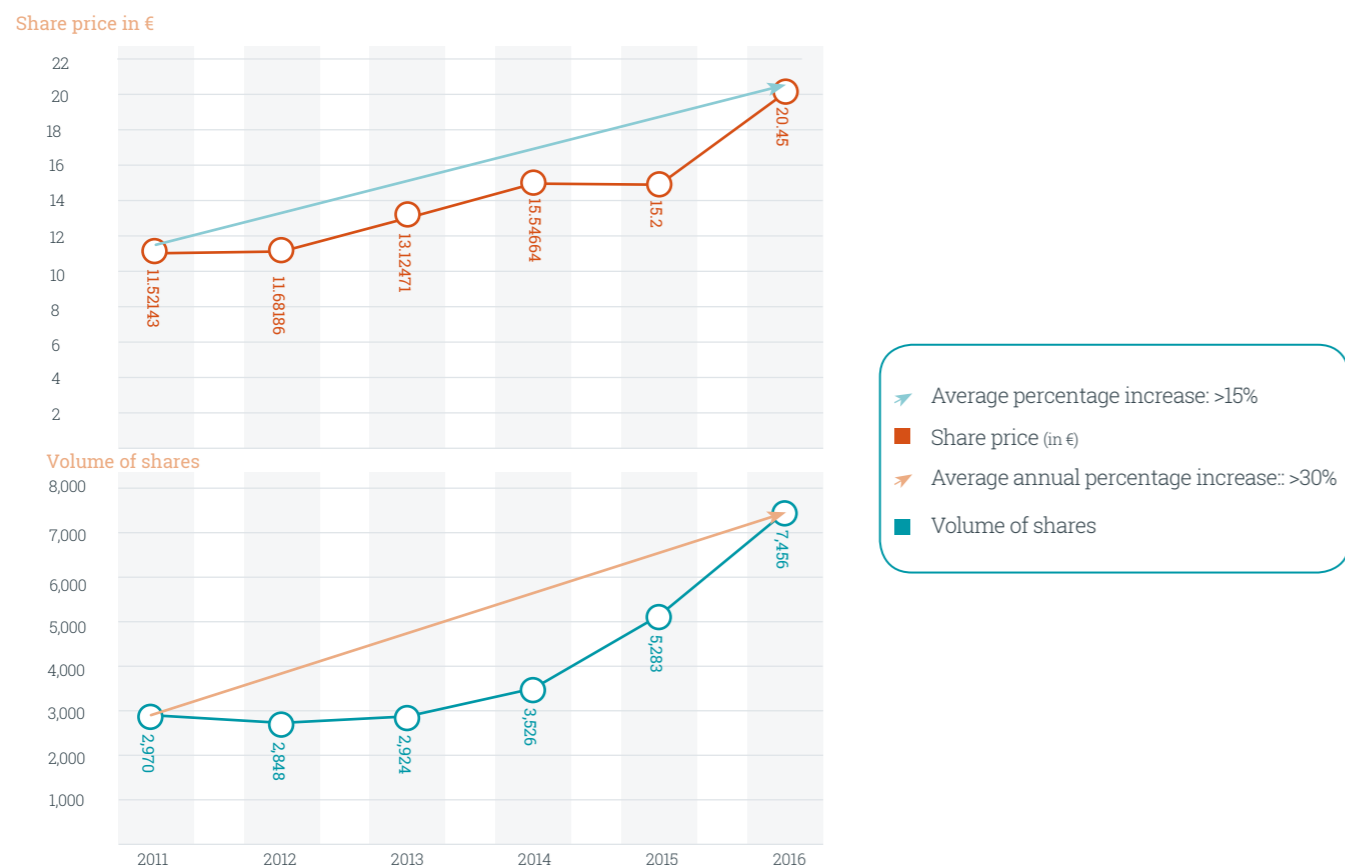
| <i>Amounts shown in euros</i> | | |
|---------------------------------------------------------------------------------------------|---------------------|----------------------|
| Financial year ended on 31 December | 2016 | 2015 |
| NET RESULT/ GLOBAL RESULT | | 12,013,830.09 |
| | 7,895,283.43 | |
| NON-CASH ELEMENTS INCLUDED IN THE NET RESULT | 514,987.07 | -4,172,421.96 |
| <i>depreciation, impairments and reversals of impairments</i> | 94,668.77 | 84,564.60 |
| <i>variations in fair value of investment properties</i> | -1,925,213.00 | -1,690,056.08 |
| <i>variations in fair value of authorised hedging instruments</i> | 2,153,469.00 | -2,847,152.52 |
| <i>transfer of tax from deferred taxation</i> | -216,294.44 | 0.00 |
| <i>projects' profit or loss margin attributed to the period</i> | 1,361.64 | 13,696.59 |
| <i>decrease in trade receivables (profit or loss margin attributed to previous periods)</i> | 406,995.10 | 266,525.45 |
| EPRA Result | 8,410,270.50 | 7,841,408.13 |
| EPRA RESULT per share, based on the weighted average number of outstanding shares | €0.6379 | €0.6615 |
| <i>gross yield compared to the issue price</i> | 10.72% | 11.12% |
| <i>gross yield compared to stock market price on closing date</i> | 3.12% | 4.35% |

The weighted average of the number of outstanding shares as at 31 December 2015 was 11,853,348.11, compared with 13,184,720 shares as at 31 December 2016, as all additional shares issued as a result of the capital increase in June 2015 are fully entitled to dividends for the 2016 financial year.

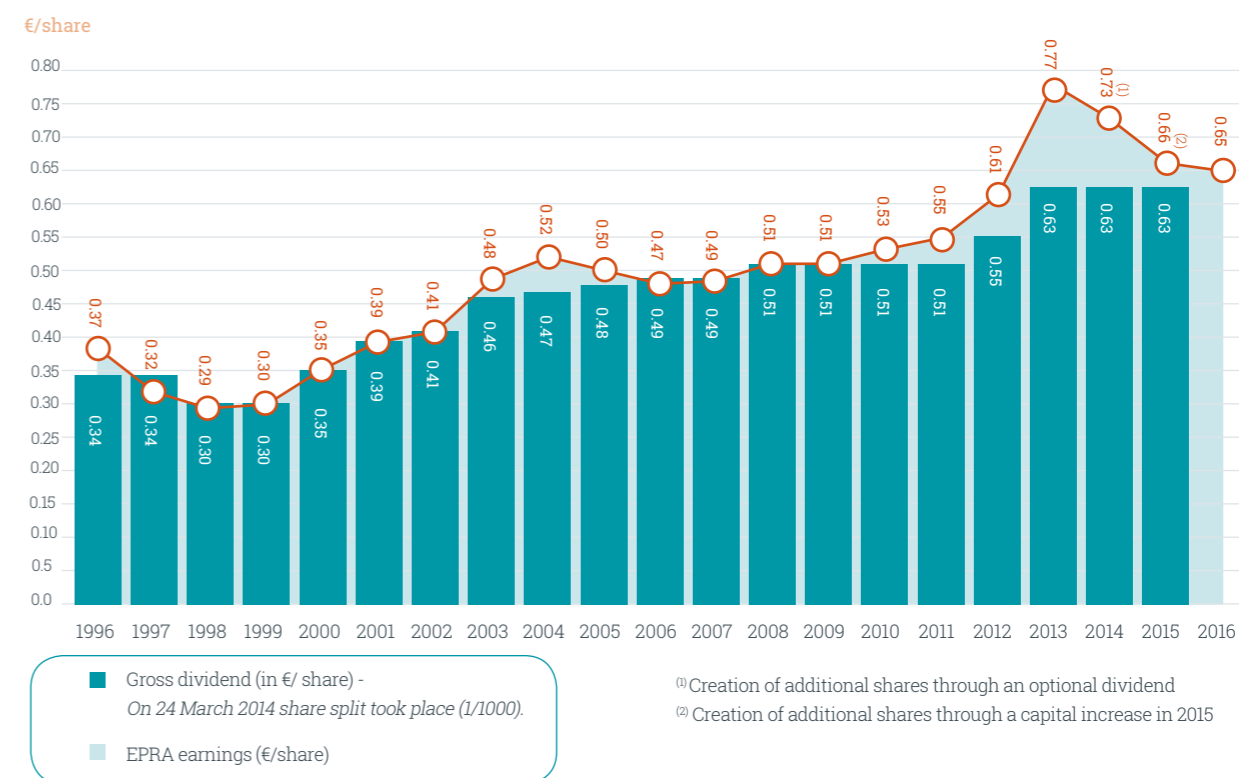
There are no instruments with a potential dilutive effect on net result per share. There were no transactions that have a significant impact on the number of ordinary shares. The capital increase by means of a contribution in kind on 15 March 2017 has no effect on the weighted average shares outstanding on 31 December 2016. These shares are not included in the result for the financial year 2016.

8. Key figures: 20 years on the stock market

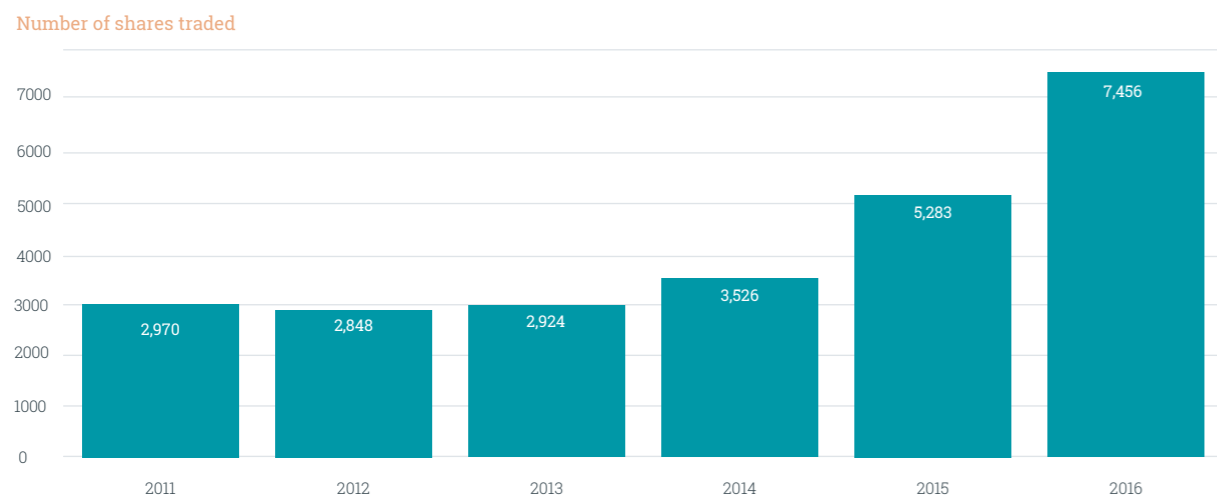
EVOLUTION OF THE SHARE PRICE AND VOLUME OF SHARES



EVOLUTION OF THE GROSS DIVIDEND (IN €/SHARE) SINCE INITIAL PUBLIC OFFERING)



EVOLUTION LIQUIDITY OF THE SHARE



SHARE DISTRIBUTION: ORDINARY VERSUS SPECIAL SHARES

| Share distribution on | 31 December 2016 | | 15 March 2017 (*) | |
|-----------------------------------------------------------------------|------------------------------------|-----------------------------------------------|------------------------------------|-----------------------------------------------|
| | % in relation to the total capital | Number of shares (expressed in nominal value) | % in relation to the total capital | Number of shares (expressed in nominal value) |
| ORDINARY SHARES | 98.86% | 13 034 720 | 99.00% | 14 878 880 |
| SPECIAL SHARES* | 1.14% | 150 000 | 1.00% | 150 000 |
| *The special shareholders, holding all registered shares, are: | | | | |
| Bank Degroof Petercam nv/SA | 0.07 % | 10 000 | 0.07% | 10 000 |
| BNP Paribas Fortis Bank nv/SA | 0.23 % | 30 000 | 0.20% | 30 000 |
| KBC Bank nv/SA | 0.23 % | 30 000 | 0.20% | 30 000 |
| Belfius Bank nv/SA | 0.61 % | 80 000 | 0.53% | 80 000 |
| Registered ordinary shares | 0.66% | 87 826 | 1.81% | 272 242 |
| Dematerialised ordinary shares | 98.20% | 12 946 894 | 97.19% | 14 606 638 |

(*) Following the capital increase in kind and the issue of new shares on 15 March 2017 within the framework of a contribution in kind (project Watermaal-Bosvoorde), the capital is represented by 15,028,880 shares.