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**CareCapital Group Plc**  
**("CareCapital" or "the Company")**

**Investment and Development Programme in Germany**

**Contracts Exchanged on Third Acquisition**

CareCapital Group Plc, the AIM listed healthcare real estate company (CARE), announces that it has exchanged contracts in respect of the acquisition of a further major medical facility situated in the centre of Berlin as part of its initial €35 million investment and development programme in Germany.

The investment, at an acquisition cost of €5.0 million, is a 2,865 square meter medical facility housing 13 tenants including a large dental centre operated by Medeco – one of the premier dental chains in Germany.

The initial net rental yield is 7.6% which will increase to 7.97% upon implementation of contracted rental uplifts following completion, which is expected to take place in October.

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