

*For immediate release, 4 September 2006*



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

**Joint-Venture Awarded Preferred Bidder Status**

CareCapital (AIM: CARE), a healthcare real estate developer and owner that was admitted to AIM on 4 August 2006, today announces that a joint-venture has been awarded preferred bidder status for a new primary care centre in Flintshire, Wales. This will be CareCapital's first development in Wales.

The Healthcare Property Company Wales Limited ("HPC Wales") has been selected as preferred bidder for a major new primary care centre for the Flintshire Health Board in the town of Buckley. The new primary care centre will bring together under one roof existing GP practices and community health services in a purpose built 4,000 sq.m. facility comprising a range of clinical and other patient support services including a pharmacy. The building has been designed to allow for future flexibility and expansion to meet the changing healthcare needs of the local community.

The total development cost of the facility will be approximately £6.5 million. It is anticipated construction works will commence in mid-March 2007 and the Centre opened to patients in early April 2008. The completed facility will be leased for an initial period of 20 years to the GP partnerships and the Flintshire Health Board at an initial rent of approximately £425,000 per annum.

HPC Wales is a strategic joint venture between CareCapital (50%) and Gaufron Healthcare Limited ("Gaufron") (50%). Gaufron is a well-established medical centre developer in Wales, based in Llandrindod Wells.

Commenting, Paul Stacey – CareCapital's Managing Director - said "I am extremely pleased that we have been successful in being selected to develop this important healthcare facility in North Wales. We look forward to the opportunity to work with the Flintshire Health Board and Welsh Health Estates to take this scheme through to completion. I congratulate the bid team, including our colleagues from Gaufron and the architects, Austin-Smith: Lord on the win against significant competition. The Board hopes that our joint-venture with Gaufron will be able to build on this success to become a leading developer of healthcare related properties in Wales."

**For further information please visit [www.carecapital.co.uk](http://www.carecapital.co.uk) or contact:**

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