PRESS RELEASE

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MONTEA

MORE THAN WAREHOUSES

ANNUAL FINANCIAL REPORT 2008 OF THE STATUTORY MANAGER FOR THE PERIOD FROM 01/01/2008 TO 31/12/2008

Strong increase of the net current result exclusive IAS 39[1] (+ 28.0%)[2] up to EUR 8,446,167 (EUR 2,36[3] per share) towards EUR 6,596,174 (EUR 2,31 per share) at 31/12/2007

Increase of rental income (+39.4%) up to EUR 14 million towards EUR 10 million at 2007

37.5% increase in the possible pay-out result to EUR 9,132,940 (EUR 2.55 per share)

53.4% increase in the fair value of the property portfolio, i.e. from EUR 137.4 million to EUR 210.8 million

3.58% reduction in value of the property portfolio (by steady compounding)

Occupancy rate[4] of 96.24%

Net current result inclusive IAS 39 amounts to EUR -7,76 million (EUR -2.16 per share) towards EUR 11.8 million (EUR 4,14 per share) at 31/12/2007

Debt ratio of 52.8% at 31/12/2007

Confirmation of the 5% increase in proposed dividend for 2008 to EUR 2.09 gross per share

Cautious pay-out ratio of pay-out result (82%)

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[1] Net current result or operational result: net result excluding result on the property portfolio (codes XV, XVI en XVII of the profit and loss account) and excluding IAS 39 (revaluation of the return covering instruments)

[2] The previous year, Montea had a 15-month financial year, i.e. from 01/10/2006 to 31/12/2007, which was audited by the auditor. The figures included for comparison are those of the same period of the previous year, i.e. from 01/01/2007 to 31/12/2007, which was not audited by the auditor.

[3] The net current result per share does not increase with 28.0% but with 2,0% because of the increase of capital with 729,747 new shares regarding the Unilever transaction.

[4] The occupancy rate expressed as a percentage of the estimated rental value.

MONT LISTED NYSE EURONEXT

Aalst, 19 February 2009 – MONTEA[5] (NYSE Euronext/MONT/MONTP) publishes today its Annual Results and Accounts for the period from 1 January 2008 to 31 December 2008.

1. MANAGEMENT REPORT

1.1 Strategy of Montea "More than warehouses"

During 2008, Montea pursued its **sectorial strategy as a "pure player" in the market for logistics and semi-industrial property in Belgium and France**, a strategy aimed at creating long-term value for the shareholders and client-tenants.

The logistics and semi-industrial property market is in full swing, experiencing increasing success with corporate investors.

Once generally equated with transport, logistics has now become a structured, industrial and all-embracing concept.

The continuation of Montea's strategy focuses on the following pillars:

i. **Specialisation in logistics and semi-industrial property** in two geographical markets (Belgium and France) with the best competitiveness and growth indicators in this sector, in which Montea intends to become a prominent player.

ii. **Growth of the portfolio and investments** in high-quality, multi-purpose buildings which are diversified in terms of geographical location, client base and portfolio distribution (both logistics platforms and smaller semi-industrial buildings).

iii. **Protection of the portfolio value** through investments near major consumer areas, busy logistics hubs or development axes such as major airports, ports or railway stations.

iv. **Dividend growth** based on solid, consistent operating cash results.

v. **Active, dynamic management of the property portfolio** in order to meet tenants' expectations in the best way, pick up on market trends and achieve fixed portfolio diversification targets.

vi. **The creation of value** for tenants thanks to flexible property solutions as part of a high-quality portfolio of multi-purpose properties by a committed, creative and client-focused team.

Our assignment is to offer our clients more than just warehouse space. Montea wants to play its part in the continuous improvement of the supply chain, the quality of warehouse space and distribution infrastructure through an environmentally-focused, personalised and client-centred approach.

[5] Montea is a SICAFI/BEVAK (closed-end property investment company) listed on NYSE Euronext Brussels (MONT) and a SIIC (listed property investment company) listed on NYSE Euronext Paris (MONTP).

1.2 Major investments during the year 2008 for a total of more than EUR 76 million in Belgium and France

During the financial year of 2008 Montea realized major investments and completed the following property transactions:

- **20 March 2008**: acquisition of an 11,200 m^2 **logistics platform in Cambrai (France)**, which is fully let to DHL Fashion France for a period of 9 years. This EUR 7 million investment generates an annual rental income of EUR 495,000 and was implemented by Concerto Développement (a subsidiary of the Affine group). The site also provides the possibility, in a second phase, to develop an additional 11,200 m², which is now marketed without speculative development. Since its completion, this transaction has contributed to the improvement in the operating result. The acquisition was financed through bank debt and does not exceed the valuation by the real estate surveyor.

- **26 March 2008**: completion of the acquisition[6] of the **Unilever site in Forest (Brussels – Belgium)** and issue of 729,747 new shares (issue price of EUR 30.11 per share) (with entitlement to dividends as from financial year 2008) as payment for the partial scission resulting from the transfer of the immovable assets of Unilever Belgium.

  This strategically located site in the Brussels-Capital Region consists of 25,000 m² of logistics and industrial buildings. Purchased for EUR 17 million, the site provides an 8,000 m² development potential. These buildings are fully let to Unilever on a triple net lease for an average period of 8 years. The annual rental income amounts to EUR 1.3 million. This acquisition was made at a price lower than the valuation by the real estate surveyor.

- **17 April 2008**: acquisition of a 28,000 m² **logistics platform in the top logistics area of Hauts-Sarts (Liège – Belgium)**, at a strategic motorway location (close to the E313 towards Antwerp, the E42 towards Paris and the E40 towards Brussels and Aachen). This EUR 12.9 million investment generates an annual rental income of EUR 1 million, with a three-year rental guarantee by Weerts Supply Chain. The acquisition was financed through bank debt and does not exceed the valuation by the real estate surveyor.

- **8 May 2008**: purchase of a 4,307 m² building in Paris, near **Charles De Gaulle International Airport (Paris – France)**. This building in the Paris Nord II industrial park is leased to toy-distributor Babysun on a triple net lease[7] for a period of 9 years. The total investment amounts to EUR 4 million and was completed through the transfer of the existing financial lease (at the end of the financial lease contract, Montea becomes the owner of the building) for a sum which exceeds the value determined by the real estate surveyor by 0.86%[8].

- **19 May 2008**: signing of a purchase agreement subject to suspending conditions of a **1,858 m² building** situated at the former GSK site in **Erembodegem (Aalst – Belgium)**, already largely owned by Montea. The purchase of this building, which is fully let to the company Perbio Sciences, means an investment of EUR 1.05 million and permits Montea to completely reallocate this strategic 3.4 ha site beside the motorway Brussels-Ghent.

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[6] In March 2008 Montea completed the acquisition of the property division of Unilever Belgium BVBA/SPRL (“Unilever”). The site has a total surface of +/- 87,000 m². Montea transferred the leasehold for the 13,608 m² office building ("Diamond Building") to Banimmo for EUR 25.5 million net. We refer to our press release of 26 March 2008 for more information regarding this important acquisition.

[7] All costs, including major renovation and repairs, are borne by the tenant.

[8] Montea's business manager feels that this small premium is fully justified by the characteristics of this modern building, the high initial return (8.25% gross) and its strategic location close to Paris-Charles De Gaulle International Airport.

- **16 September 2008**: completion of the acquisition of business **premises in Bondoufle (Paris – France)** for EUR 2.76 million by means of a sale & leaseback transaction. This site includes 3,000 m² of warehouse space and 800 m² of office space. It also offers a development potential for 2,500 m² of additional warehouse space.

  This acquisition also included the conclusion of a triple net lease for a period of 9 years with Cybergun, manufacturer of replica guns. The acquisition was financed entirely through bank debt and does not exceed the valuation by the real estate surveyor.

- **6 October 2008**: acquisition of a **portfolio of 5 office buildings at Roissy-Charles De Gaulle (Paris – France)** from the Sirius Group with a total area of 22,300 m². This EUR 27 million transaction was financed through the acquisition of all shares of 4 French private property companies (SCI). This transaction was financed entirely through bank debt and does not exceed the valuation by the real estate surveyor.

  All these buildings are fully let to about ten tenants including BF Goodrich, Fedex and La Poste, generating an annual rent income of EUR 1.9 million.

- **30 October 2008**: signing of a 9-year **sale & leaseback contract with Chronopost**, a subsidiary of Geopost in the industrial park of **Pivolles at Décines (Lyon – France)**. The acquisition concerns a strategically located logistics/distribution building in the first east suburbs of Lyon, with a total of 3,901 m² on an area of 18,685 m². The total value of the transaction was EUR 4.6 million, which did not exceed the valuation by the real estate surveyor, and was entirely financed through bank debt. The annual rent income amounts to EUR 340,505.

1.3 Active management of the property portfolio: Montea realised a total added value of EUR 635,549 (EUR 0.18 per share) on the sale of two non-strategic semi-industrial buildings

- **17 April 2008**: sale of a 4,550 m² semi-industrial building in **Destelbergen**. The sale of this site, which was considered as non-strategic, was worth EUR 1.3 million and realised a surplus value of EUR 249,560 compared with the fair value booked by Montea for this site.

- **30 September 2008**: sale of a 2,810 m² semi-industrial building in **Heverlee** (Leuven). This transaction amounted to EUR 1.4 million, generating a surplus value of EUR 385,989. This disinvestment was partly carried out because of the non-strategic nature of the property.

1.4 New shareholder and strengthening of the reference shareholders

As a consequence of the capital increase in the context of the completion of the acquisition of the Unilever Belgium site, Gemeentelijke Holding NV has acquired a participation of 8.3% in Montea[9]. The reference shareholders (Banimmo and the De Pauw family) have also strengthened their position with the acquisition of respectively 259,279 and 185,502 shares of the property investment company.

[9] We refer to our press release of 27 March 2008 for more information regarding this important acquisition.

During April 2008 the Affine Group – in the context of a simplification of its structure – transferred its Montea shares to Banimmo and Gemeentelijke Holding NV. The distribution of Montea's reference shareholders is now: De Pauw family (30.46%), Banimmo (23.15%), Gemeentelijke Holding NV (11.18%).

1.5 New credit lines for a total amount of EUR 52,5 million – good diversification of external financial sources and no maturity dates in 2009 and 2010

In June 2008, before the financial crisis, Montea brought in EUR 52.5 million via new bilateral credit lines with three leading banks who had already been involved in financing Montea at the time of the IPO at the end of 2006.

On 31 December 2008, Montea still has a financing capacity of EUR 17.6 million on existing credit lines.

None of the current credit lines mature during 2009 and 2010. The average term of the credit is currently 3.5 years with maturity dates at the end of 2011, end of 2012 and end of 2013.

The interest rate risk was for 100% covered using IRS (Interest Rate Swap), contracts based on an average financing cost of 4.59%.

1.6 Strong increase with 28.0% of the net current result (exclusive IAS 39) and 39.4%[10] increase of the net rental income

Montea ended the financial year 2008 on 31 December 2008 with a positive net current result (exclusive IAS 39) of EUR 8,446,167, a 28.0% increase on the previous year.

This increase is mainly attributable to the 39.4% growth in net rental income (as a result of the expansion of the property portfolio with guaranteed rental income for the new investments) and control over the company's property and structural costs.

On the other hand, the net financial costs, increased by EUR 1.4 million (without taking into account the IAS 39 revaluations on the hedging instruments) because of the new investments, except for the Unilever transaction, which were completed by means of external funding.

1.7 Net asset value of EUR 28.60 per share – EUR 30.5 per share excluding IAS 39

Disregarding the strong increase of the net active value because of the strong net asset value (with EUR 2.36 per share) and the high quality buildings of Montea’s real estate portfolio, the net asset value on 31 December 2008 amounted to EUR 28.6, a 7.9% decrease compared to 31 December 2007.

[10] The previous year Montea had a 15-month financial year, i.e. from 01/10/2006 to 31/12/2007, which was audited by the auditor. The figures included for comparison are those of the same period ofprevious year, i.e. from 01/01/2007 to 31/12/2007, which was not audited by the auditor.

This decrease is mainly attributable by IAS “non cash” elements:

i. the negative evolution of the faire value of the real estate portfolio, as specified by external real estate surveyors concerning the actual difficult economical situation (EUR 1.72 per share),

ii. the transfer duties which must be deducted from the investment value, according to IAS rules (difference between investment value and fair value) – EUR 0.91 per share,

iii. the write-down of the hedging instruments to the amount of EUR 6.8 million (EUR 1.89 per share) as a result of the steep fall in interest rates, particularly in Q4 2008[11].

Disregarding this latent decrease in value of the hedging instruments (IAS 39), the net asset value on 31 December 2008 amounted to EUR 30.5, a 1.8% decrease with previous year.

1.8 Information on the current legal proceedings – formal objection and submission of a counter-claim by Montea with damages and interest

In 2006, the company concluded contracts which made it possible to acquire certain buildings, via a merger or another transaction. These contracts were subject to a number of suspended conditions, primarily in connection with the compliance with planning permits, which had to be contractually complied with by 31 March 2007.

On the basis of objective information, Montea is convinced that these conditions were not met and that it has fulfilled all its obligations under the aforementioned contracts. Montea has formally informed the claimant of this situation. However, on 15 May 2008, the parties concerned started proceedings against Montea for the payment of damages of nearly EUR 5.4 million. In case they are unsuccessful in this, the parties concerned have put in a secondary claim adjusted to around EUR 4.25 million.

Montea is contesting these claims by all means, both as regards the grounds as well as the amounts. Montea has also made a counterclaim on the grounds of frivolous and vexatious litigation. The Annual Accounts of 31 December 2008 made no provision as regards this legal action and the Auditor's report makes no comment concerning the lack of any such provision. Montea's lawyer has submitted his conclusions. It is anticipated that the case will be pleaded in May 2009. A judgement will then follow at a later date.

[11] We refer to IAS 39 that acts concerning the valuation of the financial instruments in which the variation in valuation of the financial instruments runs by means of the so-called hedging contracts. Montea applies entirely IAS 39 and each variation in valuation of the financial instruments goes by means of the profit and loss account.

1.9 Overview of the property portfolio

PROPERTY PORTFOLIO	Total 31/12/2008	Belgium	France	Total 31/12/2007
Number of sites	**32**	22	10	**24**
Warehouse space (m²)	**320.402 m²**	259.332 m²	61.070 m²	**238.727 m²**
Office space (m²)	**45.657 m²**	35.968 m²	9.689 m²	**32.390 m²**
Total space (m²)	**366.059 m²**	295.300 m²	70.759 m²	**271.117 m²**
Development potential (m²)	**62.197 m²**	30.367 m²	31.830 m²	**43.565 m²**
Fair Value (EUR)	**€ 210.789.000**	€ 156.664.000	€ 54.125.000	**€ 137.388.430**
Investment Value (EUR)	**€ 218.369.000**	€ 161.144.000	€ 57.225.000	**€ 142.227.000**
Annual Contractual Rents (EUR) (*)	**€ 16.517.674**	€ 12.030.225	€ 4.487.449	**€ 11.127.320**
Gross Yield (%)	**7,84%**	7,68%	8,29%	**8,10%**
Gross Yield on full occupancy (%)	**8,14%**	8,09%	8,29%	**8,33%**
Property not let (m²)	**16.179 m²**	16.179 m²	0 m²	**9.243 m²**
Rental value of property not let (EUR)	**€ 645.618**	€ 645.618	€ 0	**€ 314.083**
Occupancy rate (% of m²)	**95,58%**	94,52%	100,00%	**96,59%**
Occupancy rate (% of rental value)	**96,24%**	94,91%	100,00%	**97,04%**

(*) excluding renal payment guarantees

The total surface of the property portfolio amounts to 366,059 m², spread across 22 sites in Belgium and 10 sites in France.

The fair value of the property portfolio grew to EUR 210.8 million, a 53.4% increase (+73.4 million) on 31 December 2007. Not taken into account the new investments in 2008, the fair value of the property portfolio decreased by 3.67% in Belgium and 2.66% in France.

The **gross yield on property**[12] on the whole portfolio amounts to 7.47% in Belgium and 7.84% in France, based on a fully let portfolio, taking into account the estimated rent on vacant property.

The **occupancy rate** achieved by Montea on the whole portfolio (expressed as a percentage of the estimated rental value) was 96.24%, and 95.58% on the basis of the number of m² occupied. Occupancy at the end of 2008 decreased with 0.8% on 31 December 2007, which is primarily due to the handover of the 2,800 m² extension at the Erembodegem site which is not yet let.

The **annual contractual rental income** (excluding rental guarantees) was EUR 16.5 million, a 48.4% increase (EUR 5.3 million) on 31 December 2007.

[12] The gross yield on property is defined as following: the contracted lease income divided by the fair value of the real estate portfolio.

2. FINANCIAL STATEMENTS[13]

2.1 Consolidated profit and loss account as at 31 December 2008 (EURO)[14]

CONSOLIDATED INCOME STATEMENT (EUR)	31/12/2008 12 months	31/12/2007 15 months	31/12/2007 12 months
Rental Income	14.024.173	12.452.214	10.062.525
Write-bakc of lease payments sold and discounted	0	0	0
Rental relates charges	0	0	0
NET RENTAL INCOME	**14.024.173**	**12.452.214**	**10.062.525**
Recovery of property expenses	0	0	0
Recovery of charges and taxes normally payable by tenants on let properties	2.002.745	1.026.413	971.846
Costs payable by tenants and borne by the landlord for rental damage and refurbishment at end of lease	0	-1.876	0
Charges and taxes normally payable by tenants on let properties	-2.199.241	-1.033.221	-918.066
Other rental-related income and expenses	0	-17.243	-16.512
PROPERTY RESULT	**13.827.677**	**12.426.287**	**10.099.794**
Technical costs	-329.610	-360.906	-355.147
Commercial costs	-75.565	-35.504	-33.313
Charges and taxes of unlet properties	-2.412	-73.571	-73.571
Property management costs	-226.019	-431.294	-380.572
Other property charges	-78.685	-97.504	-80.512
TOTAL PROPERTY CHARGES	**-712.291**	**-998.779**	**-923.114**
OPERATING PROPERTY RESULT	**13.115.386**	**11.427.507**	**9.176.680**
General costs	-1.977.388	-1.645.000	-1.205.219
Other operating income and expenses	344.547	122.677	133.953
OPERATING RESULT BEFORE RESULT ON THE PORTFOLIO	**11.482.545**	**9.905.184**	**8.105.414**
Result on disposals of investment properties	635.549	0	0
Result on disposals of other non-financial assets	0	0	0
Result in the fair value of investment properties	-10.046.313	5.629.206	4.350.972
OPERATING RESULT	**2.071.782**	**15.534.389**	**12.456.386**
Financial income	500.141	1.032.845	958.492
Interest charges	-3.486.977	-2.068.336	-1.800.356
Andere financial charges	-6.813.382	-17.555	126.774
FINANCIAL RESULT	**-9.800.218**	**-1.053.046**	**-715.090**
Income from participations consolidated with the equity method	0	0	0
RESULT BEFORE TAXES	**-7.728.435**	**14.481.343**	**11.741.296**
Corporate income tax	-27.781	-51.783	-49.823
Exit tax	0	-28.760	117.681
TAXES	**-27.781**	**-80.543**	**67.858**
NET RESULT	**-7.756.216**	**14.400.800**	**11.809.154**
NET CURRENT RESULT	**1.654.547**	**8.771.594**	**7.458.181**
NETTO CURRENT RESULT (excLUDING IAS 39)	**8.446.167**	**7.920.166**	**6.596.174**
Number of shares entitled in the result of the period	3.585.354	2.855.607	2.855.607
NET RESULT PER SHARE	**-2,16**	**5,04**	**4,14**
NET CURRENT RESULT PER SHARE	**0,46**	**3,07**	**2,61**
NET CURRENT RESULT PER SHARE (exlcuding IAS 39)	**2,36**	**2,77**	**2,31**

[13] The auditor, KMPG Company revisors, represented by Luc Van Couter, has confirmed that his inspection, are completely finalized and were executed corresponding the general control standards specified by the Institution of auditors has to date revealed no significant adjustment which would need to be included in the accounting information given in this press release. The accounting principles and methods used to draw up the interim financial statements are identical to the principles and methods used to draw up the annual accounts for the financial year ending on 31/12/2007.

[14] In reviewing the results all comparisons will be made against the 12-month figures for 2007 which were not audited. Montea's first financial year ran for 15 months, from 01/10/2006 to 31/12/2007, for which the figures were audited by the Auditor.

2.2 Notes to the consolidated profit and loss account at 31 December 2008

Rental income during the financial year 2008 adds up to EUR 14,024,173, a 39.4% increase on the same period in 2007 (EUR 10,062,525). This increase is primarily attributable to the expansion of the property portfolio in Belgium and France.

The **property result** on 31/12/2008 amounts to EUR 13,827,677, a 36.9% increase on the same period for the previous year (EUR 10,099,794).

The **operating margin**[15] also showed growth, from 80.25% on 31/12/2007 to 83.04% on 31/12/2008. This positive development is primarily the result of the economies of scale which were possible thanks to the expansion of the portfolio and strict control of the company's operating and general costs.

The **result on the property portfolio** on 31/12/2008 (EUR -9,410,764) included:

- a surplus value of EUR 635,549 on the sale of the building in Destelbergen and the building in Heverlee (see point 1.2)

- a decrease in the fair value of the real estate portfolio which amounts to EUR 10,046,313 on the investment value of the portfolio on 31/12/2007. This decrease is mainly attributable to:

  i. the decrease of the fair value of new investments made by Montea in Belgium and in France for the amount of EUR 5,0 million, where the purchase costs were part of a negative adjustment to the valuation of the investment to its fair value for a sum of EUR 3.3 million.

  ii. the decrease of the fair value of existing portfolio for an amount of EUR 5 million. This reduction (by steady compounding) amounts to 3.67% (EUR 4,7 million) in Belgium and 2.66% (EUR 0,3 million) in France.

The **financial result** at 31/12/2008 (EUR -9,800,217) was strongly influenced by the change in the fair value of the interest rate hedging contracts (IAS 39) on the closing date for the amount of EUR 6,791,619. When this change in the fair value of the interest rate hedging contracts (IAS 39) is not taken into account, the net financial costs increased by EUR 1.4 million, mainly in connection with the EUR 47,5 million increase in credit lines to finance the new investments in Belgium and France.

- *On 31/12/2008 IRS-type (Interest Rate Swap) interest rate hedging contracts covered Montea's bank debt for the whole 100%. These financial instruments guarantee cover for the existing debt until September 2011 (average maturity date). The average interest rate for the period, including bank margins and costs for hedging instruments, amounts to 4.59%.*

Taxes include taxation on non-deductible expenses.

The **net current result excluding IAS 39 impact**[16] on 31/12/2008 amounts to EUR 8,446,167 (EUR 2.36 per share), representing an increase of 28.0% (EUR 1,849,413) compared to the same period last year.

[15] The operating result minus the result on the portfolio, divided by the property result.
[16] Net current result or operational result: net result excluding result on the property portfolio (codes XV, XVI en XVII of the profit and loss account) and excluding IAS 39 (revaluation of the return covering instruments)

- *The increase of the net current result excluding IAS 39 impact, confirms the previously announced dividend of EUR 2.09 gross/share for the year.*

The **net result** on 31/12/2008 amounts to EUR -7,656,217, compared with EUR 11,809,154 in 2007. This drop in profits is fully attributable to non monetary elements, i.e. de negative variation in the fair value of the portfolio, the devaluation of transfer duties and the negative variation in the fair value of the hedging instruments because of the strong decrease of the interest rates. Those elements have no impact on the cash-flow or on the dividend.

1.3 Consolidated balance sheet at 31 December 2008

CONSOLIDATED BALANCE SHEET (EUR)	31/12/2008 Conso	31/12/2007 Conso
NON-CURRENT ASSETS	**211.128.149**	**137.310.684**
Goodwill	0	0
Intangible assets	107.170	9.130
Investment properties	210.789.000	136.380.430
Development projects	0	0
Other tangible assets	226.251	59.173
Financial fixed assets	0	9.999
Financial lease receivables	0	0
Participations consolidated with the equity method	0	0
Trade receivables and other non-current assets	5.728	851.952
Deffered taxes (assets)	0	0
CURRENT ASSETS	**13.152.968**	**6.501.092**
Assets held for sale	0	1.008.000
Current financial assets	0	0
Financial lease receivables	0	0
Trade receivables	5.523.864	1.211.650
Tax receivables adn other current assets	1.085.721	2.081.167
Cash and cash equivalents	5.125.577	2.094.920
Deffered charges and accrued income	1.417.806	105.354
TOTAL ASSETS	**224.281.118**	**143.811.775**
SHAREHOLDERS' EQUITY	**102.644.298**	**88.766.284**
Shareholders' equity attributable to shareholders of parent company	**102.549.020**	**88.674.554**
A. Share capital	84.352.467	62.379.773
B. Share premiums	0	0
C. Purchased own shares (-)	0	0
D. Reserves	33.532.769	18.980.530
a. Statutory reserves	30.177	30.177
b. Unavailable reserves	809	809
c. Untaxed reserves	0	0
d. Available reserves	33.501.783	18.949.545
E. Result	-7.756.216	11.981.933
F. Impact on the fair value of estimated transaction costs resulting from the hypothetical disposal of investment properties	-7.580.000	-4.667.682
G. Change in fair value of financial seets and liabilities	0	0
H. Exchange rate differences	0	0
Minority interests	**95.278**	**91.729**
LIABILITIES	**121.636.820**	**55.045.491**
Non-current liabilities	**54.593.292**	**17.858.483**
A. Provisions	0	0
B. Non-current financial debts	47.733.219	17.634.953
a. Credit institutions	42.681.070	17.656.807
b. Financial lease	5.052.149	-21.854
c. Other	0	0
C. Other non-current financial liabilities	5.940.192	223.530
D. Trade debts and other non-current debts	342.685	0
E. Other non-current liabilities	353.667	0
F. Deferred taxes - liabilities	223.530	0
a. Exit tax	0	0
b. Other	223.530	0
Current liabilities	**67.043.528**	**37.187.008**
A. Provisions	0	0
B. Current financial debts	55.729.711	32.656.548
a. Credit institutions	55.180.000	32.650.127
b. Financial lease	549.711	6.421
c. Other	0	0
C. Other current financial liabilities	148	0
D. Trade debts and other current debts	7.920.055	3.634.438
a. Exit tax	5.224.887	1.151.504
b. Other	2.695.168	2.482.934
E. Other current liabilities	106.053	209.365
F. Accrued charges and deferred income	3.287.561	686.657
TOTAL LIABILITIES AND SHAREHOLDERS EQUITY	**224.281.118**	**143.811.775**

2.4 Notes to the consolidated balance sheet at 31 December 2008

On 31 December 2008, the **total assets** (EUR 224,281,118) consisted primarily of investment properties (94.0%) and current assets (EUR 13,152,968) including cash investments, trade receivables and tax receivables.

The **total liabilities** consisted of shareholders' equity to the amount of EUR 102,644,298 and a total debt of EUR 121,636,820. This included non-current (EUR 42.7 million) and current (EUR 55.2 million) bank debts.

The **debt ratio**[17] was 52.8%, against 37.8% on 31/12/2007.

2.5 Evolution of the net asset value per share (see also 1.7)

MONTEA NET ASSET VALUE PER SHARE (EUR)	31/12/2008	31/12/2007
Net asset value based on fair value ('000 euros)	102.549	88.675
Number of shares entitled to share in result of the period	3.585.354	2.855.607
Net asset value per share (fair value)	28,6	31,1
Net asset value per share (investement value)	30,7	32,7

The **net asset value per share** (before allocation of the result) based on the fair value of the property portfolio was EUR 28.6 on 31/12/2008 against EUR 31.1 on 31/12/2007, which represents a 7.9% decrease.

3. STOCK EXCHANGE PERFORMANCE OF THE MONTEA SHARE (MONT)

Together with the financial crisis and the recession as background, the stock rate of Montea performed better than the most European real estate indexes and other share indexes. In 2008 the quotation of Montea decreased with 15.6%, whilst the EPRA Europe decreased with 50.9% and the BEL20 with 53.8%.

On the basis of the closing rate on 31/12/2008 (EUR 27.00), the Montea share was listed 5.6% under the value of the net active value per share (in fair value before dividend pay-out) whilst the European listed real estate companies had an average discount of 50%.

4. IMPORTANT EVENTS AFTER BALANCE DATE

There were no important events after closing of the financial year 2008.

5. FORWARD-LOOKING STATEMENTS FOR FINANCIAL YEAR 2009

Montea realised good operational results in 2008, which were better than the assumed expectations, and a strong increase of the rental income with almost 40% in Belgium and France. The ambitious growth of the real estate portfolio (53.4%) and the improvement of the operational efficiency have contributed that the fact that the operational margin increased from 80 to 83%.

[17] The debt ratio is calculated accordingly the Royal Decree of 21 June 2006.

Without taking into account the result of the real estate portfolio and the revaluation of the hedge instruments, the net current result increased in 2008 with 28.0% to EUR 2.36 per share. The pay-out result, which takes into account the realised surplus value on the sale of real estate (see 1.3), shows also a strong growth of 37.5% to EUR 2.55 per share.

On the basis of these strong operational results, Montea confirms a 5% increase of the gross dividend to EUR 2.09 per share for the year 2009 which is consistent with the very cautious pay-out ratio of 82%.

The uncertain economical performances of the actual real estate portfolio, the evolution of the stock exchange market, the banks and the real estate market, the solvability of the customers, as well as the risks described in the annual report, are putting everybody to be prudent.

Besides the good operational performances of the actual real estate portfolio, Montea evaluates also, with the necessary prudence, different projects (investments, developments for tenants, "sale & lease back"), which contribute to the growth of the operational result in 2009 and to the increase of the added value in the long term, by reducing the different indentified risks.

The crisis creates new opportunities for a real estate company like Montea, who continues his strategy as pure player on the logistics and semi-industrial market, with attention to the following elements: focus on core business, the willingness to become a reference player, the flexibility, the innovation, the speed and the transparency.

Taking into account these different elements, and based upon the current outlook and the lack of future important unforeseen circumstances, Montea will pursue everything to continue its good performances in order to pay-out a dividend in 2009, equally important as to 2008.

6. FINANCIAL CALENDAR

- 30/04/2009 Publication annual report
- 14/05/2009 Intermediate declaration – results as of 31/03/09
- 19/05/2009 General shareholders meeting
- 02/06/2009 Pay-out of the dividend
- 27/08/2009 Semi-annual financial report: results as of 30/06/2009
- 18/11/2009 Intermediate declaration – results as of 31/09/09

The information for the shareholders and the financial calendar are also available on our website www.montea.com.

7. FUTURE DECLARATIONS

This press release contains future declarations (in particular the outlook for the financial year 2009). Such declarations contain risks and uncertainties which can result in the fact that the actual results can differ substantially from the future results and performances, taken into account in this press release. Measures for controlling these risks are strictly applied. The current uncertainties such as, the evolution of the economical situation, the availability of financing and their impacts on the rental risks or solvability of our clients, lead to an increased alertness, in particular with regards to the choice of our clients, required guarantees or the application of the control procedure of our credit risk.

ABOUT MONTEA "MORE THAN WAREHOUSES"

Montea Comm. VA is a property investment company (SICAFI/BEVAK – SIIC) specialised in logistics and semi-industrial real estate in Belgium and France. The company aims to quickly become a leading player on this fast-growing market. Montea offers more than just warehouse space and seeks to provide flexible and innovative real estate solutions to its tenants, thus creating value for its shareholders. As at 31/12/2008, the company had a portfolio of 366,059 m² spread over 32 sites. Since late 2006, Montea Comm. VA has been listed on the NYSE Euronext Brussels and Paris. For more information: www.montea.com (+32 53 82 62 62).

ANNEX 1 – CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY (K EUR)

VARIATION SHAREHOLDERS' EQUITY ('000 EUR)	Share capital	Share premiums	Reserves	Result	Change in fair value of financial assets and liabilities	Deduction of transaction costs	Shareholders' equity
ON 31/12/2007	**62.380**		**18.981**	**11.982**		**-4.668**	**88.675**
Elements directly recognized in Shareholders' equity	**21.972**	**0**	**7.277**	**0**	**0**	**-2.912**	**26.337**
Captial Increase Unilever	21.972						21.972
Cash flow hedge							0
Impact on the fair value of estimated transaction costs resulting from the hypothetical disposal of investment properties			2.912			-2.912	0
Impact acquisition Unilver IFRS 3			4.365			0	4.365
Subtotal	**84.352**	**0**	**26.258**	**11.982**	**0**	**-7.580**	**115.012**
Acquisition/disposal of own shares							-4
Dividends			-4.703				-4.703
Result of last year			11.982	-11.982			
Result for the financial year				-7.756			-7.756
ON 31/12/2008	**84.352**	**0**	**33.533**	**-7.756**	**0**	**-7.580**	**102.549**

ANNEX 2 – CONSOLIDATED CASH FLOW STATEMENT (K EURO)

CONSOLIDATED CASH FLOW STATEMENT ('000 EUR)	31/12/2008 12 months	31/12/2007 12 months
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	**2.095**	**3.416**
Net Result	**-7.756**	**14.401**
Non-cash elements to be added / dedcuted from the result	**19.242**	**-4.546**
Depreciations and write-downs	**51**	**35**
Depreciations/write-downs (or wirte-back) on intangible and tangible fixes assets (+/-)	44	35
Wirite-downs on current assets (+)	7	0
Write-back of write-downs on current assets (-)	0	0
Other non-cash elements	**19.191**	**-4.581**
Change in the fair value of investement properties (+/-)	10.046	-5.629
Movements in provisions (+/-)	0	0
Write-back of lease payments sold and discounted	0	0
Phasing of gratuities (+/-)	0	0
IAS 39 impact	6.792	-851
Elimination of interest charges	0	0
Other elements	0	0
Gain on disposal of investment properties	-636	0
interest paid	3.487	2.068
interest received	-499	-169
Other	0	0
NET CASH FROM OPERATING ACTIVITIES BEFORE CHANGE IN WORKING CAPITAL REQUIREMENTS	**11.486**	**9.855**
Change in working capital requirements	**2.153**	**-8.574**
Movements in asset items	**-4.629**	**685**
Trade receivables	-4.312	-632
Tax receivables	1.250	-663
Other current assets	-255	1.856
Deferred charges and accrued income	-1.312	124
Movement in liability items	**6.782**	**-9.259**
Trade debts	52	357
Taxes, social charges and salary debts	4.232	-9.326
Other current liabilities	-103	-389
Accrued charges and deferred income	2.601	99
NET CASH FLOW FROM OPERATING ACTIVITIES (A)	**15.733**	**4.697**
Investment activities	**-78.754**	**-30.294**
Acquisition of intangible assets	-113	-13
Investment properties and development projects	-81.107	-30.217
Other tangible assets	-196	-54
Disposal of investment properties	2.663	-10
NET CASH FLOW FROM INVESTMENT ACTIVITIES (B)	**-78.754**	**-30.294**
FREE CASH FLOW (A+B)	**-63.020**	**-25.597**
Change in financial liabilities and financial debts	**50.302**	**29.887**
Increase (+)/Decrease(-) in financial debts	53.171	17.618
Increase (+)/Decrease(-) in other financial liabilities	-223	14.168
Increase(+)/Decrease(-) in trade debts and other non-current liabilities	343	0
Interest paid	-3.487	-2.068
Interest received	499	169
Change in other liabilities	**577**	**224**
Increase(+)/Decrease(-) in other liabilities	0	0
Increase(+)/Decrease(-) in other debts	577	224
Change in shareholders' equity	**17.267**	**-2.419**
Increase(+)/Decrease(-) in share capital	21.973	0
Increase(+)/Decrease(-) in share premium	0	0
Increase(+)/Decrease(-) in consolidation differences	0	0
Deividends paid	-4.703	-2.419
Increase(+)/Decrease(-) in reserves	0	0
Increase(+)/Decrease(-) in change in the fair value of financial assets/liabilities	0	0
Disposal of own shares		0
Dividend paid (+ profit-sharing scheme)	**0**	**0**
Interim dividends paid (-)	0	0
NET FINANCIAL CASH FLOW (C)	**68.147**	**27.692**
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR (A+B+C)	**5.126**	**2.095**

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ANNEX 3 – BALANCE SHEET (GEOGRAPHICAL)

CONSOLIDATED BALANCE SHEET (EUR)	31/12/2008 Conso	31/12/2008 BE	31/12/2008 FR	31/12/2008 Elim.
NON-CURRENT ASSETS	**211.128.149**	**156.997.945**	**54.130.204**	**0**
Goodwill	0	0	0	0
Intangible assets	107.170	107.170	0	0
Investment properties	210.789.000	156.664.000	54.125.000	0
Development projects	0	0	0	0
Other tangible assets	226.251	226.251	0	0
Financial fixed assets	0	0	0	0
Financial lease receivables	0	0	0	0
Participations consolidated with the equity method	0	0	0	0
Trade receivables and other non-current assets	5.728	524	5.204	0
Deffered taxes (assets)	0	0	0	0
CURRENT ASSETS	**13.152.968**	**65.111.440**	**7.026.527**	**-58.984.999**
Assets held for sale	0	0	0	0
Current financial assets	0	0	0	0
Financial lease receivables	0	0	0	0
Trade receivables	5.523.864	3.471.353	2.052.511	0
Tax receivables adn other current assets	1.085.721	57.831.303	756.109	-57.501.691
Cash and cash equivalents	5.125.577	2.141.908	2.983.669	0
Deffered charges and accrued income	1.417.806	1.666.876	1.234.238	-1.483.308
TOTAL ASSETS	**224.281.118**	**222.109.386**	**61.156.731**	**-58.984.999**
SHAREHOLDERS' EQUITY	**102.644.298**	**105.128.531**	**-2.464.022**	**-20.211**
Shareholders' equity attributable to shareholders of parent company	**102.549.020**	**105.128.531**	**-2.559.300**	**-20.211**
A. Share capital	84.352.467	84.352.467	0	0
B. Share premiums	0	0	0	0
C. Purchased own shares (-)	0	0	0	0
D. Reserves	33.532.769	30.080.611	3.472.369	-20.211
a. Statutory reserves	30.177	30.177	0	0
b. Unavailable reserves	809	809	0	0
c. Untaxed reserves	0	0	0	0
d. Available reserves	33.501.783	30.049.625	3.472.369	-20.211
E. Result	-7.756.216	-4.824.547	-2.931.669	0
F. Impact on the fair value of estimated transaction costs resulting from the hypothetical disposal of investment properties	-7.580.000	-4.480.000	-3.100.000	0
G. Change in fair value of financial seets and liabilities	0	0	0	0
H. Exchange rate differences	0	0	0	0
Minority interests	**95.278**	**0**	**95.278**	**0**
LIABILITIES	**121.636.820**	**116.980.855**	**63.620.753**	**-58.964.788**
Non-current liabilities	**54.593.292**	**52.468.786**	**2.124.507**	**0**
A. Provisions	0	0	0	0
B. Non-current financial debts	47.733.219	46.528.594	1.204.625	0
a. Credit institutions	42.681.070	42.500.000	181.070	0
b. Financial lease	5.052.149	4.028.594	1.023.555	0
c. Other	0	0	0	0
C. Other non-current financial liabilities	5.940.192	5.940.192	0	0
D. Trade debts and other non-current debts	342.685	0	342.685	0
E. Other non-current liabilities	353.667	0	353.667	0
F. Deferred taxes - liabilities	223.530	0	223.530	0
a. Exit tax	0	0	0	0
b. Other	223.530	0	223.530	0
Current liabilities	**67.043.528**	**64.512.069**	**61.496.246**	**-58.964.788**
A. Provisions	0	0	0	0
B. Current financial debts	55.729.711	55.541.030	188.681	0
a. Credit institutions	55.180.000	55.180.000	0	0
b. Financial lease	549.711	361.030	188.681	0
c. Other	0	0	0	0
C. Other current financial liabilities	148	0	148	0
D. Trade debts and other current debts	7.920.055	6.236.962	1.683.093	0
a. Exit tax	5.224.887	5.228.853	-3.967	0
b. Other	2.695.168	1.008.108	1.687.060	0
E. Other current liabilities	106.053	21.639	59.049.201	-58.964.788
F. Accrued charges and deferred income	3.287.561	2.712.439	575.122	0
TOTAL LIABILITIES AND SHAREHOLDERS EQUITY	**224.281.118**	**222.109.386**	**61.156.731**	**-58.984.999**

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ANNEX 4 – SEGMENTED PROFIT AND LOSS ACCOUNT (GEOGRAPHICAL)

CONSOLIDATED INCOME STATEMENT (EUR)	31/12/2008 12 months	31/12/2008 12 months (BE)	31/12/2008 12 months (FR)	31/12/2008 12 months (Elim)
Rental Income	14.024.173	11.486.531	2.537.642	0
Write-bakc of lease payments sold and discounted	0	0	0	0
Rental relates charges	0	0	0	0
NET RENTAL INCOME	**14.024.173**	**11.486.531**	**2.537.642**	**0**
Recovery of property expenses	0	0	0	0
Recovery of charges and taxes normally payable by tenants on let properties	2.002.745	1.087.952	914.793	0
Costs payable by tenants and borne by the landlord for rental damage and refurbishment at end of lease	0	0	0	0
Charges and taxes normally payable by tenants on let properties	-2.199.241	-1.204.411	-994.830	0
Other rental-related income and expenses	0	0	0	0
PROPERTY RESULT	**13.827.677**	**11.370.072**	**2.457.605**	**0**
Technical costs	-329.610	-329.610	0	0
Commercial costs	-75.565	-75.565	0	0
Charges and taxes of unlet properties	-2.412	-2.412	0	0
Property management costs	-226.019	-212.642	-13.377	0
Other property charges	-78.685	-77.063	-1.622	0
TOTAL PROPERTY CHARGES	**-712.291**	**-697.291**	**-14.999**	**0**
OPERATING PROPERTY RESULT	**13.115.386**	**10.672.781**	**2.442.606**	**0**
General costs	-1.977.388	-1.818.839	-158.549	0
Other operating income and expenses	344.547	349.158	-4.611	0
OPERATING RESULT BEFORE RESULT ON THE PORTFOLIO	**11.482.545**	**9.203.100**	**2.279.446**	**0**
Result on disposals of investment properties	635.549	635.549	0	0
Result on disposals of other non-financial assets	0	0	0	0
Result in the fair value of investment properties	-10.046.313	-6.144.617	-3.901.695	0
OPERATING RESULT	**2.071.782**	**3.694.032**	**-1.622.250**	**0**
Financial income	500.141	1.745.361	1.382	-1.246.602
Interest charges	-3.486.977	-3.427.544	-1.306.034	1.246.602
Andere financial charges	-6.813.382	-6.808.615	-4.767	0
FINANCIAL RESULT	**-9.800.218**	**-8.490.798**	**-1.309.419**	**0**
Income from participations consolidated with the equity method	0	0	0	0
RESULT BEFORE TAXES	**-7.728.435**	**-4.796.766**	**-2.931.669**	**0**
Corporate income tax	-27.781	-27.781	0	0
Exit tax	0	0	0	0
TAXES	**-27.781**	**-27.781**	**0**	**0**
NET RESULT	**-7.756.216**	**-4.824.547**	**-2.931.669**	**0**
NET CURRENT RESULT	**1.654.547**	**684.521**	**970.027**	**0**
NETTO CURRENT RESULT (excLUDING IAS 39)	**8.446.167**	**7.476.140**	**970.027**	**0**
Number of shares entitled in the result of the period	3.585.354			
NET RESULT PER SHARE	**-2,16**			
NET CURRENT RESULT PER SHARE	**0,46**			
NET CURRENT RESULT PER SHARE (exlcuding IAS 39)	**2,36**			

ANNEX 5 – PROPERTY PORTFOLIO AS AT 31/12/2008

INDEPENDENT SURVEYOR'S REPORT

Valuation

The valuation of the various investment items in the portfolio was based on the following methods: the rental value capitalisation method and an income approach using a Discounted Cash Flow (or DCF) model, checked with the obtained unit prices.

Value trends

The Fair Value under IAS40 on a half-year basis went from EUR 184,089,000 on 30/06/2008 to EUR 210,789,000 on 31/12/2008. The latter valuation is consistent with EUR 201,143,812 (costs payable by the buyer) and EUR 218,369,000 (costs payable by the vendor).

The initial return (the perceived rental income by comparison with the value 'costs payable by the vendor') for the full portfolio is 7.56%.

Assets

The assets consist at present approximately 320,402 m² of warehouse space and approximately 45,657 m² of office space, for a total surface of 366,059 m². It is spread across 32 sites, of which 10 are in France. One property (Grimbergen) is in concession. Apart from changes in market value, the increase is attributable to the acquisition of six sites, namely Bondouffle (FR), two sites in Le Mesnil Amelot (FR), Alfortville (FR), Roissy -Rue de la Belle Étoile 383- (FR) and Decines-Charpieu (FR). The site in Heverlee was sold and is no longer included in the portfolio.

Apart from the ten sites in France, the existing properties are mainly located in the 'Flemish Diamond' (area in between Brussels, Ghent, Antwerp and Leuven). Two buildings (Laeken and Forest) are in the Brussels-Capital Region and one (Milmort) in Wallonia. Of the ten properties in France, seven are located in the Paris area (Savigny-le-Temple and Roissy, Bondouffle, Le Mesnil Amelot, Alfortville) and three other in the provinces (Lyon/Decines-Charpieu, Cambrai and Feuquières).

Rental income

The actual rental income is calculated net of real estate taxes, charged to the owner, and in a few rare cases as an average rental income until the subsequent review date if rent reductions exist or the rent is not constant under contract.

This rental income amounts to EUR 16,517,674 per year on 31/12/2008. The lease agreements in force are 2.2% higher than the associated estimated market rental value, which is EUR 16,162,973 per year.

The indicated rent is net rental income, excluding additional payments for common charges and any insurance premiums.

The occupancy rate for the total portfolio, calculated on the basis of the surface area, was ± 95%.

PROPERTY PORTFOLIO ON 31/12/2008

31/12/2008	Offices	Warehouses	Total	Yield
Belgium				
AALST (ABCDEFG), TRAGEL 48-58	2.255	17.180	19.435	8,28%
AALST (HIJ), TRAGEL 48-58	560	17.590	18.150	7,80%
AALST (KLM), TRAGEL 48-58	876	4.565	5.441	8,48%
AARTSELAAR, HELSTRAAT 47	690	6.325	7.015	8,74%
BERCHEM, VOSSTRAAT 200	1.010	1.450	2.460	11,39%
BORNEM, INDUSTRIEWEG 4-24	1.440	13.055	14.495	13,83%
BUGGENHOUT, KALKESTRAAT 7	40	4.385	4.425	13,88%
GRIMBERGEN, EPPEGEMSESTWG 31-33	2.478	23.758	26.236	8,13%
VORST (LIPTON)	778	4.605	5.383	8,01%
VORST (CM)	0	7.150	7.150	7,89%
VORST (RESTAURANT)	2.110	920	3.030	3,05%
VORST (SALVESEN°	1.538	8.606	10.144	7,66%
LAKEN, EMIEL BOCKSTAELLAAN 74	340	5.085	5.425	8,47%
MOORSEL A,WAVERSTRAAT 3	880	7.515	8.395	9,89%
MOORSEL CDFGHIJK,WAVERSTRAAT 3	948	10.770	11.718	15,62%
VILVOORDE, SCHAARBEEKLEI 207-213	3.060	970	4.030	10,05%
HOBOKEN SMALLANDLAAN 7	440	745	1.185	12,46%
MEER EUROPASTRAAT 28	1.235	8.995	10.230	7,30%
PUURS RIJKSWEG 89	980	8.755	9.735	8,97%
PUURS RIJKSWEG 85	170	190	360	1,24%
SCHOTEN, BRECHTSE BAAN	735	735	1.470	9,73%
SCHOTEN JAGERSDREEF 1	1.920	1.685	3.605	10,12%
GROBBENDONK, BOUWELVEN 16	1.360	7.140	8.500	10,70%
HERENTALS, TOEKOMSTLAAN 33	1.970	12.620	14.590	7,03%
PUURS, SCHOONMANSVELD 18	1.255	11.910	13.165	6,30%
NIJVEL, RUE DE L'INDUSTRIE	1.345	12.350	13.695	6,61%
EREMBODGEM	3.635	11.375	15.010	8,44%
MECHELEN ZANDVOORTSTRAAT	768	21.831	22.599	8,76%
MILMORT, AVENUE DU PARC IND	1.152	27.072	28.224	7,68%
Totaal	**35.968**	**259.332**	**295.300**	**8,09%**
France				
SAVIGNY LE TEMPLE, RUE DU CHROME	633	15.843	16.476	9,35%
FEUQUIERES, ZI DU MOULIN	763	8.190	8.953	9,55%
CAMBRAI P d'A ACTIPOLE	682	10.248	10.930	6,13%
ROISSY, ZONE PARIS NORD 2	730	3.577	4.307	9,17%
BONDOUFLE	865	3.120	3.985	8,35%
LE MESNIL AMELOT, RUE DU GUE 4	1.348	7.315	8.663	8,46%
LE MESNIL AMELOT, RUE DU GUE 1-3	1.211	4.043	5.254	8,38%
ALTFORTVILLE, LE TECHNIPARC	384	1.665	2.049	10,00%
ROISSY, RUE DE LA BELLE ETOIE 383	1.965	4.356	6.321	7,72%
DECINES-CHARPIEU, RUE ARTHUR RIMBAUD 1	1.108	2.713	3.821	7,97%
Totaal	**9.689**	**61.070**	**70.759**	**8,29%**
Totaal	**45.657**	**320.402**	**366.059**	**8,14%**