

PRESS RELEASE

REGULATED INFORMATION

Under embargo until 25/08/2009 – 8:00 AM



MONTEA is acquiring a new 13,700-m² “A-class” logistics platform at Saint-Priest (Lyon) from NEXITY-GEPRIM for 7.9 million euros

The warehouse is leased for a 9-year duration to the Brossette group (Wolseley group), the world number one in the distribution of heating and plumbing products

Alost (Belgium), 25 August 2009 – MONTEA¹ (NYSE Euronext/MONT/MONTP) is today announcing the acquisition of a new-generation logistics platform in Lyon.

A new “A-class” environmentally friendly building ideally situated in the Parc de Lumières at Saint-Priest, on Lyon’s eastern bypass

Constructed in 2008, the warehouse covers a surface area of 35,600 m² within Parc des Lumières, a 130,000-m² business and logistics zone developed by Nexity-Geprim at Saint-Priest. It benefits from direct access to Lyon’s inner suburbs, as well as direct transport links towards Paris, Grenoble and Marseille.

The building consists of two 6,000-m² storage areas equipped with new-generation technology, particularly in terms of fire protection. It is also accessible from both sides (transshipment) via 16 loading bays and gates.

The site also benefits from 3,000 m² of additional space for external storage or possible extension.

During the warehouse’s construction, particular attention was paid to environmental aspects, most notably in terms of its layout, the use of natural light and rainwater management.

Distribution warehouse for the Brossette group within the Rhone-Alpes region

The entire building is leased for a 9-year period to the Brossette group, which uses the warehouse for the distribution of its products throughout the Rhône-Alpes region.

The Lyon region is one of France’s main logistics hubs due to the North-South backbone, the density of its road infrastructure and the 180 million consumers within an 800-kilometre radius.

¹ Montea is a sicafi (*Société d’investissement a capital fixe en immobilier*) listed on the NYSE Euronext Bruxelles (MONT) and a SIIC (*Société d’Investissements Immobiliers Cotée*) on the NYSE Euronext Paris (MONTP).

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Number 1 in the distribution of heating and plumbing products, Brossette has been based in Lyon since 1841. The group employs 3,400 staff and generates turnover of 1 billion euros through the sale of 230,000 different products at 450 outlets.

Investment of 7.9 million euros which will generate a gross rental yield of 8.25%

The sum total of the transaction is 7.9 million euros, including all costs. This amount, which does not exceed the property expert's valuation carried out on 27.07.09, has been fully funded by bank loan. On account of this acquisition, the debt burden now stands at roughly 55% (51.9% on 31.03.2009).

This new investment has made a positive contribution to the average duration of Montea's leases, which now stands at 4.7 years. It also reinforces Montea's position in terms of "A-class" logistics platforms.

"This investment constitutes an additional stage in our international development within France. The building provided by Nexity-Geprim is of a remarkable quality, as are its location and the tenant, who is the leader in its market," explains Frédéric Sohet, Montea's CEO. "It's certainly one of the best warehouses in our current portfolio and we intend to continue Montea's development in this line with quality partners like Nexity-Geprim, one of France's leading property firms, and Keops, who advised us on the transaction."

Frédéric Chabrol, Chairman of the Board of Nexity-Geprim adds: *"We are delighted by this first operation with Montea, which represents the fruition of the talks we've been holding since 2008 on the prospects for the logistics market in France. It also opens the way for new developments, especially on this type of platform combining architectural coherence, cutting-edge technology and quality with extensive integration of environmental innovations."*



Montea « More than warehouses » - Brossette site - Saint-Priest (Lyon)

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ABOUT MONTEA – ‘MORE THAN WAREHOUSES’

Montea Comm. VA is a property investment company (Sicafi – SIIC), specialised in logistics and semi-industrial buildings in Belgium and France. The company wants to become a reference player in this rapidly growing market. Montea offers more than just storage sites and wants to give leasing clients flexible and innovative property solutions, thus creating value for its shareholders. As from 31/03/2009 the company's property totalled 365,899 m² distributed over 32 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels and Paris since the end of 2006. For more information: +32 53 82 62 62 or www.montea.com.