

PRESS RELEASE

REGULATED INFORMATION

Embargoed until 8/06/2010 – 06:00 PM



MONTEA is building a new, sustainable distribution centre of 13,000 m² leased for a term of 12 years to Coca-Cola Enterprises Belgium in Charleroi (Heppignies) - Belgium

This site becomes the first Belgian logistics building meeting the French HQE standard on sustainability

Montea's "Blue Label" is ensuring sustainability of property portfolio

Aalst, 8th June 2010 – Montea (NYSE Euronext/MONT/MONTP) today announced the signing of a contract with Coca-Cola Enterprises Belgium for building a new distribution centre in Heppignies (Belgium). With this contract, Montea becomes developer of the first logistics buildings in Belgium that meets the French HQE standard (similar to the English BREEAM standard) on sustainability.

Development of new logistics building at prime location, with immediate connection to the E42 motorway and Brussels South Charleroi Airport

Together with Coca-Cola Enterprises Belgium, Montea searched for a prime location to develop a distribution centre to be specifically designed for Coca-Cola Enterprises Belgium and at the same time meet the highest standards of sustainability.

The distribution centre will be built on an area of +/- 42,000 m², located in Heppignies. The area enjoys a direct connection to the E42 motorway which links to all major cities in Wallonia and is also located in the immediate vicinity of Brussels South Charleroi Airport. The new distribution centre will be operational by September 2011.

Investment value is estimated at EUR 9.3 million, with a gross rental yield of 7.8% for a fixed term of 12 years

The total investment value is estimated at EUR 9.3 million, inclusive of all charges. The start of the works is on principle expected in the fourth trimester of 2010. The new distribution centre will be operational by September 2011, which is also the date on which the lease agreement will start for a fixed term of 12 years. The annual rental income amounts to maximum EUR 725,000 and is subject to annual indexation.

This new investment will contribute to an increased term of the lease agreements. This investment also strengthens the position of Montea in the field of "Class A" logistics platforms (prime location, easy accessibility, high quality building and quality tenants).

Mr Dirk De Pauw, CEO of Montea explains: *"This lease agreement meets perfectly our strategy to conclude long term contracts on a top location with a great tenant."*

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Montea, specialised in renting logistics and semi-industrial property, stressed that this investment meets completely its strategy to develop only projects that are already leased and to invest in preleased real estate.

Distribution warehouse for Coca-Cola Enterprises Belgium in the Charleroi region

The building will be fully leased to Coca-Cola Enterprises Belgium for a fixed term of 12 years. Coca-Cola Enterprises Belgium will use the warehouse for distribution of its products in the provinces Namur, Hainaut, Brabant Walloon and Brussels.

Coca-Cola Enterprises Belgium (CCEB) manufactures, distributes and sells the brand products of "The Coca-Cola Company". In terms of distribution, CCEB serves the entire Belgian and Luxembourg territory. CCEB is both directly and indirectly through intermediaries the supplier to 18,000 customers in more than 85,000 retail outlets: supermarkets, local shops, catering businesses, companies, hospitals, cinemas, petrol stations, sports centres and amusement parks. The distribution centre in Heppignies will employ +/- 85 staff members.

Director Patrick Theunissen, Field Sales Director of Coca-Cola Enterprises Belgium, explains: *"In Montea, we've found the perfect property partner, thanks to their personalised and flexible approach. Montea has actively participated in the plans for our new distribution centre. We looked together for the most appropriate location and determined the key requirements for the building in consultation with each other. We look forward to the next stage in the construction process, taking into account our sustainability policy."*

"HQE" standard and sustainability

Montea is deliberately choosing to develop a "tailored" building, which meets the high standards of sustainability. Through its activities on the Belgian and French logistical and semi-industrial property market, Montea is focussing on the French "HQE (**H**aute **Q**ualité **E**nvironnementale) sustainability standard. The distribution centre in Heppignies will become the first logistics building in Belgium to meet this standard in terms of energy, water and waste management.

"Blue Label" as guarantee of sustainability

Through the dynamic management of its real estate portfolio, Montea also wishes in future to pay more attention to the sustainability of its logistics buildings. To that end, Montea has developed its own "Blue Label" as a "standard" for its portfolio.

"Blue Label" consists of three parts: (i) the application of minimum sustainability standards based on the French "HQE (**H**aute **Q**ualité **E**nvironnementale) and the English" BREEAM (BRE Environmental Assessment Method), (ii) to sensitise customers and suppliers with respect for the environment in conducting their activities, (iii) a "green lease" contract, whereby both parties commit themselves to the environment and responsible energy management.

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Montea will apply these strict sustainability standards to the purchase of new buildings and renovation of existing buildings. Montea also plans to continue work on “energetic pictures” that make tenants aware of their energy consumption. Via an intranet application, Montea is giving its tenants access to a series of green key performance indicators and statistics relating to energy efficiency. Montea’s “Blue Label” also provides a number of selection criteria for suppliers concerning the environment.

ABOUT MONTEA – ‘MORE THAN WAREHOUSES’

Montea Comm. VA is a property investment company (Sicafi – SIIC), specialized in logistics and semi-industrial real estate in Belgium and France. The company wants to become a reference player in this 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 31/03/2010 the company’s property totaled 375,315 m² distributed over 31 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since end of 2006.

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FOR MORE INFORMATION

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