

# PRESS RELEASE

REGULATED INFORMATION

Embargoed until 21/01/2011 – 08:00 AM



## Lease agreement with Jan De Nul for a fixed duration of 15 years on the site in Aalst

### Montea sells semi-industrial building for EUR 4.2 million in Grobbendonk

Aalst, 21 January 2011 – MONTEA (NYSE Euronext/MONT/MONTP) has announced today the signature of a lease agreement with Jan De Nul on the site Trangel in Aalst and the sale of a semi-industrial building in Grobbendonk (Antwerp).

#### A fixed 15 years lease agreement with Ondernemingen Jan De Nul NV for 18,048 m<sup>2</sup> on the site in Aalst

Montea and Ondernemingen Jan De Nul NV have signed a fixed 15 years lease agreement for 18,048 m<sup>2</sup> on the site in Aalst. On one hand, Ondernemingen Jan De Nul prolongs its existing lease agreement for 13,642 m<sup>2</sup> storage space and on the other hand, an additional lease agreement was signed for 2,497 m<sup>2</sup> storage space and 1,909 m<sup>2</sup> office space. The extension and the additional contract were settled at a lease contract that was in line with the existing lease agreement. Both transactions have generated a gross initial income of 8.59%, calculated on fair value basis. Ondernemingen Jan De Nul NV will use this storage space for warehousing construction materials and ship components.



Montea « More than warehouses » - site Trangel-Aalst

#### Disinvestment of a semi-industrial building in Grobbendonk (Antwerp)

Montea initiated the sale of a semi-industrial building of 7,820 m<sup>2</sup> in Grobbendonk. This transaction was finalized with Verstraete Real Estate for EUR 4.2 million and generates a plus-value of EUR 0.15 million in relation to the fair value of September 30<sup>th</sup>, 2010.

#### In line with strategical focus

The significant extension of the contract with Ondernemingen Jan De Nul fits in the ambition of Montea to prolong the duration of existing contracts with her most important tenants, in order to increase the average duration of its portfolio and thereby, reduce the risk of future vacancies.

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The sale in Grobbendonk reflects Montea's disinvestment policy where smaller non-strategic buildings are sold and to ensure a clear focus on its investment policy in larger logistics platforms.

### **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 30/09/2010 the company's property totaled 451,808 m<sup>2</sup> 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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