MONTEA
MORE THAN WAREHOUSES

MONTEA purchases a 20,489 m² "class A" logistics platform in Marennes (South Lyon) for EUR 9.8 million

The warehouse has been leased to the logistics service-provider, Norbert Dentressangle, generating a gross rental return of 8.75%

Aalst, 16 May 2011 – MONTEA (NYSE Euronext/MONT/MONTP) announces today the purchase of a "class A" logistics platform in Marennes, near Lyon in France.

A 20,489 m² "class A" logistic platform

The site, which extends over an area of 4.3 hectares, is situated in the "La Donnière" logistics zone alongside the A46 motorway. This logistic zone provides distribution possibilities across the whole of France via the A7 and A43 motorways. The nearby Lyon Saint-Exupéry airport also offers a strategic advantage.

The warehouse, built in May 2000, meets the ICPE (*Installations Classified for the Protection of the Environment*) standards 1510, 1530 and 2925. The building is made up of three units, with headroom of 10 metres and has 24 loading bays.

Logistics platform for the Norbert Dentressangle group in the Lyon region

The building is entirely leased to the Norbert Dentressangle group. The lease agreement is divided into two contracts. The first of these is a 9-year lease agreement for an area of 15,375 m² (with the option to terminate after years 3 and 6). This lease agreement generates an annual rental income of EUR 645,750. The second contract is a 9-year lease agreement for an area of 5,114 m² (with the option to terminate after years 2, 3 and 6). This lease agreement generates an annual rental income of EUR 214,788. The logistics platform in Marennes is used for the distribution of pallet goods and bulk storage.

Norbert Dentressangle is one of Europe's leading providers of logistics and haulage services. The company, which has a workforce of 27,000 and 5,400,000 m² of warehouse space, operates in 14 European countries.

Investment of EUR 9.8 million with a gross rental return of 8.75%

The total amount of the transaction is EUR 9.8 million, including all costs[1]. The transaction will be financed with funds from the equity increase conducted during the summer of 2010. The logistic platform was acquired from ING Real Estate through the exclusive mediation of the Sorovim real estate agency.

*"This transaction takes our portfolio in France to above 100 million EUR," states **Jo De Wolf, CEO of Montea**. "The purchase is wholly in line with our strategy of investing in top-quality premises at the major logistics hubs in Belgium and France. Our office in Paris is responsible for providing active commercial management that enables us to fully exercise our role as a specialist in logistic real estate in France."*

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[1] This amount is lower than the valuation made by the property assessor on 01/04/2011 and which was ordered by Montea.

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Impact of the transaction on Montea's property portfolio

As a result of this investment, the share of the property portfolio in France represents 42.7% of Montea's total property portfolio. The return on the French portfolio in the wake of this transaction is 8.75%[2]. The total occupancy rate has now risen to 96.12%.

Montea « More than warehouses » - site Norbert Dentressangle | Marennes (Lyon)

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 31/03/2011 the company's property totaled 437,601 m² distributed over 30 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since the end of 2006.

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[2] This return is calculated as the annual contractual rental income + the estimated vacant rental value, divided by the fair value of the portfolio.

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