MONTEA
SPACE FOR GROWTH

PRESS RELEASE
REGULATED INFORMATION

11/12/2012

Montea intends to increase its capital by EUR 21,000,000 and the issue of new shares in consideration of a contribution in kind

In its press release of June, 20th, Montea announced having reached a principles agreement subject to conditions precedent with De Paepe Group (M.G. Invest NV and M.G. Holding NV) for the acquisition of a customized development for DHL Global Forwarding at Brussels Airport (through Warehouse Nine NV). The project encompasses 23,000 m² of warehouse space and 5,300 m² of office space and social areas. DHL Global Forwarding will lease the building for a period of 15 years, with the option to terminate after a period of 10 years. Montea will acquire the project, based on an initial return of 7.50 %, representing an investment value of EUR 26.2 million.[1]

The acquisition would occur through a contribution in kind of the shares of Warehouse Nine NV in the share capital of Montea, subject to the realization of certain conditions precedent. Montea and De Paepe Group intend to sign a conditional contribution agreement shortly. Upon realization of the conditions precedent, the contribution in kind would cause an increase of the share capital of Montea by approx. EUR 21,000,000 and new shares of Montea would be issued as a reward. The issue price of the new shares would then be determined by the average trading price of Montea's shares over a 30-day period preceding the contribution agreement, minus the anticipated gross dividend for the financial year ending December, 31st, being EUR 1.93 per share.

In its interim statement of November, 8th with respect to the third quarter of the current financial year (ending September, 30th) Montea's statutory director announced the company was on course to maintain a net operating result per share of EUR 2.00 for 2012. This anticipated result can be considered to be reasonable and achievable, taken into account the fact that Montea's financial situation per 30 September to a large extent reflects the final results of the current financial year ending December, 31st and considering that Montea does not expect any unforeseen circumstances to materially affect that anticipated result. Taking that into account, the board of directors of the statutory director intends to propose the general meeting a gross dividend of EUR 1.93, assuming a distribution percentage of 96.6 % of the net operating result per share.[2]

The capital increase is planned on December, 20th and would occur using the authorized capital.

ABOUT MONTEA "SPACE FOR GROWTH"

Montea Comm. VA is a property trust (Sicafi – SIIC) specialising in logistical and semi-industrial property in Belgium and France, where the company is a benchmark player. Montea literally offers its customers room to grow by providing versatile, innovative property solutions. In this way, Montea creates value for its shareholders. As of 30/09/2012, Montea's portfolio of property represented total space of 488,803 m² across 32 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since 2006.

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FOR MORE INFORMATION

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[1] For more information, we refer to our press release of June, 20th (www.montea.com)
[2] Subject to the final establishment of the annual accounts by the statutory director and the approval by the general meeting on 21 May 2013.