

SPACE FOR GROWTH



REGULATED INFORMATION
UNDER EMBARGO UNTIL 09/10/2013 – 5.45 PM

MONTEA CONTINUES TO GROW WITH FIRST PURCHASE IN THE NETHERLANDS

→ MONTEA ACQUIRES A DISTRIBUTION CENTRE IN ALMERE

- INVESTMENT VALUE OF EUR **13.7** MILLION
- LONG-TERM LEASE AGREEMENT WITH INITIAL YIELD OF **8.0%**

→ MONTEA GAINS A FOOHOLD ON DUTCH SOIL

- **THE NETHERLANDS** REMAIN EUROPE'S LEADING DISTRIBUTION COUNTRY
- **MONTEA BELIEVES** IN FURTHER GROWTH THROUGH STRONG PARTNERSHIPS WITH **DUTCH PARTNERS**

→ MONTEA LAUNCHES NEW WEBSITE



Montea "Space for Growth" – Almere site (Netherlands)

➤ **Montea acquires a distribution centre in Almere**

Montea has signed a purchase agreement with Axa Real Estate - on behalf of one of its funds - for a recently built distribution centre (2008), situated in the "Stichtse Kant" logistics zone in Almere. The site offers outstanding connections to the A6 (Amsterdam – North of the Netherlands) and A27 (Breda - Almere) motorways and extends over a total area of approximately 36,000 m², with 24,000 m² of warehousing and 700 m² of office space. The distribution centre is fitted with an ESFR sprinkler system and has headroom of 11 metres.

This transaction represents an investment value of EUR 13.7 million, based on an initial yield of 8.0%, and was brokered by Cushman & Wakefield (for Axa Real Estate) and XO Property Partners (for Montea). The building is leased for a fixed term of 22 years, with a purchase option – in line with the investment value – in 2024.

➤ **Montea gains a foothold on Dutch soil**

Montea has confidence in the strategic development potential that the Dutch logistics market is able to offer in terms of the continued successful expansion of its portfolio. It is with good reason that the Netherlands is often called "Distribution Land". Together, the incoming port of Rotterdam and Schiphol airport constitute Europe's largest logistical port of entry, while the country itself acts as the largest consolidation point in Europe, particularly for goods leaving towards Germany and Central Europe. This geographical location continuously offers both (European) logistics operators and shippers (end-customers) a significant advantage in their supply chain.

As part of its investment policy, Montea will be focusing mainly on the core area of Amsterdam-Antwerp-Venlo, with the emphasis on sites that have outstanding road and waterway connections. Both European distribution centres (EDCs) and national hubs (DCs) will be targeted. This strategic expansion in Montea's operating radius also enables its clients – most of whom are international operators – to continue with their growth.

➤ **Montea believes in further growth through strong partnerships with Dutch partners**

Montea's aim is also to be a partner on the Dutch market for existing operators.

Peter Demuyne, CCO Montea: *In recent years, we have endeavoured to work with landowners, developers, construction companies and other property professionals in both Belgium and France to convert our expertise in logistics property into top-quality investments that create long-term value for all of the stakeholders. The financial power that we are able to offer in addition to our property expertise makes it possible to conclude successful projects despite the challenging conditions on financial markets. We will also continue to focus on sale & leaseback operations with existing logistics players.*

➤ **New look for www.montea.com**

Montea is also launching its new website today. The new site places more emphasis on Montea's core mission: providing flexible solutions for logistics companies through its high-quality portfolio of buildings, built-to-suit property developments and the provision of sale & rent-back solutions to logistics operators.

We invite you to take a look at the new website [by clicking here](http://www.montea.com).

ABOUT MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a property investment trust (Sicafi – SIIC) that specialises in logistical and semi-industrial property in the Benelux and France. The company is a leading player in this market. Montea literally offers its clients the room to grow through versatile, innovative property solutions. This enables Montea to create value for its shareholders. As of 30/06/2013, Montea’s property portfolio represented a total area of 543,175 m², spread across 33 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since the end of 2006.

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FOR MORE INFORMATION

Check our [new website: www.montea.com](http://www.montea.com)