

SPACE FOR GROWTH



REGULATED INFORMATION
UNDER EMBARGO UNTIL 2/09/2014 – 5.45 PM

MONTEA EXPANDS ITS PROPERTY PORTFOLIO WITH EUR 39 MILLION IN BELGIUM AND THE NETHERLANDS

GROWTH OF THE PORTFOLIO:

- **BUILD-TO-SUIT PROJECT FOR DocMORRIS OF APPROX. 14,800 m² AT BUSINESS PARK IN HEERLEN (NL)**
- **SALE AND RENT BACK TRANSACTION WITH DEPA DISPOSABLES FOR LOGISTICS DISTRIBUTION CENTRE OF APPROX. 17,900 m² IN BEUNINGEN (NL)**
- **BUILD-TO-SUIT PROJECT FOR NIPPON EXPRESS OF APPROX. 6,000 m² AT BRUCARGO, ZAVENTEM (BE)**

THESE THREE TRANSACTIONS, WITH AN AVERAGE FIXED LEASE TERM OF 12.5 YEARS, TOGETHER REPRESENT A TOTAL INVESTMENT VALUE OF EUR 39 MILLION AND, BASED ON A NET INITIAL YIELD OF 7.50%, WILL GENERATE ADDITIONAL RENTAL INCOME OF EUR 2.93 MILLION AFTER HANDOVER DURING THE COURSE OF 2014 AND 2015

PARTNERSHIPS:

- **PARTNERSHIP AGREEMENT WITH BEHERMAN INVEST FOR THE DEVELOPMENT OF A LOGISTICS PLATFORM AT A LAND OF 46,000 m² IN BORNEM**

Aalst, 2nd September 2014 – MONTEA (MONT) today announced an expansion to its property portfolio of EUR 39 million in Belgium and in the Netherlands.

➤ **Build-to-Suit project for DocMorris of approx. 14,800 m² at business park in Heerlen (NL)**

Montea and Bouwbedrijf L. van de Ven / Korund have signed a memorandum of understanding for the development of a build-to-suit project of approximately 14,800 m². The site is located at the European Business Park Avantis in Heerlen. The Avantis business park was built in 2000 and is situated on the border between the Netherlands and Germany.

DocMorris is the best known pharmacy brand in Germany and market leader in the sale of pharmaceutical products by mail order (www.docmorris.de). DocMorris is a subsidiary of Zur Rose AG. DocMorris is currently operating from two separate locations in Heerlen and intends to combine its operations under one roof. The company has signed a 15-year lease agreement for an ultramodern site that will consist of approximately 7,750 m² of warehousing (which can be expanded), a mezzanine of around 1,750 m² and some 5,300 m² of office space, as well as 390 parking spaces. The site will comply with the strict standards required for storing pharmaceutical goods.



Montea "Space for Growth" - Site at Heerlen (NL)

Montea will acquire ownership of these premises when they are handed over, subject to the usual suspensive conditions, at a net initial yield of approximately 7.33%. The new distribution centre is expected to be operational by the first quarter of 2015.

➤ **Sale and Rent Back agreement with Depa Disposables B.V. for a logistics distribution centre of approximately 17,900 m² in Beuningen (NL)**

Montea has acquired ownership of a distribution centre on a site extending to approximately 20,800 m², situated in Beuningen, at the intersection between the A73 (Nijmegen-Roermond) and the A50 (Zwolle-Eindhoven). This distribution centre is located at the Bedrijventerrein Schoenakker and consists of around 14,900 m² of warehousing and some 3,000 m² of office space.



Montea "Space for Growth" – site for Depa Disposables at Beuningen (NL)

Depa Disposables B.V. has signed a triple-net lease agreement for a fixed term of 10 years. The company already has two separate locations in the region, but is looking to combine its operations under one roof. Depa offers disposable products and packaging solutions that fit seamlessly into the day-to-day business of the modern foodservice company. Depa products are available from (hospitality) wholesalers and retail stores (www.depa.nl).

Montea has acquired this distribution centre at a net initial yield of approximately 7.60%.

Both transactions were brokered by Jones Lang Lasalle.

➤ **Build-to-Suit project for Nippon Express of approximately 6,000 m² at Brucargo, Zaventem (BE)**

Montea and Cordeel Hoeselt (Cordeel Group) have signed a partnership agreement for the development of a distribution centre for Nippon Express Belgium at Brucargo in Zaventem. The build-to-suit project will consist of approximately 4,500 m² of warehousing and some 1,500 m² of office space. The facility will become operational in the fourth quarter of 2014.



Montea "Space for Growth" – Site for Nippon Express – Brucargo (BE)

Nippon Express Belgium has signed a lease agreement with a fixed term of 10 years. Nippon Express is a well-known freight forwarder and provides sophisticated logistics solutions, supported by one of the world's largest logistics networks (www.nipponexpress.com). Montea has obtained building rights for a period of 50 years for this project, on terms that are in line with the market. It will acquire the premises when they are handed over. The site also offers the potential to expand by approximately 4,200 m².

Nippon Express Belgium is one of the largest freight forwarders at Brucargo and took the decision last year to consolidate two older sites into a single, state-of-the-art facility to be build for its needs. The new premises will meet the strictest standards in terms of safety and efficiency. When it came to developing the new distribution centre, Nippon Express gave preference to an investor with the necessary expertise in airport-linked property.

Montea will acquire this distribution centre at a net initial yield of approximately 7.70%.

➤ **Long-term partnership with The Brussels Airport Company**

The new development for Nippon Express Belgium is the fourth project that Montea has worked on in partnership with The Brussels Airport Company. As part of its organisation, Montea has cargo-qualified partners who have the required knowledge for handling property solutions at airports.

Peter Demuynck, CCO Montea: *"With this fourth successive logistics building, Montea is taking the development of a fully integrated logistics park at the national airport a step further. Drawing on its long-term partnership with The Brussels Airport Company and its own expertise in developing and investing in airport-linked logistical property, Montea continues to drive forward the growth of the various companies at Brucargo in an effective and successful way."* (www.montecargo.com).

➤ **Partnership agreement with Beherman Invest to develop a logistics platform at a site of 46,000 m² in Bornem (BE)**

Montea and Beherman Invest have signed a partnership agreement for the development of a logistics platform at a site extending to 46,000 m² in Bornem. The site is strategically located in the “golden triangle” of Brussels/Antwerp/Ghent and is in the immediate vicinity of the A12/E17 motorways. In its search for suitable tenants, Montea focused



mainly on pharma-related logistics service-providers and users but other industries are also possible. The planned distribution centre will feature warehouse space of approximately 24,000 m².

Montea “Space for Growth” – Site for Beherman Invest – Bornem (BE)

ABOUT MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a property investment trust (Sicafi – SIIC) under Belgian law, that specialises in logistical and semi-industrial property in Belgium 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 30/06/2014, Montea’s property portfolio represented a total area of 619,093 m², spread across 37 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since the end of 2006.



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