

SPACE FOR GROWTH



PRESS RELEASE
REGULATED INFORMATION
UNDER EMBARGO UNTIL 4/11/2014 – 5.45 PM

MONTEA HANDS OVER MORE THAN 120,000 M² IN NEW BUILDINGS

OVER THE PAST 2 MONTHS, MONTEA HAS COMPLETED MORE THAN EUR 58 MILLION OF NEW PROJECTS WITH ITS PARTNERS:

- **3,500 M² FOR METRO IN VORST (BE)**
- **25,770 M² FOR VOS LOGISTICS IN OSS (NL)**
- **9,100 M² FOR DACHSER IN WILLEBROEK (BE)**
- **19,500 M² FOR NEOVIA LOGISTICS IN WILLEBROEK (BE)**
- **6,000 M² FOR NIPPON EXPRESS BELGIUM IN ZAVENTEM - BRUCARGO (BE)**
- **56,668 M² FOR CATERPILLAR IN GRIMBERGEN (BE)**

Aalst, 4 November 2014 – MONTEA (MONT) has lived up to its promises by completing six build-to-suit logistics projects.

➤ **Handover of 6 strategically located build-to-suit projects, totalling 120,538 m²**

2014 was heralded as the year of growth. This promise has now been met. At the beginning of the year, Montea announced the start of a number of build-to-suit projects in partnership with a.o. MG Real Estate, Vandermaesen and Cordeel Hoeselt (Cordeel Group). Over the past 2 months six of these projects have been handed over:



3,500 m² for Metro in Vorst (BE)¹. Long-term lease agreement for a fixed period of 27 years.



25,770 m² for Vos Logistics in Oss (NL)², in co-operation with Groep Vandermaesen.



9,100 m² for Dachser in Willebroek (BE)² in co-operation with MG Real Estate.



19,500 m² for Neovia Logistics in Willebroek (BE)¹, in co-operation with MG Real Estate



6.000 m² for Nippon Express Belgium in Zaventem - Brucargo (BE)¹, in co-operation with Cordeel Hoeselt.



56,668 m² for Caterpillar Distribution Services Europe in Grimbergen (BE)³, in co-operation with WDP, 50% partner in this project



¹ For more information please refer to press release of 02/09/2014 or www.montea.com.
² For more information please refer to press release of 07/02/2014 or www.montea.com.
³ For more information please refer to press release of 19/02/2014 or www.montea.com.

Montea wishes to thank its new tenants for the confidence they have shown in Montea. The company would also like to thank its partners for their smooth collaboration in bringing these projects to fruition.

➤ **Improvement in the main performance ratios in the portfolio**

These transactions provide a sustainable boost to the main performance ratios in the Montea property portfolio:

	As of 30/06/2014	New transactions
Growth of the portfolio ⁴ :	EUR 352.8 million	EUR 392.0 million
Annual rental income :	EUR 27.2 million	EUR 31.9 million
Occupancy rate ⁵ :	93.5%	96.5%
Minimum average term of leases ⁶ :	5.7 years	6.4 years

ABOUT MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a regulated public property company (RPPC) 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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⁴ These figures relate to the investment value.

⁵ The occupancy rate is expressed in m². When calculating the occupancy rate, neither the non-leasable m² intended for redevelopment nor the land bank are included in the numerator or the denominator.

⁶ The minimum term of the leases until the next break date, including the solar panels.