

SPACE FOR GROWTH



REGULATED INFORMATION
UNDER EMBARGO UNTIL 17/12/2014 – 7.00 AM

MONTEA CONCLUDES A SUCCESSFUL 2014

- **ACQUISITION OF A FIFTH LOGISTICS SITE IN THE NETHERLANDS:
LOGISTICS DISTRIBUTION CENTRE OF APPROX. 22,400 M² AT 'S-HEERENBERG (NL)**



- **NEW PARTNERSHIP AGREEMENT:
PARTNERSHIP AGREEMENT WITH HEEMBOUW TO DEVELOP 120,000 M² “LOGISTIEKPARK A12” IN
WADDINXVEEN (NL)**



- **SALE OF THE SITE AT 28 SCHOONMANSVELD, PUURS TO TRANSPORT GILBERT DE CLERCQ**

Aalst, 17th December 2014 – MONTEA (MONT) rounded off a successful 2014 with the acquisition of a logistics distribution centre extending over approximately 22,400 m² at 's-Heerenberg (NL), partnership agreement with Heembouw to develop the 120,000 m² “LogistiekPark A12” in Waddinxveen (NL) and the sale of the site at 28 Schoonmansveld, Puurs.

➤ **Acquisition of a distribution centre of approx. 22,400 m² at 's-Heerenberg (NL)**

Montea has purchased a distribution centre on a site of 45,500 m². The logistics building is situated in 's-Heerenberg at the “Euregionaal Bedrijventerrein” multimodal logistics park, close to the German border. This location has excellent direct connections with the main European transport routes A12 (NL) and A3 (D) in the Ruhr.

The distribution centre was built in 2009-2011 and consists of some 16,000 m² of warehousing, 5,200 m² of cross-dock and 2,400 m² of office space. The centre has 44 loading docks.



Montea “Space for Growth” – site at 's-Heerenberg (NL)

The building has been leased for a fixed period of 12 years to JCL Logistics Benelux, which specialises in storage, distribution and trans-European deliveries.

This transaction represents a total investment value of EUR 20.4 million and will generate an additional rent of EUR 1,45 million per annum.

➤ **Partnership agreement with Heembouw to develop the 120,000 m² “LogistiekPark A12” in Waddinxveen (NL)**

Montea and Heembouw have gone into partnership with Wayland Developments to develop “LogistiekPark A12”. The site totals 120,000 m² and is situated alongside the A12 in Waddinxveen. It is ideally suited for becoming a base for logistics providers and distribution companies.

Strong market interest in this logistics hotspot is what prompted the parties to pool their resources to develop LogistiekPark A12.



Montea «Space for Growth» - LogistiekPark A12 (NL)

Peter Demuyck (COO of Montea): “Demand for high-quality logistics property is being driven by the ever-growing market for e-commerce. The trend in logistics towards clustering and centralising operations in locations that provide synergy, gains in efficiency and, ultimately, cost reductions requires XL facilities. These need to be in the right place in terms of transport movements. With its large-scale distribution centres of over 10,000 m², “LogistiekPark A12” is the ideal location for setting up this type of business.”

➤ **Sale of the site at 28 Schoonmansveld, Puurs**

Montea signed a collaborative agreement with Office Depot in 2012 for the sale & rent back of this logistics centre that offers 12,000 m² of warehousing and 2,000 m² of offices. Montea acquired this property based on an initial yield of 8.15%, representing an investment value of EUR 7.9 million.



International Transport Gilbert De Clercq was urgently looking for an additional facility to buy in the Puurs region. Montea decided to take up this opportunity and transfer the current lease agreement to the company. The transaction was concluded in line with the purchase value of 2012.

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 30/09/2014, 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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