

MONTEA REALIZES A SUCCESSFUL PRIVATE PLACEMENT OF TWO BOND LOANS FOR A TOTAL AMOUNT OF EUR 50 MILLION

- ➔ TWO BOND LOANS FOR A TOTAL AMOUNT OF EUR 50 MILLION WITH AN AVERAGE DURATION OF 11 YEARS AND AN AVERAGE FUNDING COST OF 2.73%
- ➔ FURTHER DIVERSIFICATION OF DEBT
INCREASE OF THE AVERAGE DURATION OF FUNDING TO MORE THAN 5 YEARS
- ➔ TOTAL AVERAGE FUNDING COST OF 3.33%
- ➔ FURTHER OPTIMIZATION OF FUNDING DURATION COMPARED TO THE DURATION (OF THE LEASES) OF THE ASSETS

For the purpose of supporting Montea's continued growth, the statutory business manager has decided to issue two bond loans for a minimum total of EUR 50 million. Both bond loans were aimed at institutional investors and were placed yesterday by way of a private placement. Montea has appointed Bank Degroof and Belfius Bank as Joint Lead Managers to assist them with these transactions.

For the first bond loan, Montea placed EUR 25 million in bonds with a nominal value of EUR 100,000, a term of 12 years and a variable interest rate of EURIBOR 3 months + 205 base points. For the second bond loan, Montea placed EUR 25 million in bonds with a nominal value of EUR 100,000, a term of 10 years and a fixed interest rate of 3.42%.

The funds raised by the bond issues mentioned above will be used to refinance existing loans reaching maturity and to continue the further growth of Montea.

With the successful placement of these two bonds with long durations of 10 and 12 years, the average duration of the funding will also increase significantly to 5.1 years at 30/06/2015.

Taking into account the existing creditlines with variable interest cost, the existing hedging instruments and the bond loans, the average funding cost amounts to 3,33% at 30/06/2015.

Montea thanks the investors for their confidence in our company.

ABOUT MONTEA "SPACE FOR GROWTH"

Montea Comm. VA is a public real estate investment fund under Belgian law (SIR – SIIC), specialising in logistics real estate in the Benelux and in France. The company is a reference player in this market. Montea offers its customers literally room to grow, through flexible, innovative real estate solutions. In this way, Montea creates value for its shareholders. On 8 May 2015, Montea was the first Belgian real estate investor to earn the Lean & Green Star in recognition of the effective reduction of the CO2 emissions in the Belgian portfolio by 26%. On 31 March 2015, the real estate portfolio represents a total of 663,562 m² floor space, in 43 locations. Montea Comm. VA has been listed on Euronext Brussels (MONT) and Paris (MONTP) since 2006.



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FOR MORE INFORMATION

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**Notice dated 19th June 2015 to the FSMA
Pursuant to Article 37 of the Regulated Property Companies
Act of 12th May 2014**

Article 37, § 1 of the Regulated Property Companies Act of 12th May 2014 (the **GVV Act**) states that public regulated property companies must give notice of their planned transactions to the FSMA if one or more specific persons are acting directly or indirectly as counterparty to these transactions or if they will derive any financial benefit therefrom.

In accordance with article 37, § 1 of the GVV Act, we hereby notify you that the following persons singled out by the aforementioned article 37, §1 may possibly act as counterparty to the planned transactions or may derive some financial benefit therefrom:

- Montea Management NV, whose registered office is situated at 9320 Erembodegem, Industrielaan 27, company number 0882.872.026 (RLE Ghent – Dendermonde Division), as statutory business manager of the Company;
- Members of the De Pauw Family, specifically Dirk De Pauw, Marie Christine De Pauw, Bernadette De Pauw, Dominika De Pauw and Beatrijs De Pauw, as shareholders in Montea Management NV who vote on the appointment of the directors of Montea Management NV at its general meeting of shareholders and as reference shareholders of Montea;
- The directors of Montea Management NV and their respective permanent representatives, who deliberate and decide on the issue of bond loans;
- Belfius Insurance NV as a reference shareholder of Montea.

Both bond issues will take place by way of a private placement with Bank Degroof NV and Belfius Bank NV acting as placement agents (**Joint Lead Managers**). The funds raised by the bond loans mentioned above will be used to refinance the existing loans that are reaching maturity. Pursuant to article 37, § 2 of the GVV Act, the statutory business manager hereby asserts that both bond issues are in the interests of the Company since they provide access to additional external financing that will bring about Montea's further growth and hence, in particular, the company will comply with the statutory financial ratios imposed by the GVV Act and the Royal Decree of 13th July 2014 in relation to regulated property companies.

In view of the fact that the terms of issue for the bonds and other documents drawn up in the context of the issues are the result of in-depth discussions with the Joint Lead Managers, based on detailed research and market surveys, both transactions will be conducted under normal market conditions (as prescribed by article 37, § 3 of the GVV Act) since, in the first instance, the intention is that third parties will invest in the bonds.