

SPACE FOR GROWTH



REGULATED INFORMATION
EMBARGO UNTIL 17 SEPTEMBER 2015 – 5:45 PM

NEW PROJECTS BOLSTER GROWTH FOR MONTEA IN BELGIUM AND THE NETHERLANDS

→ NEW PROJECTS IN BELGIUM:

- IN PARTNERSHIP WITH MG REAL ESTATE, MONTEA IS DEVELOPING A BUILD-TO-SUIT PROJECT OF CA 31,600 M² FOR AN AMERICAN MULTINATIONAL AT THE MG PARK DE HULST IN WILLEBROEK (BE).
- AT THE REQUEST OF DSV SOLUTIONS, MONTEA IS DEVELOPING AN EXPANSION OF CA. 21,000 M² IN PORT OF GHENT (BE).
- THE NECESSARY PERMITS HAVE BEEN OBTAINED FOR THE DEVELOPMENT OF 36,500 M² FOR DHL AT BRUCARGO.

IN COMBINATION WITH THE DEVELOPMENT PROJECTS LAUNCHED EARLIER FOR MOVIAN TO (EREMBODEGEM) AND CDS (VORST), THE THREE NEW PROJECTS WILL INCREASE MONTEA'S PORTFOLIO BY MORE THAN 100,000 M² IN BELGIUM.

TOGETHER, THESE FIVE PROJECTS ACCOUNT FOR AN INVESTMENT VALUE OF EUR 85 MILLION. WITH AN AVERAGE FIXED TERM OF 12 YEARS, AND AN AVERAGE INITIAL RETURN OF 7.50%, THEY WILL GENERATE AN ADDITIONAL RENTAL INCOME OF EUR 6.65 MILLION UPON COMPLETION IN THE COURSE OF 2016.

→ NEW DEVELOPMENT IN THE NETHERLANDS:

- MONTEA HAS CONCLUDED A PARTNERSHIP AGREEMENT WITH FOCUS FOR THE DEVELOPMENT OF A LOGISTICS BUSINESS AREA, "KAMPERSHOEK-NOORD," ON A 160,000 M² PLOT OF LAND IN WEERT (NL)

Aalst, 17 September 2015 – MONTEA (MONT) today announced an expansion of its real estate portfolio with two projects in Belgium, the launch of the DHL Hub in Brucargo and the partnership agreement with Focus Invest for the development of the “Kampershoek-Noord” logistics facility on 160,000 m² of land in Weert, Netherlands.

➤ **Launch of a build-to-suit project for an American multinational on the MG Park De Hulst in Willebroek**

In December 2013, Montea concluded a partnership agreement with MG Real Estate (De Paepe Group) for the development of the sustainable logistics facility “MG Park De Hulst” in Willebroek. With this project, the partners announced their fourth joint development project.

The build-to-suit development comprises ca. 48,000 m² of land on which a logistics complex will be erected for an American multinational active in the delivery of spare parts. The building comprises 27,100 m² of storage space, 800 m² of office space and a mezzanine of ca 1,100 m². It can moreover be expanded by 6,800 m² in a second phase. The building will be operational in the first quarter of 2016. Montea will acquire this facility upon completion.

The parties have concluded a long-term agreement for a fixed period of 10 years.

Ignace De Paepe, MG Real Estate: “With this fourth development project in less than 3 years, De Hulst proves its unique location as a multi-modal logistics hub between the E19 and the A12.”



Montea «Space for Growth» - MG Park De Hulst

➤ **Enlargement of the existing DSV facility in port of Ghent with ca. 21,000 m² of additional logistics space.**

In June 2013¹ Montea acquired a newly built 23,400 m² logistics platform, leased to DSV Solutions. The site meets the stringent TAPA ‘A’ standards for protection. It is strategically located along the Ghent – Terneuzen Canal zone, and provides excellent connections to important motorways (E34, E17 and E40).

¹ For more information, see the press release of 6 June 2013, or go to www.montea.com.

At the request of DSV Solutions, Montea will enlarge the afore-mentioned storage facility by 21,200 m². The necessary permits have been obtained in the meantime, and this enlargement is expected to be completed in the second quarter of 2016.



Montea «Space for Growth» - Ghent Harbour– DSV (BE)

Montea obtained an extension on the existing concession for 30 years from the Port Authority for this enlargement.

Albert-Derk Bruin, Managing Director DSV Solutions: “The expansion, at the strategic location in the port of Ghent, enables DSV Solutions to attend effectively to the rapid current growth in terms of existing and new customers.”

Daan Schalck, CEO Ghent Port Authority: “Ghent is particularly satisfied that DSV Solution in the port of Ghent is bolstering its position with new initiatives. The European distribution centre of DSV Solutions that ensues is important not only for the port, but for the reputation of the entire city.”

➤ **Start of already announced build-to-suit project for DHL at Brucargo in Zaventem**

In February 2015,² MG Real Estate and Montea announced the signing of a partnership agreement with the Brussels Airport Company for the development of a new hub for DHL, with a 31,500 m² warehouse and 5,000 m² in offices on the cargo site of Brussels Airport. The building will be located at the entrance of Brucargo, the logistics hotspot of Brussels Airport for cargo handling.



Montea «Space for Growth» - new DHL Hub Brucargo – Zaventem (BE)

² For more information, see the press release of 12 February 2015, or go to www.montea.com.

The necessary permits have been obtained in the meantime and construction work has already started. The new build-to-suit project is expected to be operational in the third quarter of 2016.

➤ **Partnership agreement with Focus Invest for the development of the logistics complex “Kampershoek-Noord” on 160,000 m² of land in Weert (NL)**

Montea and Focus are entering into a partnership for the joint development of the logistics complex “Kampershoek-Noord” – a 160,000 m² facility along the A2 in Weert near Eindhoven, favourably situated with regard to Belgium and Germany as well. The new facility is divided into different plots, where various developments are possible, and lends itself superbly for the establishment of logistics parties and distribution companies.

Given the growing interest in this logistics hotspot from the market, Montea and Focus decided to join forces for the development of a sustainable, modern and high-quality logistics park.

ABOUT MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a regulated public property company (RPPC) under Belgian law, that specialises in logistical 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. On 8/05/2015 Montea was the first Belgian real estate investor to receive the Lean & Green Star in recognition for showing that CO₂ emissions have been effectively reduced by 26% in the Belgian portfolio. As of 30/06/2015 Montea’s portfolio of property represented total floor space of 746,903 m², spread across 44 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since 2006.



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FOR MORE INFORMATION

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