

# SPACE FOR GROWTH



REGULATED INFORMATION  
EMBARGO UNTIL 18/02/2016 – 17:45 PM

## MONTEA CONTINUES ITS STEADY GROWTH VIA SEVERAL OPERATIONS:

- **ACQUISITION OF A 17,135 M<sup>2</sup> LOGISTICS BUILDING IN EINDHOVEN (NL) – INVESTMENT OF € 18 MILLION**
- **MONTEA IS CHOSEN AS PARTNER OF BLUE O'PEN FOR THE DEVELOPMENT OF THE LOGISTICS ZONE AT BLUE GATE, ANTWERP**
- **ACQUISITION OF 4.6 HECTARES OF LAND FOR BUILD-TO-SUIT PROJECT IN BORNEM (BE) – INVESTMENT OF € 4.6 MILLION**
- **SIGNING OF TWO LEASE AGREEMENTS FOR THE SITE AT BORNEM (BE) FOR A TOTAL OF 10,550 M<sup>2</sup> - ANNUAL RENTAL INCOME OF € 0.45 MILLION**
- **HANDOVER OF 2 BUILD-TO-SUIT PROJECTS:**
  - **STATE-OF-THE-ART LOGISTICS DISTRIBUTION CENTRE OF 15,900 M<sup>2</sup> FOR MOVIAN TO IN EREMBODEGEM (BE) – INVESTMENT OF € 15.3 MILLION**
  - **SUSTAINABLE DISTRIBUTION CENTRE OF 10,500 M<sup>2</sup> FOR CDS IN VORST (BE) – INVESTMENT OF € 7.2 MILLION**

➤ **Acquisition of a 17,135 m<sup>2</sup> logistics building in Eindhoven (NL)**



Montea has purchased a distribution centre in Eindhoven - Acht. The building contains 16,700 m<sup>2</sup> of warehousing and 435 m<sup>2</sup> of office space on 36,200 m<sup>2</sup> of land. In view of the building's good location and flexible layout into 4 units, this distribution centre is extremely well suited for purposes such as complex distribution requirements and e-commerce.

The building will be leased with a triple net lease for a fixed term of 15 years. This sale & rent back transaction represents an investment of approximately € 18 million and a net initial yield of 6.60%.

➤ **Montea develops innovative logistics zone at Blue Gate, Antwerp**

The City of Antwerp, ParticipatieMaatschappij Vlaanderen (PMV) and Waterwegen en Zeekanaal (W&Z) have selected Blue O'pen as a partner for the remediation and redevelopment of Petroleum Zuid in Antwerp (ca. 63 hectares). Blue O'pen is a consortium of DEME and Bopro. For the development of and investment in the 6.5 hectare logistics zone at Blue Gate, the consortium opted for an exclusive partnership with Montea.

*Peter Demuyne, Montea CCO:* We are always looking for innovative solutions for the logistics sector. In the second half of 2017, we will start to develop a CO<sub>2</sub> neutral logistics park at this unique location, at the edge of the city and the water, with special focus on the innovative logistics trends and urban distribution. The total development will represent an estimated € 26 million upon completion.



Montea «Space for Growth» - Artist Impression Blue Gate, Antwerpen

➤ **Acquisition of 46,000 m<sup>2</sup> of land for the development of a build-to-suit project in Bornem (BE)**

Montea has acquired a 4.6-hectare plot of land in Bornem from van Beherman Invest NV (part of the Beherman Group). The site is strategically located in the “golden triangle” of Brussels/Antwerp/Ghent, in the immediate vicinity of the A12/E17 motorways. The existing building will be demolished and the site fully redeveloped. Montea has already begun marketing the land for the build-to-suit development of a logistics building of +/- 26,000 m<sup>2</sup>.



Montea “Space for Growth” – Bornem site – Build-to-suit (BE)

This transaction represents an investment value of € 4.6 million.

➤ **Signing of two new lease agreements (BE)**

The Bornem site (2-24 Industrielaan), which has a total floor area of 14,343 m<sup>2</sup>, is now fully leased. Montea and the Belgian Buildings Agency have signed a fixed 9-year lease agreement. The agreement extends to 8,760 m<sup>2</sup> of warehousing, 590 m<sup>2</sup> of office space and 37 parking spaces. The Belgian Buildings Agency will use the site to store goods that have been seized. The transaction was brokered by Hugo Ceusters NV.



Montea “Space for Growth” – Bornem site (BE)

The remaining available space of 1,206 m<sup>2</sup> is leased to Beherman Motors NV (part of the Beherman Group) for a term of 9 years, with the first break after 3 years. Beherman Group ([www.behermangroup.com](http://www.behermangroup.com)) is the official Mitsubishi importer for Belgium and Luxembourg and will use the site as for workshops and warehousing.

Together, these two transactions represent an annual rental income of approximately € 0.45 million.

➤ **Handover of build-to-suit building for Movianto in Erembodegem (BE)<sup>1</sup>**

In June 2015 Montea met began the development of an additional distribution centre for Movianto at Industriezone Zuid IV in Erembodegem. The 15,900 m<sup>2</sup> state-of-the-art logistics distribution centre, with GDP-compliant (2,900 m<sup>2</sup>) cross-docking spaces (+2+8°C and +15°C+25°C) and adjoining offices was handed over on schedule in January 2016. The building will be leased for a fixed period of 9 years, with the starting rent approximately € 1 million per year.



Montea «Space for Growth» - Site Erembodegem, Waterkeringsstraat (BE)

➤ **Handover of build-to-suit building for CdS in Vorst (BE)<sup>2</sup>**

As part of the redevelopment plan for the site in Vorst, Montea started in April 2015 with the development of a second sustainable build-to-suit project for CdS, covering a total area of approximately 10,500 m<sup>2</sup>. The new distribution centrum was handed over on schedule on 15/02/2016. The building will be leased for a fixed period of 15 years, with the starting rent approximately € 0.5 million per year.



Montea «Space for Growth» - Site Vorst - CdS (BE)

<sup>1</sup> For more information, please refer to the press release dated 26/06/2015 or visit [www.montea.com](http://www.montea.com).

<sup>2</sup> For more information, please refer to the press release dated 26/06/2015 or visit [www.montea.com](http://www.montea.com).



#### **ABOUT MONTEA “SPACE FOR GROWTH”**

Montea Comm. VA is a public property investment company (PPIC – SIIC) under Belgian law, specialising in logistical property in Belgium, The Netherlands and France. The company is a leading player on this market. Montea literally offers its customers room to grow by providing versatile, innovative property solutions. This enables Montea to create value for its shareholders. 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 at 30/09/2015, Montea’s portfolio of property represented total floor space of 728,164 m<sup>2</sup> spread across 44 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since 2006.



#### **MEDIA CONTACT**

Jo De Wolf  
+32 53 82 62 62  
Jo.dewolf@montea.com

#### **FOR MORE INFORMATION**

[www.montea.com](http://www.montea.com)