

SPACE FOR GROWTH



PRESS RELEASE – REGULATED INFORMATION
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MONTEA KICKS OFF THE SUMMER HOLIDAY SUCCESSFULLY WITH THE FOLLOWING TRANSACTIONS:

- CUSTOM DEVELOPMENT OF CA. 12,400 M² LOGISTICS BUILDING FOR EDIALUX (PELSIS GROUP) IN BORNEM (BE)



- CUSTOM DEVELOPMENT OF NEW STATE-OF-THE-ART AIR CARGO BUILDING (CA. 5,000 M²) FOR SACO GROUPAIR AT BRUCARGO (BE)



- DELIVERY OF CA. 21,000 M² FOR DSV SOLUTIONS IN GHENT (BE) – TOTAL BUILDING FLOOR SPACE NOW AMOUNTS TO CA. 45,500 M²



Aalst, 28 June 2016 – MONTEA (MONT) kicks off summer holiday successfully with the following transactions: the custom development of a ca. 12,400 m² logistics building for Edialux (Pelsis Group) in Bornem (BE), the development of a new state-of-the-art air cargo building (ca. 5,000 m²) for SACO Groupair at Brucargo (BE) and the delivery of a 21,000 m² extension for DSV Solutions in Ghent (BE).

➤ **Custom development of a ca. 12,400 m² logistics building for Edialux (Pelsis Group) in Bornem (BE)**

Headquartered in the UK, the Pelsis Group is the leader in ecological solutions for crop protection and pest control in Europe. The group employs some 270 workers in 10 sites worldwide.

In Belgium, Pelsis operates under the name of Edialux, which is also a market leading brand in the Belgian retail sector. Pelsis was in search of a state-of-the-art distribution centre in order to provide even better logistical service to its customers at home and abroad. Montea will undertake a build-to-suit project for that purpose in exchange for a 15-year lease contract. The contract will comprise ca. 11,400 m² operational space and 960 m² offices and will employ ca. 70 people.

The construction works for this project are expected to commence in the course of 2018. The investment will amount to ca. € 11 million and represent a yield of 6.65%. Edialux was guided and supported by Ceusters Immobiliën in this transaction.



Montea «Space for Growth» - new logistics building for Edialux (Pelsis Group) in Bornem (BE)

➤ **Development of new state-of-the-art air cargo building (ca. 5,000 m²) for SACO Groupair at Brucargo (BE)**

SACO Groupair, a well-known neutral forwarder headquartered in Hamburg and active for years at Brucargo (www.sacogroupair.com), has signed a cooperation agreement with Montea for the construction and rental of a new state-of-the-art air cargo building plus offices at Brucargo. This development will be implemented in cooperation with the Cordeel group.

The complex will consist of ca 4,200 m² storage space and ca. 800 m² office space. The site will employ some 35 people in all and enable the group to register accelerated growth.

SACO Groupair has signed a rental agreement for a fixed term of nine years. Montea will acquire this property in Q2 2017 on the basis of an initial yield of ca.7.8%, i.e. an investment value of € 3.6 million.

Peter Demuyck (Montea COO): *“This project is Montea’s sixth property investment in a row at Brucargo. This transaction confirms our confidence in The Brussels Airport Company for the further expansion of this strategic cargo hub.”*



Montea «Space for Growth» - New air cargo building for SACO Groupair - Brucargo (BE)

➤ **Delivery of 21,000 m² for DSV Solutions in Ghent (BE) – Building floor space now totals 45,500 m²**

In 2013 Montea acquired a new logistics platform for DSV Solutions, specialised in the handling and preparation of goods for specific customers for national, European and worldwide distribution. This site is strategically located along the Ghent-Terneuzen canal area, in the immediate vicinity of the R4, and provides a connection to important motorways (E34, E17 and E40).

The current 24,500 m² distribution centre has now been expanded by an additional 21,000 m² and comprises an investment value of approximately € 21 million.

“We are convinced of the growing importance of water-related logistics for our economy,” said Jo De Wolf, Montea CEO. “We therefore believe that this expansion means absolute added value for our portfolio.”

ABOUT MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a public property investment company (PPIC – SIIC) under Belgian law, specialising in logistical property in the Benelux 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 31/03/2016, Montea’s portfolio of property represented total floor space of 827.168 m² spread across 45 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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