

# SPACE FOR GROWTH



PRESS RELEASE – REGULATED INFORMATION  
UNDER EMBARGO UNTIL 30/03/2017 – 5:45 PM

## MONTEA FINALIZES ANNOUNCED TRANSACTIONS IN BELGIUM AND FRANCE

- ➔ **ACQUISITION OF 14,000 M<sup>2</sup> LOGISTICS DISTRIBUTION CENTRE FOR METRO CASH & CARRY BELGIUM NV IN WILLEBROEK (BE) – INVESTMENT VALUE OF € 8,8 MILLION**



- ➔ **SALE OF SAVIGNY-LE-TEMPLE (FR)**

➤ **Montea acquires ca 14,000 m<sup>2</sup> of logistics floor space at MG Park De Hulst in Willebroek (BE), let to Metro Cash & Carry Belgium NV (Metro group)**

In December 2013, Montea concluded a partnership agreement with MG Real Estate for the development of the sustainable logistics “MG Park De Hulst” in Willebroek, with 150,000 m<sup>2</sup> of logistics floor space in all to be developed. Today, Montea is once again adding a premium distribution centre to its portfolio at MG Park De Hulst. The site covers ca. 20,900 m<sup>2</sup> and comprises 13,100 m<sup>2</sup> of storage space, 1,000 m<sup>2</sup> of office space, and 45 parking places. The building is equipped with refrigeration and freezing and deep-freeze units (-27°C), a sprinkler system and 12 loading docks, and will constitute the operational base for the logistical service of various horeca customers of Metro Cash & Carry Belgium.



Montea «Space for Growth» -Site Willebroek (BE)

This operation represents a total investment value of €8.8 million (in line with the fair value determined by the property expert) and will generate a gross initial yield of ca. 7.1%.

In 2014 Montea had already developed a customised 3,500 m<sup>2</sup> distribution centre for Metro in Vorst (BE). Metro signed a lease for that facility with a fixed term of 27 years.

A lease has been concluded for the site in Willebroek with a fixed term of 10 years. Metro Cash & Carry Belgium is part of the international Metro group, which is active in 35 countries and one of the largest international retailers ([www.metro.be](http://www.metro.be) - [www.metrogroup.de](http://www.metrogroup.de)).

This acquisition is financed with funds that Montea raised recently from the sale of 3 properties in France (net selling price: €60.4 million)<sup>1</sup>

➤ **Finalisation of the sale of the Savigny-le-Temple site (FR)<sup>1</sup> to Patrizia Logistik Invest Europa**

On 10/1/2017 Montea announced the sale of 3 assets from its current portfolio in France, for a total sale value of €60,394,000. The sale of the properties in St Cyr en Val and in Tilloy-lez-Cambrai went through on 29/12/2016. The sale of the property in Savigny-le-Temple was finalised only on 30/03/2017, after the completion of a number of refurbishment works for the current tenant.

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<sup>1</sup> For more information, cf. press release of 10/01/2017 or go to [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, France and the Netherlands, where the company is a benchmark player. Montea literally offers its customers room to grow by providing versatile, innovative property solutions. In this way, Montea creates value for its shareholders. Montea was the first Belgian property investor to be awarded the Lean & Green Star in recognition of effectively reducing CO2 emissions in the Belgian portfolio by 26%. On 31/12/2016 Montea’s property portfolio represented total space of 782,978 m<sup>2</sup> across 46 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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