

# SPACE FOR GROWTH



PRESS RELEASE – REGULATED INFORMATION  
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## QUALITATIVE GROWTH OF PROPERTY PORTFOLIO IN FRANCE

- ➔ LAUNCH OF A BUILD-TO-SUIT PROJECT OF CA. 18,000 M<sup>2</sup> IN CAMPHIN-EN-CAREMBAULT (FR) – INVESTMENT VALUE: € 11.2 MILLION
- ➔ SALE & LEASE BACK OF AN INDUSTRIAL BUILDING OF CA. 1,500 M<sup>2</sup> IN THE PARIS REGION – INVESTMENT VALUE: € 1.93 MILLION

THESE INVESTMENTS RESULTED IN AN INCREASE OF THE PROPERTY PORTFOLIO IN FRANCE FROM 16% TO 19% OF THE TOTAL PROPERTY PORTFOLIO

➤ **Launch of a build-to-suit project of ca. 18,000 m<sup>2</sup> in Camphin-en-Carembault (FR)**

In December 2014, Montea and Panafrance concluded a partnership agreement for the development of a logistics platform on 103,000 m<sup>2</sup> in Camphin-en-Carembault<sup>1</sup>. The land has a unique location to the south of Lille on the A1 motorway in the heart of the Lille-Paris-Lyon logistics triangle. Two distribution centres of 18,000 m<sup>2</sup> and 24,000 m<sup>2</sup> (with a total of 42,000 m<sup>2</sup>) can be developed on the land.



*Montea "Space for Growth" - Camphin-en-Carembault site in France*

In the meantime, for phase 1 of the project, Montea will develop a distribution centre of ca. 18,000 m<sup>2</sup>, that can be divided into 3 units. DSM Food Specialties France SAS will rent 12,000 m<sup>2</sup> (2 of the 3 units) for a fixed period of 9 years. DSM Food Specialties (DSM Group) is specialised in the production and export of enzymes for the food industry ([www.dsm.com](http://www.dsm.com)).

The development will be operational in the first quarter of 2018. The transaction represents a total investment value of € 11.2 million. Upon letting the third unit, which Montea expects to conclude before the building is delivered in the beginning of 2018, this distribution centre will generate an additional rent of € 740,440.

Negotiations with candidate tenants are also in progress for the development of the second building (24,000 m<sup>2</sup>).

➤ **Sale & Lease back of an industrial building of ca. 1,500 m<sup>2</sup> in the Paris region – Investment value: € 1.93 million**

Montea is investing in an industrial building in Alfortville of ca 1,500 m<sup>2</sup> with a strategic location at the foot of the A86 motorway (Pompadour) just a few minutes of the western (A4) and southern (A6) motorway. The building comprises ca. 1,100 m<sup>2</sup> of storage space and 400 m<sup>2</sup> office space and mezzanines.

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<sup>1</sup> For more information, cf. the press release of 03/12/2014 or go to [www.montea.com](http://www.montea.com).

This investment is in the framework of the extension of the existing portfolio in the Paris region, where Montea has invested € 29.7 million by purchasing 6 completed rented industrial buildings near Paris Charles De Gaulle airport and the Paris Region.<sup>2</sup>

A lease agreement has been concluded with Brard, a woodworking company ([www.brard-entreprise.fr](http://www.brard-entreprise.fr)) for a term of 9 years (first break after 6 years).



This transaction represents a total investment value of € 1.93 million. It will generate an additional rent of € 0.16 million per year.

The projects above are financed by funds that Montea recently obtained from the sale of 3 properties in France (net sale price € 60.4 million).<sup>3</sup>

#### 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 on 8<sup>th</sup> May 2015 the Lean & Green Star in recognition for showing that CO2 emissions have been effectively reduced by 26% in the Belgian portfolio. As at 31/03/2017, Montea’s portfolio of property represented total floor space of 780,249 m<sup>2</sup> spread across 47 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since 2006.



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#### FOR MORE INFORMATION

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

<sup>2</sup> For more information, cf. the press release of 30/09/2008 or go to [www.montea.com](http://www.montea.com).

<sup>3</sup> For more information, cf. the press release of 10/01/2017 or go to [www.montea.com](http://www.montea.com).