

SPACE FOR GROWTH



PRESS RELEASE – REGULATED INFORMATION
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MONTEA ACQUIRES A BUILD-TO-SUIT PROJECT EXCEEDING 47,000 m² FOR DECATHLON AT MG PARK DE HULST IN WILLEBROEK (BE) INVESTMENT VALUE OF € 31.6 MILLION

Montea concluded a partnership agreement with MG Real Estate in December 2013 to develop the sustainable logistics parc “MG Park De Hulst” in Willebroek, with a total of 150,000 m² logistics space to be developed. Montea buys a high-quality distribution centre for Decathlon as final part of this successful agreement. In addition, Montea buys the remaining plots of land for € 3.2 million adjacent the existing developments of Dachser and Federal Mogul.

The development for Decathlon is on a plot of land of ca 71,000 m² and comprises 46,274 m² storage space, 1,022 m² offices and 256 parking places. The entire distribution for Decathlon Benelux is organized from this development (www.decathlon.be). Decathlon, already tenant of Montea for his workplace in Bornem, will rent the building for a minimum fixed period of 10 years.



Montea «Space for Growth» - Site Willebroek MG Park De Hulst - Decathlon (BE)

This operation represents a total investment value of € 31.6 million and will generate a gross initial yield of ca. 6.5%. This growth is financed with funds that Montea obtained recently through an increase of capital of € 68 million. There was a discussion between Montea and MG Real Estate about this project at the time of the capital increase, so this project is not part of the previously announced projects in progress for an amount of € 79 million.

Jo De Wolf, CEO Montea: *“We are particularly delighted to add this development to our portfolio. This transaction confirms that a major player such as Decathlon has firmly taken root in Belgium. This acquisition, which is generating rental income immediately, will also contribute to Montea’s EPRA result of 2017.”*

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 30/06/2017 Montea’s property portfolio represented total space of 887,659 m² across 51 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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