

SPACE FOR GROWTH



PRESS RELEASE - REGULATED INFORMATION
EMBARGO UNTIL 22/12/2017 – 7:00

MONTEA ACQUIRES DISTRIBUTION CENTRE OF CA 8,500 M² IN SAINTES (BE) TRIPLE NET LEASE WITH NOUKIES FOR A FIXED 9-YEAR TERM



Montea «Space for Growth» - site Saintes (BE)

PROFIT EUROPE NV BECOMES NEW QUALITY TENANT AT SITE IN EREMBODEGEM (AALST – BE)



Montea «Space for Growth» - site Erembodegem - Aalst (BE)

➤ **Montea acquires distribution centre of ca. 8,500 m² in Saintes (BE)**

Montea has acquired a logistics distribution centre from Immocass BVBA in Saintes, located on the E429 motorway at the boundary between Flemish Brabant and Walloon Brabant. The distribution centre consists of 7,500 m² storage space and 1,000 m² offices and is rented to Noukies.

Noukies signed a triple-net lease for a fixed period of 9 years, which will generate rental income of €330,000 per year. The company is known for its soft cuddly toys and baby clothing (www.noukies.com) and was in 2007 Company of the Year.

The transaction represents a total investment value of € 4.7 million (in line with the investment value determined by the property expert) and will generate a net initial yield of ca. 7.15%.

➤ **Profit Europe NV becomes new quality tenant at site in Erembodegem (Aalst – BE)**

Montea and Profit Europe NV have signed a lease for a fixed term of 9 years which will generate rental income of €122,380 per year. The lease for unit 7, previously rented to Movianto, comprises 2,860 m² storage space, 56 m² office space and 10 parking places. Profit Europe NV will use the site as storage space for sprinkler installation components (www.profittings.eu).

➤ **Montea acquires existing solar panel installation on site in Aalst (BE) through the acquisition of 100% shares of Orka Aalst NV**

Since 2009, Orka Aalst NV, a specialist in solar energy projects, has been operating a 678 KwP solar park on the roofs of the Trangel site in Aalst through a superficies agreement. However in 2011, Montea made the choice to invest itself in the development of solar energy projects. In that context it was decided to take over the shares of Orka Aalst NV, the company that owns the solar panels. This transaction represents a total investment value of € 1 million and will generate a net initial yield of approximately 7.6%.

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. On 8/05/2015 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 30/09/2017, Montea’s portfolio of property represented total floor space of 901.287 m² spread across 52 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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