

# SPACE FOR GROWTH



PRESS RELEASE – REGULATED INFORMATION  
EMBARGO UNTIL 13/04/2018 – 7:00 AM

## LIEGE AIRPORT (BE) - MONTEA SIGNS 2 NEW LEASES FOR FLEXPOR CITY SITE



*Montea «Space for Growth» - Flexport City site – Liège (BE)*

## ROISSY CHARLES DE GAULLE AIRPORT (FR) - MONTEA ACQUIRES 1,448 M<sup>2</sup> DISTRIBUTION CENTRE



*Montea «Space for Growth» - Le Mesnil Amelot site (FR)*

Given the growing interest in air freight and efficient real estate solutions, the sector is attaching more and more importance to the specific expertise that Montea has acquired in airport-related logistics real estate. In concrete terms, this leads to the projects below.

➤ **Liege Airport (BE) - Montea signs 2 new leases for Flexport City site**

As already announced in the press release of 8/11/2017, Montea started at Liège Airport with the development of ca. 20,000 m<sup>2</sup> in warehouse units and related offices. In phase 1 and 2, ca. 12,200 m<sup>2</sup> are being developed, 5,200 m<sup>2</sup> of which have already been let to Malysse-Sterima.<sup>1</sup> (phase 1).

In the meantime, Montea has let the remaining floorspace (phase 2) to (i) Easylog Solutions BVBA, under a lease for 3,728 m<sup>2</sup> for a term of 9 years, which will generate rental income of €186,805 per year (from October 2018); and (ii) ASFS BVBA, under a lease for 3,714 m<sup>2</sup> for a fixed term of 9 years, which will generate rental income of € 186,730 per year (from December 2018).

Both companies are active in air freight and are expanding their activities at Liège Airport because of the growing success of e-commerce related new business and the presence of international players.

The investment for phase 1 and 2 will amount to ca. € 9 million, and represent a return of 7.2%.

In view of the successful results and the strong interest shown by the market, Montea is now considering to proceeding further with phase 3, with ca. 7,500 m<sup>2</sup> floorspace.

➤ **Roissy Charles de Gaulle Airport – Acquisition of 1,448 m<sup>2</sup> building at Le Mesnil-Amelot (FR)**

Montea acquired a building in Le Mesnil-Amelot, uniquely situated at Roissy Charles de Gaulle airport. The 1,448 m<sup>2</sup> distribution centre is divided into 2 units and is let to BH Catering (918 m<sup>2</sup>) and SGSF Aéro (530 m<sup>2</sup>). The total investment value amounts to €1.8 million at an initial return of 6.8%. With this transaction, Montea's portfolio at this airport location exceeds 20,000 m<sup>2</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. 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 31/12/2017, Montea's portfolio of property represented total floor space of 968,948 m<sup>2</sup> spread across 54 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since 2006.

**MEDIA CONTACT**

Jo De Wolf | +32 53 82 62 62 | jo.dewolf@montea.com

**FOR MORE INFORMATION**

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

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<sup>1</sup> For more information, see the press release of //11/2018 or go to [www.montea.com](http://www.montea.com).