

# Press Release

from the soil manager

## €29 million in new sustainable investments in the Netherlands

REGULATED INFORMATION  
EMBARGO UNTIL 3/06/2021 – 5:45 PM



## **Start of development of modern sustainable distribution centre on former brownfield in Etten-Leur.**

- ✓ Start of development of a new distribution centre of ca. 26,500 m<sup>2</sup> for Bas Service Oriented Logistics in Etten-Leur.
- ✓ Bas Logistics signs a long-term lease agreement for this expansion.

## **Sale & lease back of a logistics building in Ridderkerk.**

- ✓ The logistics building is let for 10 years to VDH Forwarding & Warehousing B.V.
- ✓ The building (ca. 6,750 m<sup>2</sup>) will be modernized completely.

**These agreements are in line with Montea's increased growth targets which will result in a property portfolio of €1,600 million by the end of 2021.**

## Montea is developing a new distribution centre for Bas Service Oriented Logistics in Etten-Leur

In 2019 Montea signed the purchase agreement for a 37,520 m<sup>2</sup> brownfield at the Vosdonk Industrial Estate in Etten-Leur. In the meantime, this site has been completely remediated and the environmental permit is irrevocably.

Montea is starting with the realization of a new distribution centre of ca. 26,500 m<sup>2</sup> for Bas Service Oriented Logistics on this site. This development will turn the former brownfield into sustainable facility for contemporary logistics. Given its strategic location between Breda and Roosendaal, with an immediate connection to the A58 motorway (Exit 19), this site is ideally situated for logistics activities.



Illustration: ©MONTEA – Site Bas Service Oriented Logistics – 2021

Montea developed a distribution centre of ca. 20,000 m<sup>2</sup> for Bas Service Oriented Logistics adjacent to the new building in 2018, as a result of which the company now rents a total of ca. 45,000 m<sup>2</sup> on a contiguous site of ca. 80,000 m<sup>2</sup>.

**Hylcke Okkinga, Director Montea Nederland:** *"This development is once again proof that Montea does not focus on absolute growth, but on maximum value creation and partnership. We are reusing space already taken up in a well-thought out manner instead of creating new open green space. At the same time, we are perpetuating the relationship with the fine company Bas Service Oriented Logistics."*

Valeres Industriebouw will be responsible for the construction of the project. JLL was involved as the letting agent.

## Montea buys a distribution centre of ca. 6.750 m<sup>2</sup> in Ridderkerk

Montea has purchased a distribution centre of ca. 6,750 m<sup>2</sup> in Ridderkerk from VDH Forwarding & Warehousing B.V. VDH arranges transport from A to B, but also the journey from A to Z: from the forwarding activities to delivery at the final destination ([www.vdhcompany.com](http://www.vdhcompany.com)).

Further steps will be taken to modernize the site sustainably by installing charging stations, LED lighting and solar panels. Once these works are completed, the premises will once again be fully compliant with the current sustainability standards.



Illustrations: ©MONTEA – Site VDH – 2021

The lease with VDH has a term of 10 years, with an initial termination option after 7 years.

The aforementioned transactions will jointly generate a net annual rental income of ca. € 1.8 million, or an average initial yield of 6.20%.

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#### OVER MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a property trust (Sicafi – SIIC) that specialises in logistical and semi-industrial property in Belgium, the Netherlands and France. The company is a benchmark player in this market. Montea literally offers its customers the space they need to grow through versatile and innovative property solutions. In this way, Montea creates value for its shareholders. As of 31/03/2021 the property portfolio represented a total space of 1.485.292 m<sup>2</sup>, spread across 75 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since the end of 2006.

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