

# Press Release

from the sole director

## Montea gets foothold on German soil

REGULATED INFORMATION  
EMBARGO UNTIL 26/08/2021 – 6:00 PM

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



Montea is expanding its landbank with the purchase of two redevelopment projects in Mannheim and Leverkusen.

- Acquisition of an 83,000 m<sup>2</sup> grey field site at a strategic location in Mannheim
- Sale & lease back of a logistics building with redevelopment potential in Leverkusen

The total investment to date approximately amounts to €43 million. Through an initial rent of €1.8 million Montea realises an initial yield of 4.2% on these sites.

These transactions are in line with Montea's growth plan Track'24 by which its portfolio will grow to €2.2 billion by the end of 2024.

track'24 

Montea has taken its first steps on German soil with the purchase of a 83,000 m<sup>2</sup> grey field site in Mannheim. In addition, Montea also concluded a sale and lease back deal for a logistics building in Leverkusen, which will be redeveloped into an urban distribution centre later on. The total investment in the new German sites amounts to approximately €43 million. This expansion provides a strong increase in scale and will help Montea on its way to a portfolio of €2.2 billion by the end of 2024. Montea now operates in four countries: Belgium, France, the Netherlands and, now also, Germany.

Montea is expanding further with the purchase of two redevelopment projects in Germany. Montea purchased the first site in Mannheim, which is leased for 8.5 years to the German FDT Flachdach. Once this lease expires, the grey field site - with a surface area of more than 8 hectares - will be redeveloped into a sustainable logistics area.

**Jo De Wolf, Chief Executive Officer of Montea:** *"Our growth story continues with a focus on the development and redevelopment of strategic land near major centres of consumption. Mannheim is located in the centre of the Rhein-Neckar region. This strategic location makes it one of the strongest logistical and economic growth poles in Germany. The site is therefore ideally located for logistics activities."*

In addition to purchasing the Mannheim site, Montea also signed a sale and lease back agreement with TMD Friction Services GmbH. Located on a 2.8-hectare site, the building will be redeveloped into an urban distribution centre after the lease expires. The location is favourable for this, since Leverkusen is located just on the outskirts of Cologne, Germany's fourth largest city.

The total investment of these two new transactions amounts to about € 43 million, with an initial rent of € 1.8 million and an initial yield of 4.2%.

The deals are in line with the Track'24 growth plan which aims to bring the portfolio to € 2.2 billion by the end of 2024.

### Cooperation with strong partner

After already being present in Belgium, France and the Netherlands, Montea decided last year to expand to the German market in order to increase its international presence. To this end, Montea entered into a partnership with the German IMPEC Group GmbH.

**Domenique Mannsperger, Director of the IMPEC Group GmbH:** *"We are delighted to announce our first two development projects in these exceptional and much sought-after locations, thereby sending a strong signal to the market. It is important to us to continue to develop sustainable logistics real estate together with Montea and to live up to the objectives as a responsible, long-term investor."*



---

## Helping to achieve climate goals

In its first Sustainability Report (Sustainability Report 2020 | Montea) Montea pooled all its ambitions and initiatives to take essential steps in the medium (2030) and long (2050) term aiming to make the company and its operations more sustainable. Montea wants to ensure that the limited space available is always put to optimal use. In view of the current scarcity of land, Montea is convinced that it is necessary to look, next to acquiring new sites, for sites that were already used for industrial purposes in the past and that are in need of thorough renovation. 30% of the developments of the past 5 years have taken place on land that was previously zoned for other purposes. Montea is accordingly trying to focus on brown and grey field redevelopment and infill projects. These two projects in Germany increase the yielding landbank with triple net contracts and are endorsing this ambition.

## ABOUT MONTEA “SPACE FOR GROWTH”

Montea NV is a public regulated real estate company governed by Belgian law (GVV/SIR) that specialises in logistical and semi-industrial property in Belgium, the Netherlands, France and Germany. 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 30/06/2021 the property portfolio represented a total space of 1.496.981 m<sup>2</sup> spread across 75 locations. Montea NV has been listed on Euronext Brussels (MONT) and Paris (MONTP) since the end of 2006.

### Press contact

Jo De Wolf | +32 53 82 62 62 | [jo.dewolf@montea.com](mailto:jo.dewolf@montea.com)

### More Info

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