

Corporate presentation H1 2022

August 19, 2022

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MONTEA.COM





Highlights H1 2022



Track '24



ESG



Appendix

Highlights H1 2022

Highlights H1 2022

Since the beginning of 2021, Montea has **identified an investment volume of € 491 million**

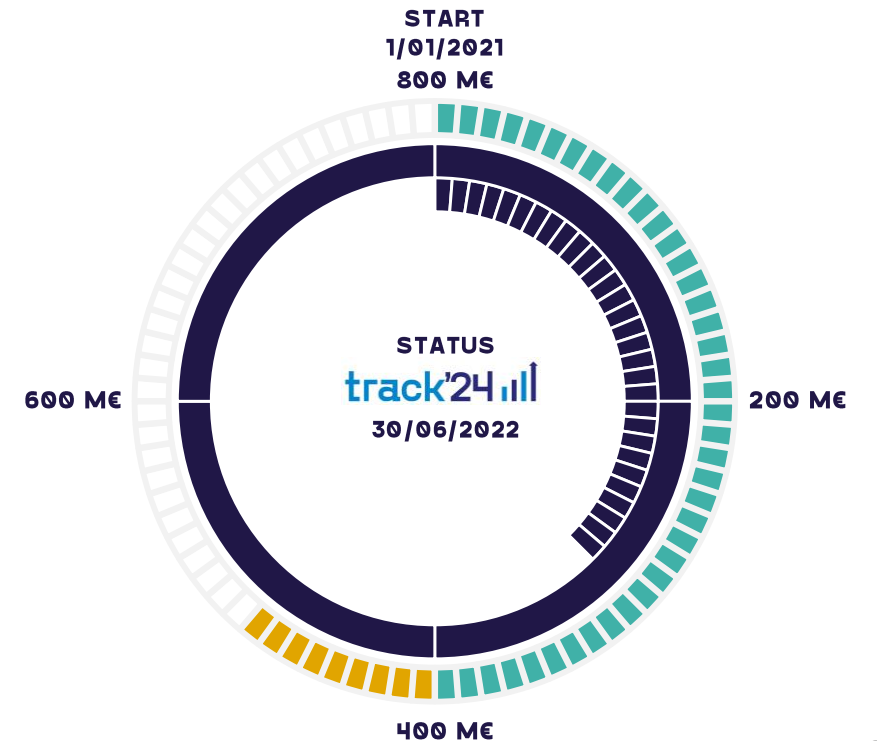
- **€ 399 million** invested
- **€ 93 million** projects in execution

This identified investment volume of € 491 million consists of a mix of:

- **60%** of standing investments
- **25%** of development and extension projects
- **15%** of land positions

This at an **average net initial yield of 5.4%**, excluding land bank

- **4.8%** of standing investments
- **6.7%** of development projects



Highlights H1 2022

Highlights H1 2022

- ❑ In H1 2022, the fair value of the property portfolio increased by **€ 348 million (+21%) to € 2.0 billion**
 - **€ 225 million** investment volume realised
 - **€ 123 million** revaluations driven of yield compression (12bps) and increased market rents (+8%)

- ❑ **Successful growth story in the Netherlands :**
 - **7 standing investments** were purchased
 - **2 development projects** were delivered

- ❑ With the appointment of **Luc Merigneux** as **Country Director France**, Montea aims to accelerate the growth of the French portfolio significantly

- ❑ Issuance of **€ 380 million Green Bonds** via **US Private Placement**
 - **Ca. 50%** of the outstanding funding has now been issued under the **Green Finance Framework**



Highlights H1 2022

Focus areas in **Germany** are logistic hotspots, known as important logistic clusters with a stable demand for logistic real estate.

Focus area in **The Netherlands** is the southern part of the country, with the 'Randstad' area (Amsterdam, Rotterdam, Den Haag, Utrecht) and Tilburg-Breda as most important contributors. The ports of Rotterdam & Antwerp (in Belgium) are considered as the Gateway to Europe to supply the continent.

Focus areas in **Belgium** are the 'golden triangle' (Brussels-Antwerp-Ghent) and Liège which is an upcoming hotspot.

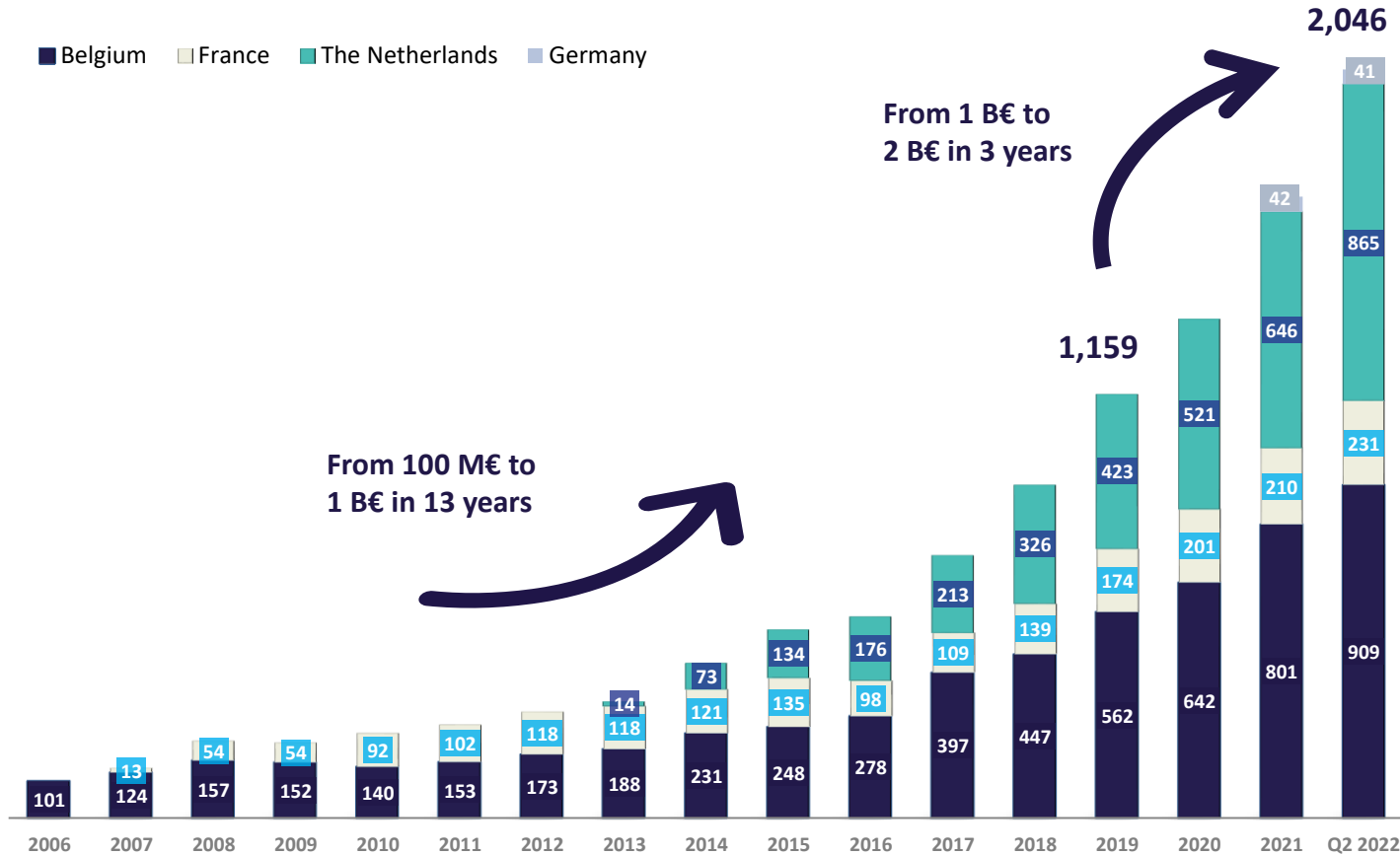
Focus area in **France** is 'La Dorsale', the axis going from north to south, connecting Lille-Paris-Lyon-Marseille.

Montea's portfolio is focused on the main logistics hotspots in Belgium, the Netherlands, France and Germany.

● Main Logistic hotspots

Highlights H1 2022

Overview of FV Portfolio (€ M)



€ 1,897 M

Standing investments

€ 107 M

Developments

€ 36 M

Solar panels

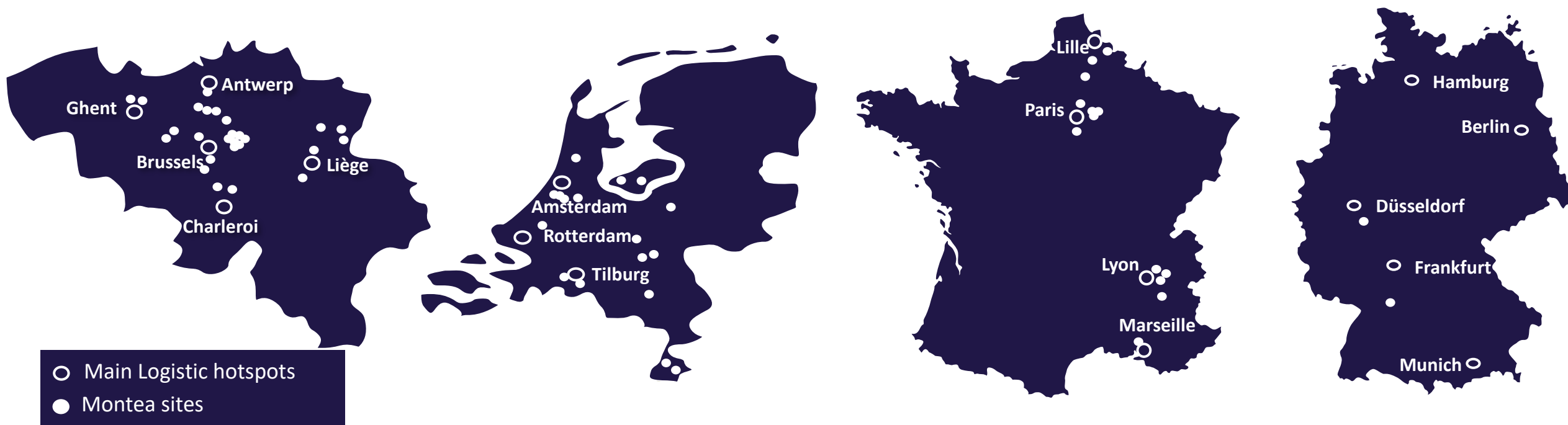
€ 6 M





Solar panels in development*

** Represents the amount invested to date
Total investment (for € 1 M annual income) amounts to € 13 M at completion*

Total portfolio: € 2,046 M

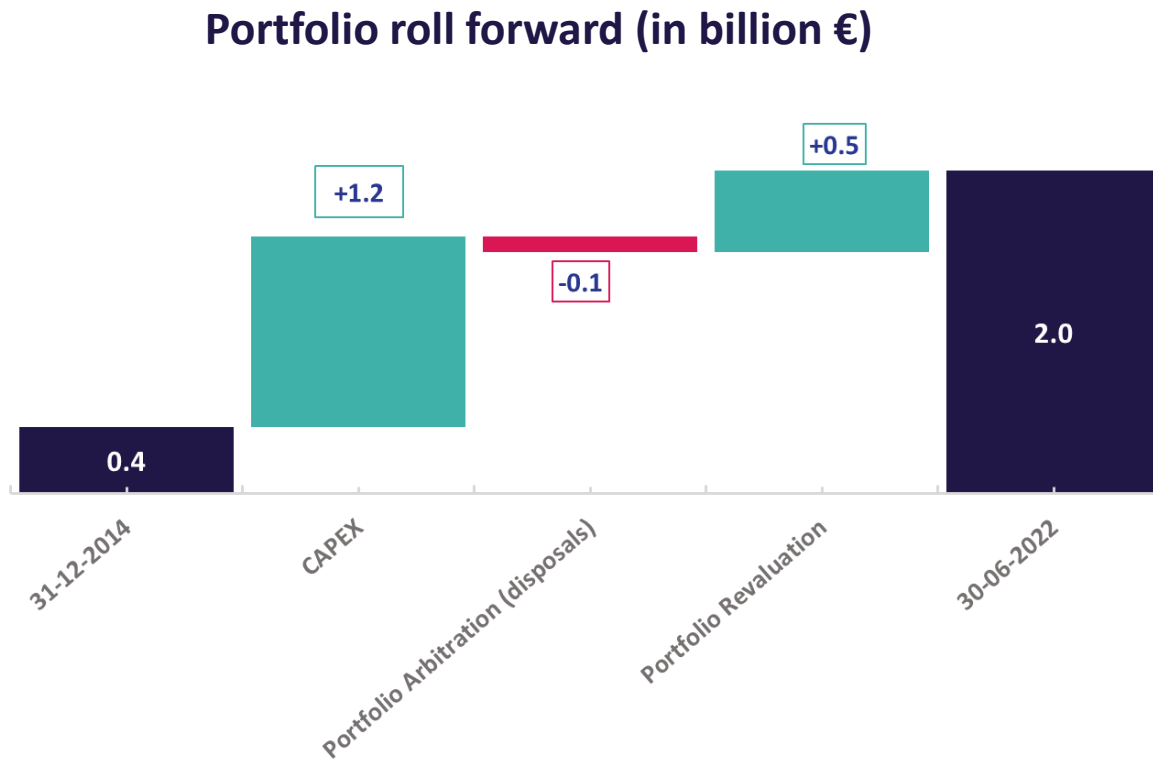
Highlights H1 2022



Country	# sites	SQM ('000)	Fair Value	Yearly Rent	Current yield @ 100% occupation	Occupancy	% of total portfolio
 BE	37	780 m ²	€ 813 M	€ 39 M	4.7%	100%	42.9%
 NL	31	734 m ²	€ 821 M	€ 39 M	4.7%	100%	43.3%
 FR	17	201 m ²	€ 222 M	€ 10 M	5.0%	99%	11.7%
 DE	2	36 m ²	€ 41 M	€ 2 M	4.5%	100%	2.1%
TOTAL	87	1,751 m²	€ 1,897 M	€ 90 M	4.7%	99.9%	100%

Highlights H1 2022

Strong portfolio KPI's



Continuous arbitration of portfolio

(e.g. € 100 M disposals in the last 7 years)

Leading to exceptional portfolio KPI's

7.3y

Residual lease
term

99.9%

Occupancy rate

4.7%

Current yield

(at 100% occupation)

Highlights H1 2022

Occupancy rate & rental activity

Portfolio Management

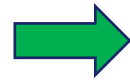
2022

9%

of the current rent has a break or contract end in 2022, representing

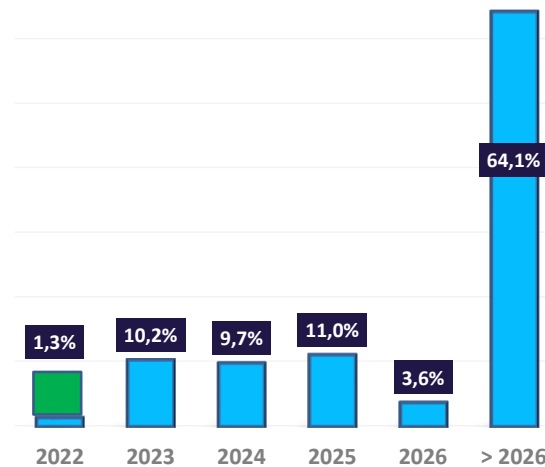
€ 6.7 M

85% has already been extended or rented to new tenants

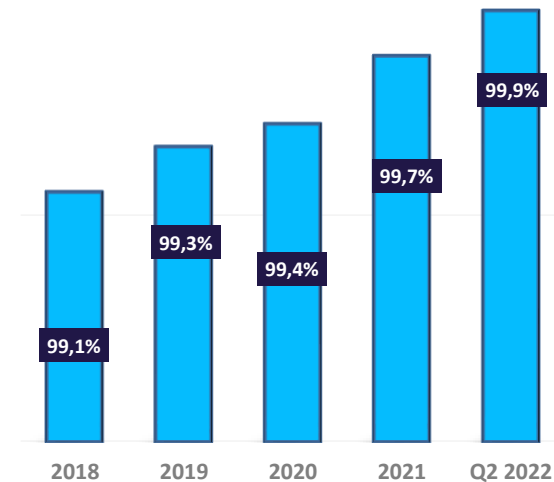


Maturity profile

(in % of current rent)



Occupancy rate (%)



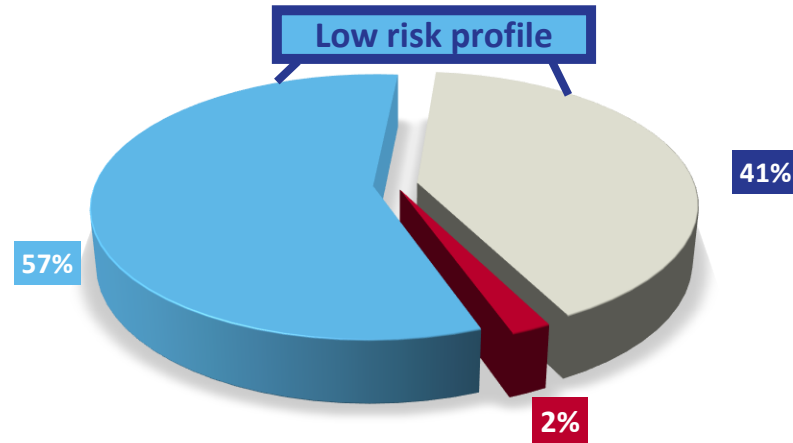
Occupancy: 99.9%

Target: > 97%

Highlights H1 2022

High qualitative client portfolio

Logistics type

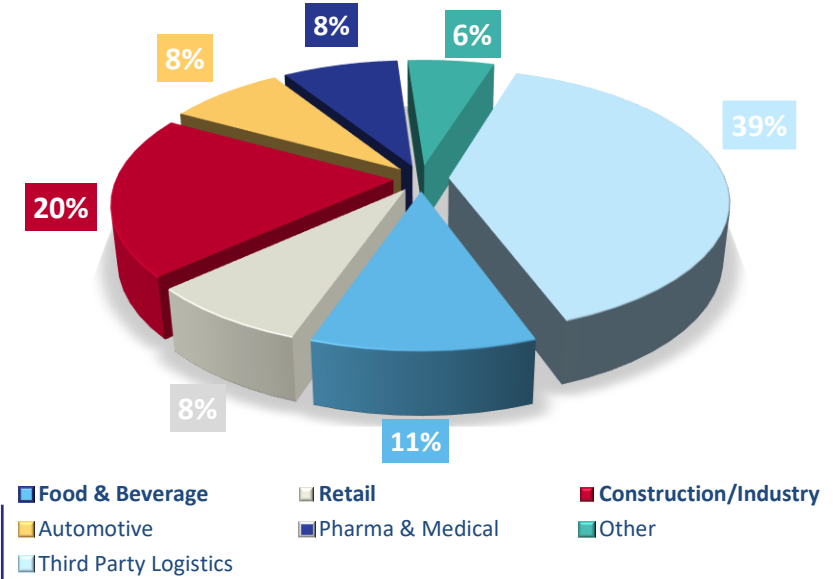


■ Brand Logistics (end user) ■ Network Logistics (distribution)
■ Contract Logistics (single client)

Diversified operational activity risk

Only 2% of the client portfolio is exposed to back-to-back contracts
(Contract logistics – single clients)

Type of Sector



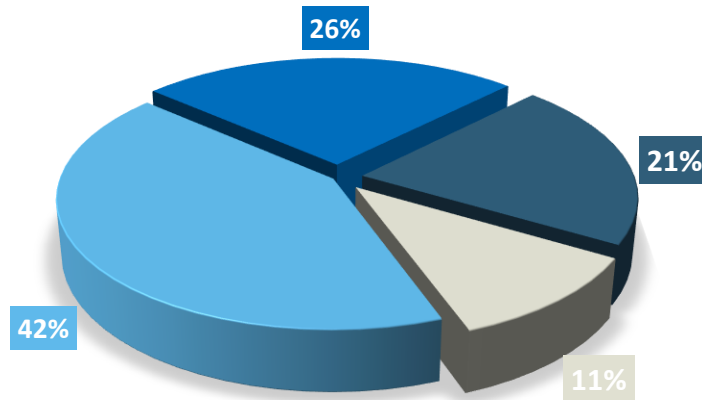
■ Food & Beverage ■ Retail ■ Construction/Industry
■ Automotive ■ Pharma & Medical ■ Other
■ Third Party Logistics

Diversified in sectors

Highlights H1 2022

High qualitative building portfolio

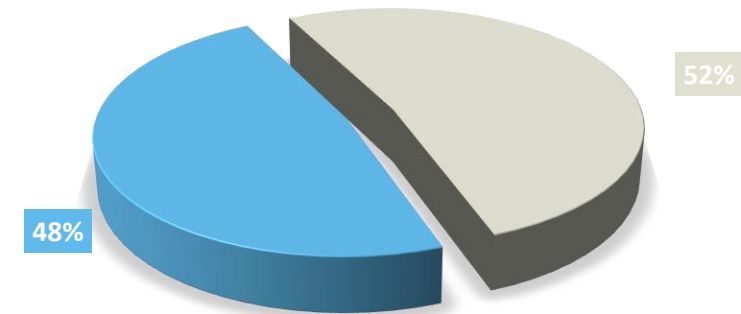
Portfolio age



■ < 5 years ■ 6 - 10 years ■ 11 - 20 years ■ > 20 years

68% of the buildings is less than ten years old

Multimodality



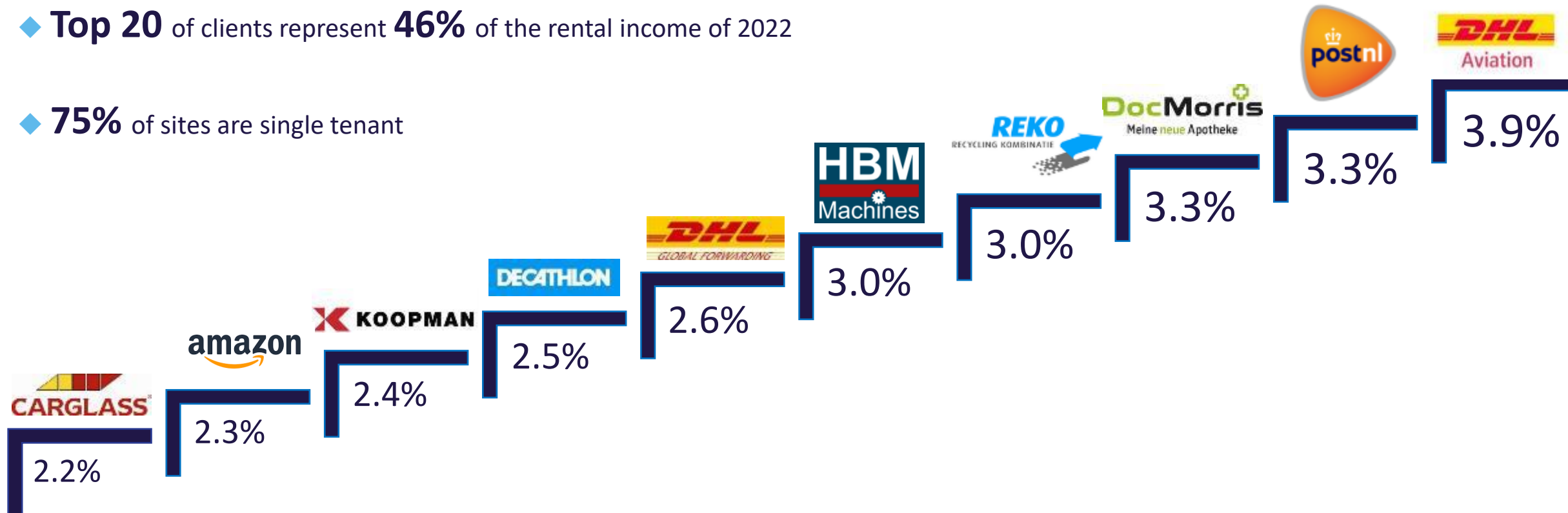
■ Yes ■ No

Multi-modal sites

Highlights H1 2022

High qualitative client portfolio

- ◆ **Top 10** of clients represent **29%** of the rental income of 2022
- ◆ **Top 20** of clients represent **46%** of the rental income of 2022
- ◆ **75%** of sites are single tenant







Highlights H1 2022

Risk profile of Rental income

	Current Rent
Floored @ 0%, No Cap	39 M€ 44 %
No Floor, No Cap	7 M€ 8 %
Floored @ 0% + Cap	43 M€ 47 %
Not Indexed	1 M€ 1 %
TOTAL RENT	90 M€

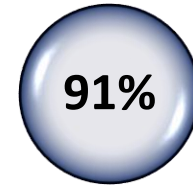


Inflation sensitivity analysis

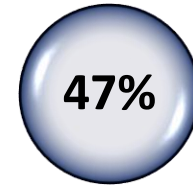
If Inflation amounts to:		- 2%	2%	6%	10%
Montea is able to charge through the following indexation to its tenants, as a result of the floors & caps	 BE	0.0%	2.0%	4.1%	6.2%
	 NL	0.0%	2.0%	4.9%	7.0%
	 FR	- 1.3%	2.0%	4.7%	7.1%
	 DE	-1.4%	1.4%	4.1%	6.8%
	TOTAL	- 0.2%	2.0%	4.5%	6.6%



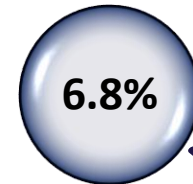
of lease contracts **capture indexation**



of lease contracts are **floored at 0%**
no negative indexation possible



of lease contracts are (partially) **capped**
with a catch up mechanism in Belgium in the years after



The 2022 EPS guidance (4.00 €/share) assumes an average indexation of 6.8% for the rest of 2022. On average 5% is charged through to the tenants.



The effect of indexation in the 2022 Like-for-Like rental income is estimated at 2.7%, due to timing effects. Indexation occurs at the anniversary of each contract.

Investments realised in H1 2022

1



Almere & Zeewolde - Acquisition (NL)

Back in 2013, Montea already purchased its first distribution centre of ca. 24,700 m² in Almere. In **Q2 2022**, Montea has signed **2 sale & lease back** transactions in **Almere & Zeewolde**.

The sites are **ideally located** with direct access to the A6 (Amsterdam – North Netherlands) and A27 (Breda-Almere) Motorways.

The total surface area of these sites is **ca. 61,600 m²** with ca. **37,650 m² logistics space** and ca. **4,600m² office and mezzanine space**.



Investments realised in H1 2022



's Hertogenbosch & Zwolle (NL)

Montea has concluded an agreement with Urban Industrial for the **acquisition of two buildings** in 's Hertogenbosch and Zwolle, both **currently leased to PostNL**.

In 's Hertogenbosch, this is a 5 ha site with a footprint of **ca. 24,000 m²**. In Zwolle, this is a 6 ha site with a footprint of **ca. 29,000 m²**.

Both properties are **strategically located** at the entrance to the city. The locations are **extremely suitable for e-commerce** due to the presence of a large outdoor area, which offers the possibility to expand upon the departure of the existing tenant.

Investments realised in H1 2022

1



Tilburg (NL)

At the start of 2022, Montea and a private investor have reached an agreement on the purchase of the logistics building in Tilburg leased by **the Barsan Group**.

The building has a surface area of **6,000 m²** on a **2 ha site**. The site offers the possibility to expand the building in the future.



2



GVT portfolio (NL)

Montea has bought three new-build projects in the Netherlands, which **GVT Transport & Logistics** will lease for a period of **10 years**. The new-build projects are located in Alkmaar (a), Berkel & Rodenrijs (b) and Echt (c).

This transaction involves ca. **30,000 m² of land** and ca. **16,000 m² of warehouses and cross-docks**. The sites in Alkmaar and Berkel & Rodenrijs have been delivered in **H1 2022**. The site in Echt will be completed in **Q3 2022**.

Investments realised in H1 2022

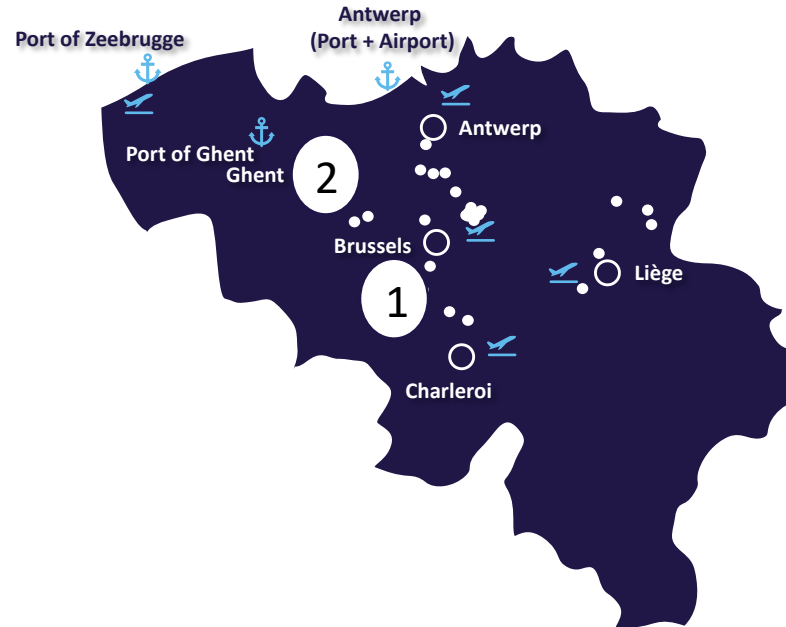
1



Lembeek (BE) – Acquisition Q1 2022

In Lembeek, located near the access road to the Brussels ring road, Montea acquired a **plot of land of ca. 55,000 m²**.

The location is suitable for both **logistical activities** and **urban distribution** (South of Brussels). Montea expects to **start developing the site in the course of 2023**.



2



Ghent (BE) – Acquisition Q1 2022

Montea reached in **Q1 2022** an agreement with **TransUniverse Forwarding N.V.** on the takeover of a **strategically located** building of **ca. 27,000 m²** in Ghent. The building is currently leased to TransUniverse N.V. and Oxfam Fair Trade CV.

This location makes the site strategically important in the long term for **future last-mile deliveries** to Ghent.

Projects delivered in H1 2022

1



Tiel (NL)

In September 2018, Montea acquired a site with a total area of **47.9 ha in Tiel**, where in Q3 2021 Montea has started building a **9,700 m² recycle and distribution centre** for **Re-Match**. In Q1 2022, the delivery of the centre took place.

Re-Match Nederland B.V. has signed a lease for a fixed period of **20 years**. The development investment budget amounts to ca. **€ 12 M**.

The remainder of the landplot (46.9 ha) remains leased to Recycling Combinatie REKO B.V. and Struyk Verwo Infra B.V.



2



Waddinxveen – phase 1 (NL)

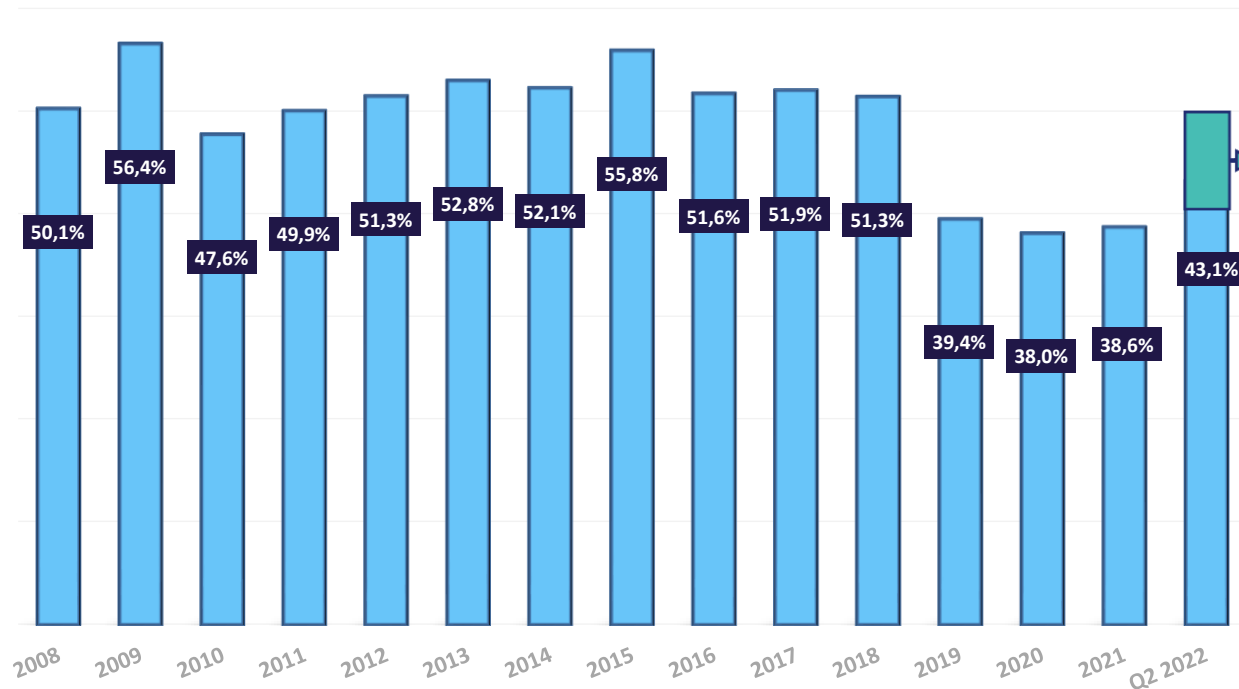
Acquisition of plot of land (**120,000 m²**) in Q3 2020 on a strategic location between Rotterdam & Amsterdam (near motorway A12).

In a first phase, **50,000 m²** has been developed, which is fully rented out to **HBM Machines B.V.** on a **10-year fixed lease**.

Investment budget for land + development:
ca. € 40 M. (for phase 1)

Debt ratio

Strong balance sheet



Shooting
capacity:
300 M€
towards 50%

(without taking into
account further
portfolio revaluation)

Debt ratio (%)

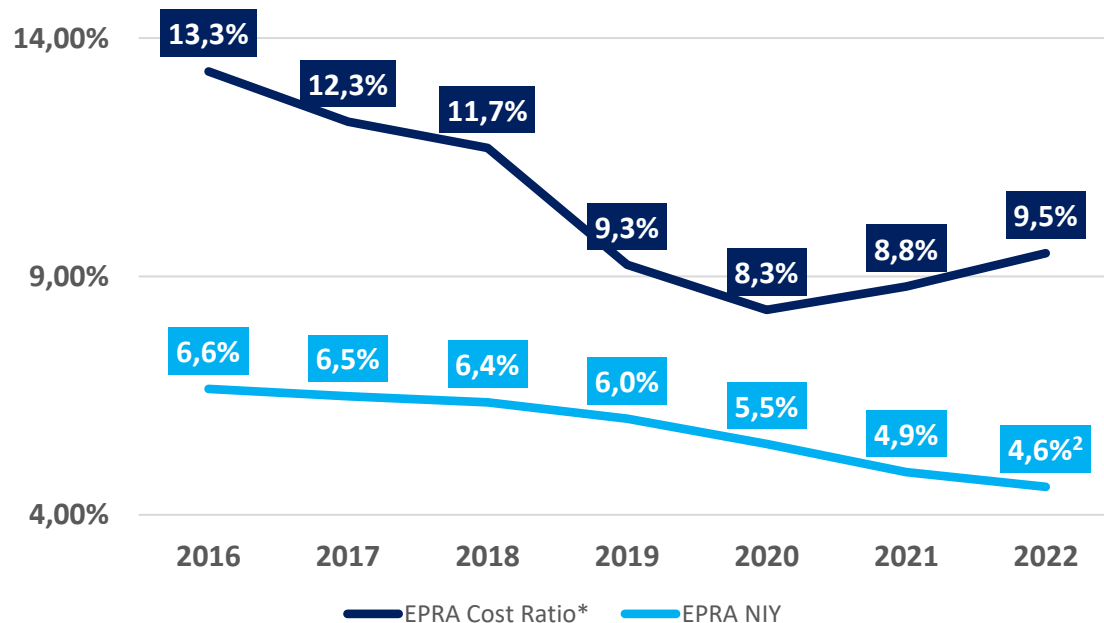
43.1%

30/06/2022

Financial KPI's

Financial KPI's

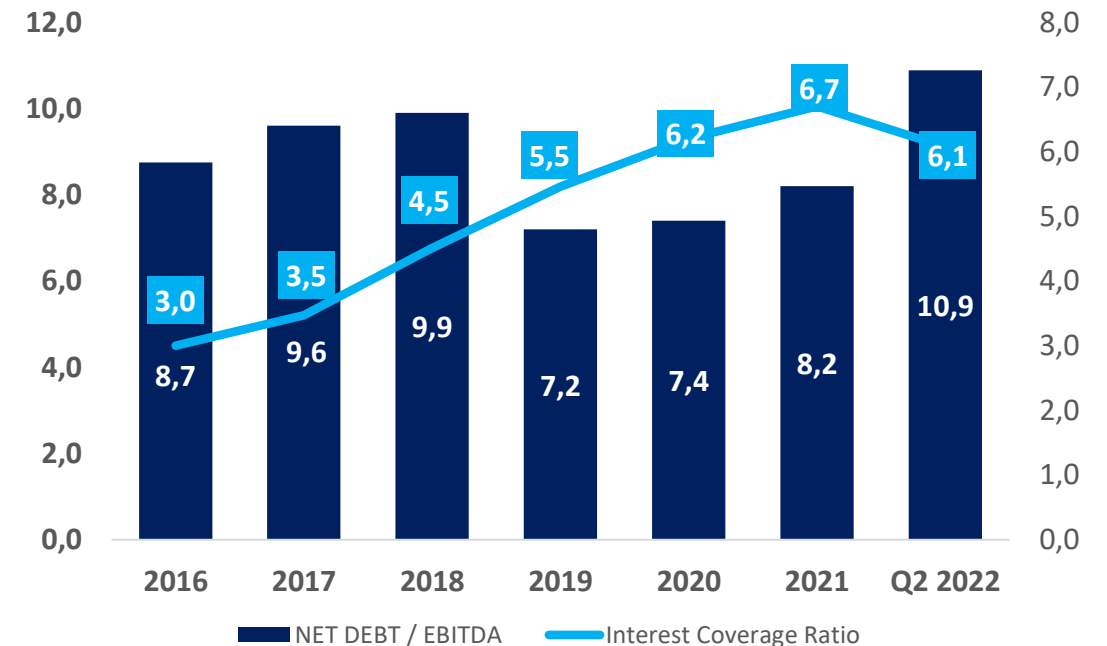
EPRA Cost Ratio & EPRA NIY



(*) including direct vacancy cost

EPRA Cost Ratio: administrative and operational charges (including vacancy charges), divided by rental income;
EPRA Net Initial Yield (NIY): annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchase costs

NET DEBT / EBITDA & ICR



Interest Coverage Ratio: the sum of the operating result before the result on the portfolio, together with the financial revenues, divided by the net interest costs

Net debt/EBITDA: non-current and current financial debt minus cash and cash equivalents, divided by operating result before the portfolio result and depreciations (on TTM basis, i.e. trailing 12 months which means that calculation is based on financial figures from the past 12 months).

Financing in 2022

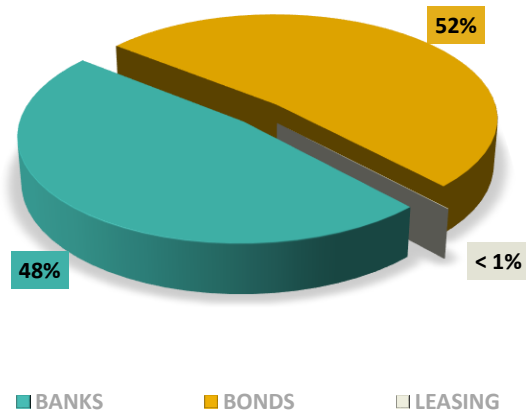
Green Bonds Issuance - € 380 M

- ✓ Montea raises € 380 M through the issuance of Green Bonds via the US Private Placement market with seven internationally renowned investors
- ✓ 4 tranches:
 - € 175 million – 8-year term (withdrawal on 17/08/2022 - maturing on 17/08/2030) - coupon: 3,18%
 - € 20 million – 8-year term (withdrawal on 02/11/2022 - maturing on 02/11/2030) - coupon: 3,20%
 - € 25 million – 8-year term (withdrawal on 07/12/2022 - maturing on 07/12/2030) - coupon: 3,26%
 - € 160 million – 10-year term (withdrawal on 15/06/2022 - maturing on 15/06/2032) - coupon: 3,40%
- ✓ Largest financing transaction in Montea's history
- ✓ Liquidity position secured until the end of 2023
- ✓ Ca. 50% of the outstanding funding has now been issued under the Green Finance Framework

Financing in 2022

Well diversified long term financing (impact of € 380 M Green Bonds included)

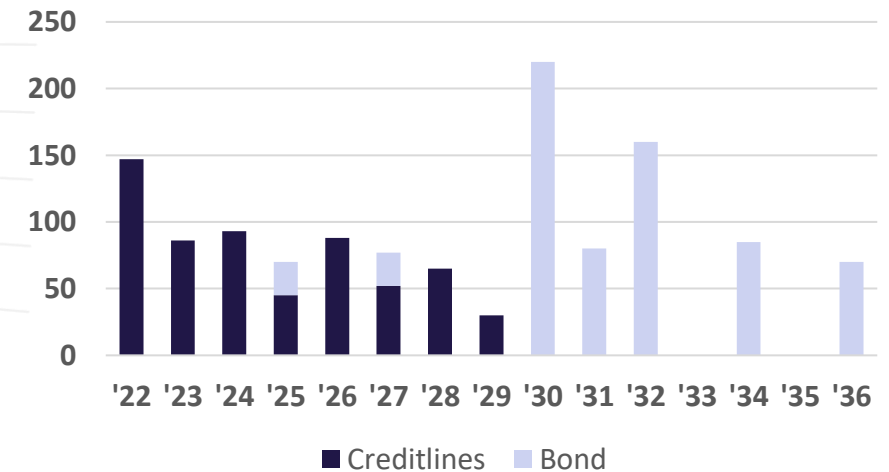
Financing sources



Maturity (y)



Maturity creditlines & bonds



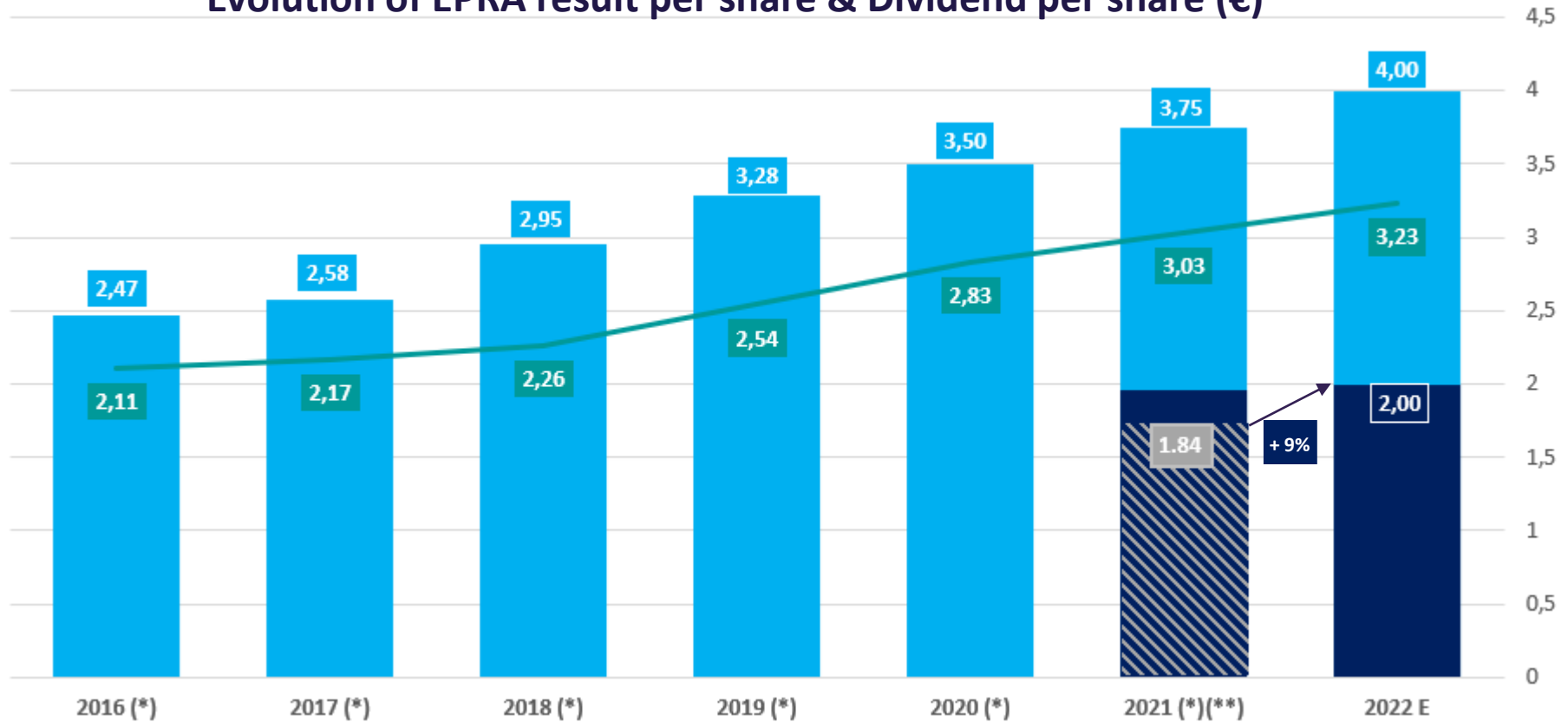
Financing sources & maturities

88%

Hedge ratio 30/06/2022

EPS & DPS

Evolution of EPRA result per share & Dividend per share (€)



(*) As of 2016: EPRA result per share instead of Net Current Result
 (**) DPS subject to General Shareholders' Meeting in May 2022

■ EPS ■ DPS ■ H1 EPS ■ H1 EPS excl. One-off

In 2021 Montea received a one-off payment whereupon Montea waived its pre-emptive right to the possible sale of a plot of land with buildings in Tilburg.

Result Optional Dividend – 2022

RECAP CONDITIONS

- **FY 2021 gross dividend:** EUR 3.030
- **Net dividend FY 2021:** 2.121 EUR
- **Exchange ratio:** 43 coupons no. 24 (= dividend entitlement for FY 2021) for one new share
- **Issue price:** 91.203 EUR per new share

=> 55% of the shareholders support Montea's growth by opting for shares.

RESULTS

- **Success ratio:** 55% of coupons no. 24 exchanged for new shares
- **Equity strengthened** by 18,915,502.20 EUR (4,226,812.00 EUR capital and 14,688,690.20 EUR issue premium)
- **New shares:** 207,400 , bringing the total to 16,422,856 shares
- **Net dividend paid in cash:** EUR 15,460,821.642



Highlights H1 2022



Track'24



ESG



Appendix

Track'24

- ❑ **EPS growth to € 4.30 in 2024**
(> 20% increase compared to 2020)
- ❑ **DPS growth to € 3.45 in 2024**
(> 20% increase compared to 2020)
- ❑ **Investment volume growth of over € 800 million in 4 years**
 - ✓ Since the beginning of 2021, an identified investment volume of over € 491 million (€ 399 M invested – € 93 M in execution)

Outlook 2022

- ❑ **EPS growth to € 4.00 in 2022**
(+ 7% increase compared to 2021)
- ❑ **DPS growth to € 3.23 in 2022**
(+ 7% increase compared to 2021)
- ❑ **Investment volume growth of ca. € 300 million in 2022**

2020	→	2024
€ 3.50	EPRA earnings/share	€ 4.30
€ 2.83	Dividend/share	€ 3.45
	CAPEX	€ 800 M

2021	→	2022
€ 3.75	EPRA earnings/share	€ 4.00
€ 3.03	Dividend/share	€ 3.23
	CAPEX	€ 300 M

Projects Track'24

	Country	Location	Landbank	Land (sqm)	GLA (sqm)	Delivery	Tenant	Lease duration	CAPEX TRACK'24 2021-2024	
DEVELOPMENTS & LAND POSITIONS	BE	Antwerp		13.000 m²	4.300 m²	Q1 '21	DHL Express	15 y	11 M€	40%
	NL	Schiphol		4.400 m²	4.400 m²	Q1 '21	Amazon Logistics	10 y	1 M€	
	BE	Willebroek		7.500 m²	2.000 m²	Q4 '21	Dachser	15 y	3 M€	
	NL	Waddinxveen		60.000 m²	50.000 m²	Q1 '22	HBM Machines	10 y	28 M€ *	
	NL	Tiel		31.800 m²	9.700 m²	Q1 '22	Re-Match	20 y	9 M€ *	
	NL	Etten-Leur		37.520 m²	26.500 m²	Q2 '22	Bas Service Oriented	8 y	14 M€ *	
	BE	Antwerp		38.000 m²	8.500 m²	Q3 '22	Amazon Logistics	15 y	40 M€	
	DE	Mannheim	x	83.000 m²			FDT Flachdach	9 y	34 M€	
	DE	Leverkusen	x	28.000 m²			TMD Friction Services	2 y	10 M€	
	BE	Tongeren	x	95.000 m²			tbc	N.A.	13 M€	
	BE	Lembeek	x	55.000 m²			tbc	N.A.	12 M€	
	Solar panels								20 M€	
	Other								9 M€	
STANDING INVESTMENTS	NL	Ridderkerk		12.400 m²	6.800 m²	Q2 '21	VDH Forwarding & Warehousing	7 y	11 M€	60%
	BE	Brussels		35.000 m²	20.000 m²	Q2 '21	Van Moer Logistics	10 y	10 M€	
	BE	Ghent		15.500 m²	9.400 m²	Q4 '21	Publiganda	3 y	8 M€	
	BE	Tongeren		40.000 m²	20.000 m²	Q4 '21	XPO	3 y	22 M€	
	BE	Tongeren		44.000 m²	20.000 m²	Q4 '21	tbc	N.A.	24 M€	
	NL	Zwolle		60.000 m²	33.000 m²	Q1 '22	PostNL	8 y	35 M€	
	NL	's Hertogenbosch		50.000 m²	27.000 m²	Q1 '22	PostNL	4 y	30 M€	
	NL	Tilburg		20.000 m²	6.000 m²	Q1 '22	Barsan	9 y	8 M€	
	NL	Alkmaar		8.000 m²	6.000 m²	Q1 '22	GVT Transport & Logistics	10 y	7 M€	
	BE	Ghent		46.000 m²	27.000 m²	Q1 '22	TransUniverse Forwarding	6y	17 M€	
	NL	Berkel & Rodenrijs		9.000 m²	4.000 m²	Q2 '22	GVT Transport & Logistics	10 y	7 M€	
	NL	Almere		35.800 m²	25.800 m²	Q2 '22		18 y		
	NL	Catharijne		7.500 m²	4.000 m²	Q2 '22		10 y	62 M€	
	NL	Zeewolde		54.000 m²	36.600 m²	Q2 '22		10 y		
	NL	Echt		13.000 m²	6.000 m²	Q3 '22	GVT Transport & Logistics	10 y	8 M€	
	NL	Zwijndrecht		64.000 m²	25.700 m²	Q3 '22	Jiffy Products Nederland	14 y	30 M€	
	FR	Avignon		26.500 m²	12.700 m²	Q3 '22	Rozenbal	3 y	10 M€	
TOTAL				993.920 m²	395.400 m²					491 M€

* Land acquisition
occurred before 2021

Average
lease duration
(excl. landbank)
10.5 y

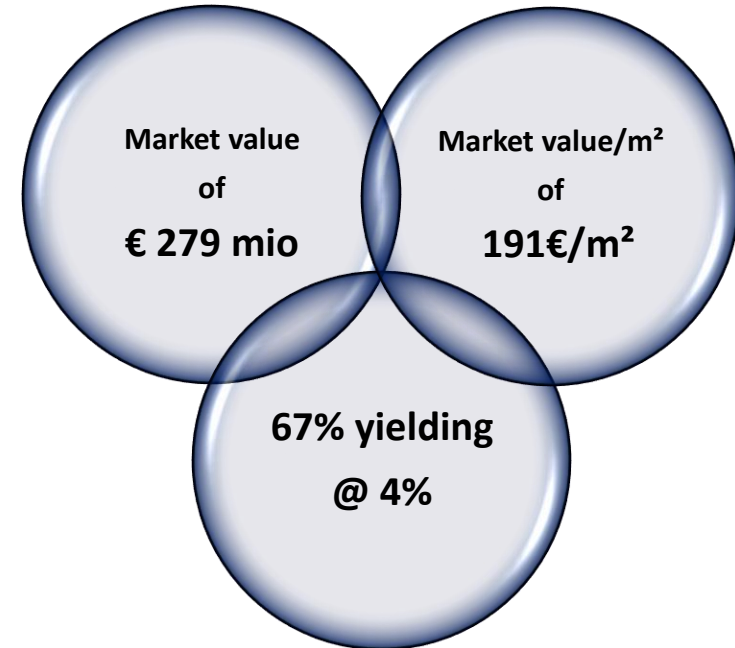
Average
net initial yield
(excl. landbank)
5.4%

399 M€ invested
93 M€ in execution
↓
491 M€ identified

TOTAL LANDBANK	1.9 mio m²
ACQUIRED LANDBANK	1.4 mio m ²
UNDER CONTROL	0.5 mio m ²

- ✓ 100% situated in logistic & industrial zonings
- ✓ Future development potential ± 1.0 mio m²
- ✓ Extension potential of current portfolio by > 55%
- ✓ 60% brown & grey field

Acquired landbank



Landbank: potential for future developments



Investments realised in H2 2022



Zwijndrecht- Acquisition (NL)

Montea purchased in the **beginning of Q3 2022** a strategically located site in **Zwijndrecht**.

It is a **plot of land of ca. 64,000 m²** with a **warehouse production facility of ca. 25,700 m²** with outdoor storage.

The building is currently leased to **Jiffy Products Nederland** for a **fixed period of 14 years**.



Investments realised in H2 2022



Avignon- Acquisition (FR)

Montea purchased at the beginning of **Q3 2022** a warehouse at the entrance of **Avignon**.

It is a **26,500 m²** plot of land with a ca. **12,700 m²** building. The building is currently leased to **DPL France Rozenbal**.

Projects delivered in H2 2022



Etten-Leur (NL)

Raben Netherlands B.V. has signed a lease for a fixed period of **8 years** for the development of a new distribution centre of ca. **26,500 m²** on the **Vosdonk industrial estate** in Etten-Leur.

Montea **started the development in Q3 2021** and has **delivered** the distribution centre **at the beginning of Q3 2022**.

The total estimated investment budget (land + development) amounts to **ca. € 20 M.**

Projects in execution

1

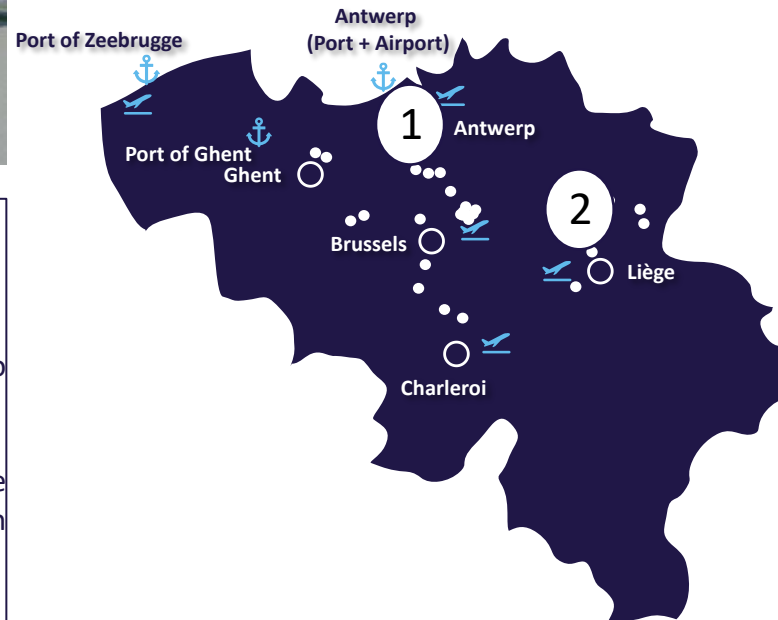


Blue Gate, Antwerp (BE)

Montea is developing an **8,438 m²** sustainable delivery station at **Blue Gate Antwerp**. This development is fully pre-let to **Amazon Logistics** for a **fixed period of 15 years**.

The building will be **BREEAM Excellent** and will have a large parking building with **5 levels of 8,000 m²** each, for more than 400 electrical vans.

The estimated development investment budget amounts to ca. **€ 41 M** (including land acquisition).



2



Tongeren (BE)

Montea acquired in Q4 2021 **two sites of ca. 180,000 m²** in **Tongeren**. On the first site, a **building of ca. 20,000 m²** was already developed by Group Cordeel in 2021. The building **has been leased to XPO Logistics**. In addition, a second phase of **ca. 20,000 m²** is currently under construction. The second site offers a development potential of **ca. 50,000 m²**.

PV-installations

Delivered



BELGIUM

During the first half of 2022, a new PV plant was started up in Belgium.

With this new plant, the PV plants in **Belgium** produce about **29,500 MWh**, which is the equivalent of the energy consumption of about **8,400 households**.



39 PV-installations in Belgium & The Netherlands

43,100 MWh total production

Energy consumption of ca. 12,300 **households**

Equivalent CO₂-reduction of ca. 750 **hectares of forest**

To be delivered



The Netherlands

61% of the portfolio of warehouses in the Netherlands has already been fitted with solar panels. Montea aims to increase this percentage to **75%** and foresees an investment budget of ca. **€ 9 M**. Delay is expected due to **capacity problems** of the electricity network in the Netherlands.



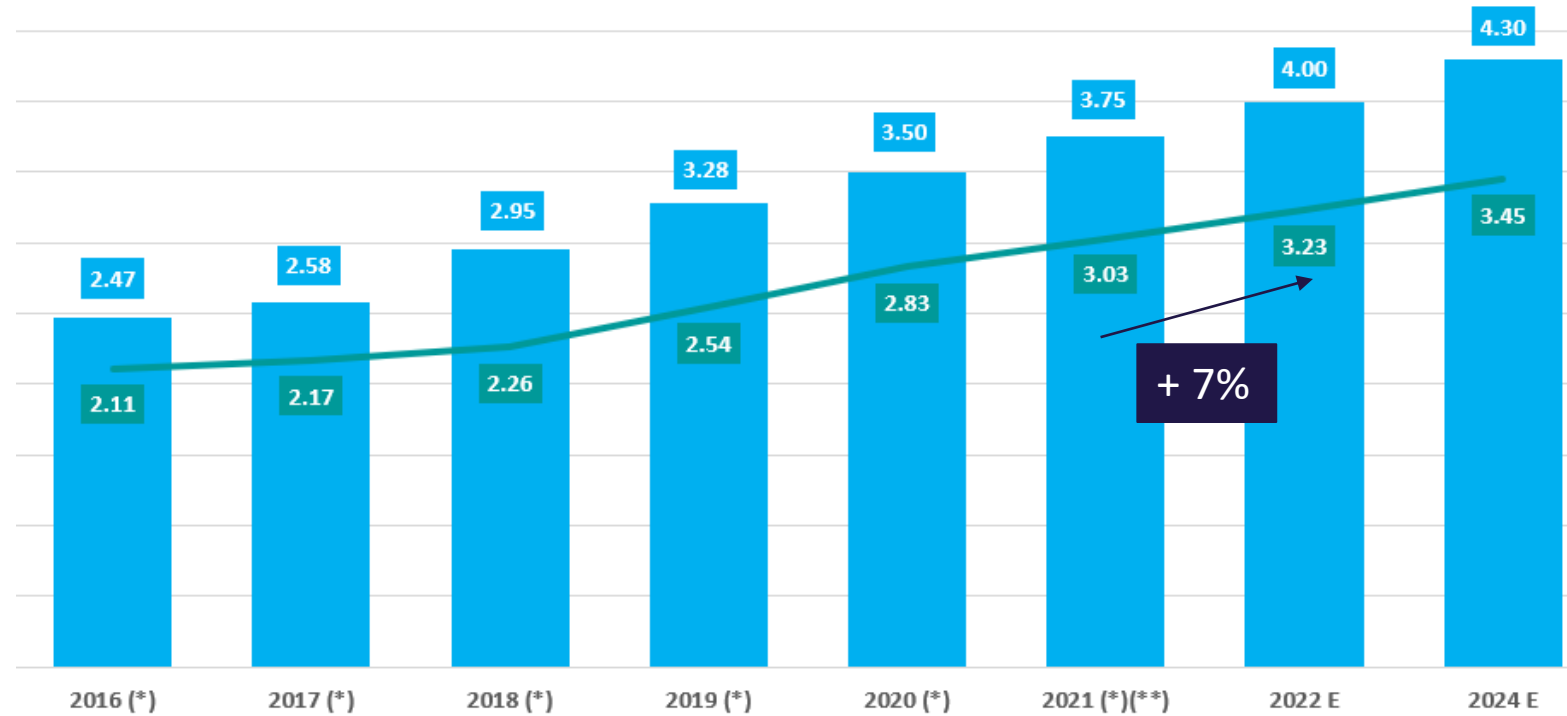
France

In addition to Belgium and the Netherlands, PV installations are also planned in **France**. The installation has already been started. The estimated development investment budget amounts to ca. **€ 4 M**.



Outlook 2022

Evolution of EPRA result per share & Dividend per share (€)



(*) As of 2016: EPRA result per share instead of Net Current Result

(**) DPS subject to General Shareholders' Meeting in May 2022

■ EPS

■ DPS



Highlights Q1 2022



Track'24



ESG



Appendix

Environmental, Social & Governance (ESG)

Converting the Montea DNA into a clear vision and sustainability strategy for medium (2030) and long (2050) term:

Montea operations

Targets greenhouse gas emission



2021
Net-zero



2030
Neutral

Actions

Use of green power

No fossil
fuels
In 2023 100%

All company cars
are electric
In 2027 100%



Status 2021:
100%

Status 2021:
36%

Status 2021:
20%

Existing portfolio

Targets greenhouse gas emission



2030
-55%



2050
Net-zero

Actions

Use of
green power
In 2030 100%

Use of energy-
saving technology
In 2030 100%

Use of renewable
energy systems
In 2023 90%

No fossil fuels
In 2050 100%



Status 2021:
52%

Status 2021:
12%

Status 2021:
55%

Status 2021:
5%

New developments

Targets greenhouse gas emission



2030
-55%



2050
Net-zero

Actions

Reduce energy intensity compared to 2021 CRREM target (1.5°C scenario)
In 2022 -48% In 2030 -74%



Status 2021:
-22%



Montea Blue Label

A sustainable construction guide for new developments



SUSTAINABLE AND FLEXIBLE DEVELOPMENT
SMART USE OF SPACE
ENERGY EFFICIENT AND LOW CO2
WELL BEING
BIODIVERSITY
CIRCULAR CONSTRUCTION
ENVIRONMENT

WELL-BEING

18. Bicycle parking with electric charging stations promote movement and health of employees.
19. Sports facilities promote health, performance and recovery of employees.
20. Atmospheric coffee corners are a social place to relax.
21. Green walls reduce stress and promote well-being and productivity.
22. Underfloor heating is comfortable and energy efficient.
23. Ventilation and cooling is energy-efficient, comfortable and promotes the health of employees.
24. Smart skylights or façade lights bring in natural daylight and create a pleasant and healthy working environment.
25. Waiting rooms and sanitary facilities for drivers ensure a pleasant environment for everyone.

BIODIVERSITY

26. Flower meadows, beehives, water buffer basins improve biodiversity.
27. Green car parks promote natural infiltration of rainwater, thermal regulation and water regulation.
28. Green roofs absorb rainwater, provide a haven for birds and insects, lower the ambient temperature and promote clean air.

CIRCULAR CONSTRUCTION

29. We determine the total environmental impact of a material throughout its life cycle using the LCA method.
30. The facades are built up in multiple layers and with non-adhesive materials.
31. The design takes into account circular building principles with respect to the implementation of building nodes and materials.
32. The use of PUR and PIR foams is avoided as much as possible because they are very harmful to the environment.
33. Cradle to Cradle (C2C) materials are given preference when choosing finishing materials.

ENVIRONMENT

34. Separating waste contributes to a better environment and circular economy.
35. Parking zones and loading docks for trucks are provided with an oil and petrol separator.
36. The use of coolants is limited by providing a hybrid system.
37. Biological purification of company wastewater reduces water consumption.

SUSTAINABLE AND FLEXIBLE DEVELOPMENT

1. Multifunctional spaces with standard dimensions and large spans allow for flexible use of the building.
2. A building with sufficient free height, making it suitable for multiple solutions.
3. Rainwater collection and reuse saves water and promotes sustainability.

SMART USE OF SPACE

4. Optimal use of floor space promotes efficient logistics.
5. Multi-storey design saves square metres of land.
6. Efficient parking through the use of parking garages.
7. Redeveloped brownfield combines environmental benefits with economic development and social improvement.
8. Located on a strategic and multimodal location.
9. Waiting zones for trucks limit nuisance in the wider vicinity of the site.

ENERGY EFFICIENT AND LOW CO₂

10. Monitoring of all major energy consumers ensures more efficient use of energy and awareness.
11. High-yield solar panels combined with energy storage ensure optimal use of renewable energy.
12. High-tech heat pumps generate renewable energy. In this way, our sites are disconnected from the gas grid and therefore are fossil-free.
13. SMART LEDs with motion and daylight sensors reduce energy consumption.
14. Super-insulated dock levellers reduce energy consumption.
15. High insulation value and improved airtightness reduces energy consumption and improves comfort.
16. Use of low-CO₂ materials drastically reduce embodied carbon.
17. Electric charging points for cars, e-vans, trucks and forklifts encourage electric driving and contribute to reducing overall emissions.

Environmental, Social & Governance (ESG)

Sustainability team among employees looking for initiatives to reduce impact at the workplace

Publication of our Green Finance Allocation and Impact report



The Montea Blue Label specifications help to achieve the 2030 target of a maximum energy efficiency of 25 kWh/(m².year) for new developments as from 2023

Improvement programs ongoing (e.g. PV instalments, replacing old heating systems, roof renovations, installing charging stations, energy monitoring...)

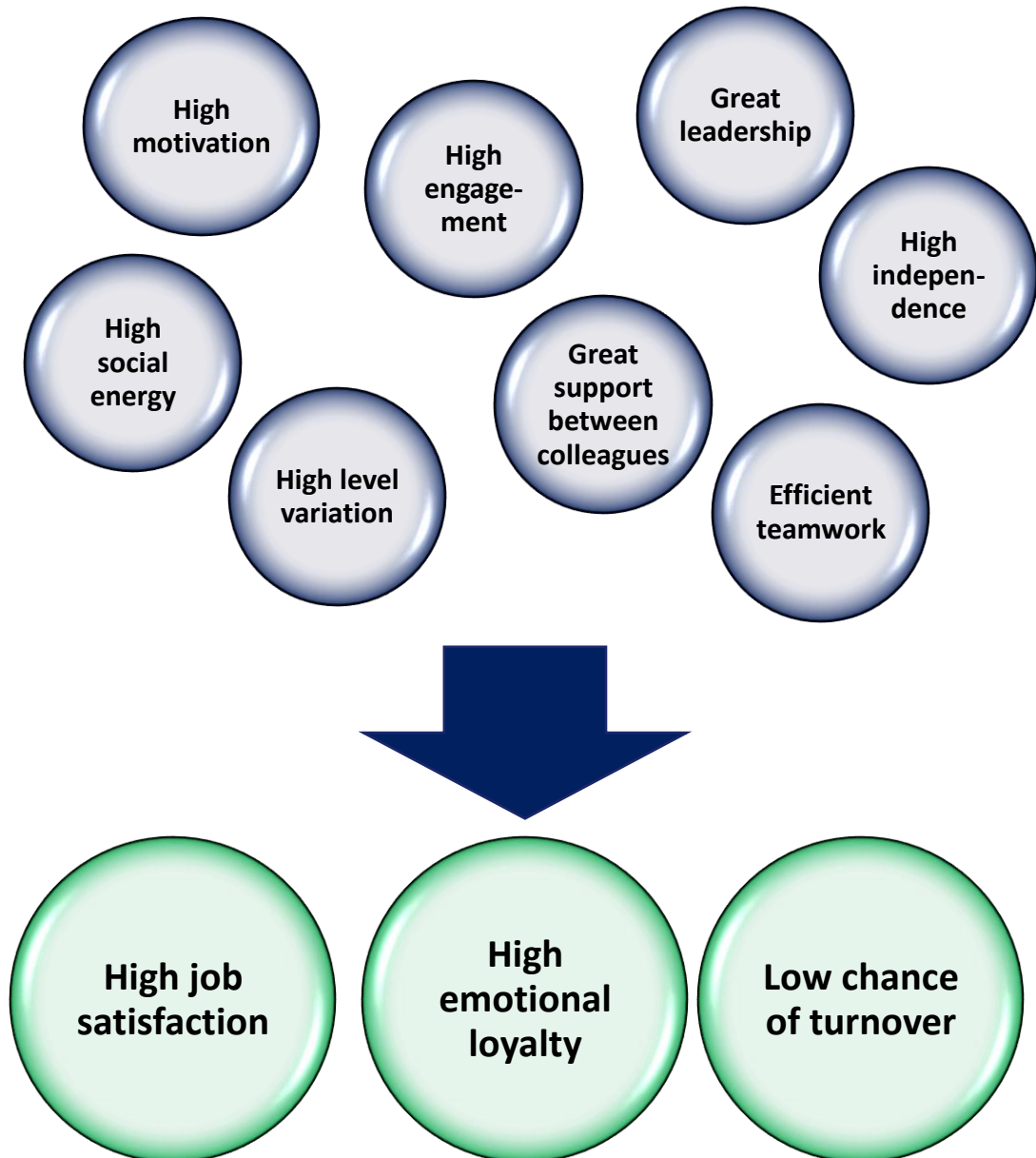
Environmental, Social & Governance (ESG)

Human capital scan

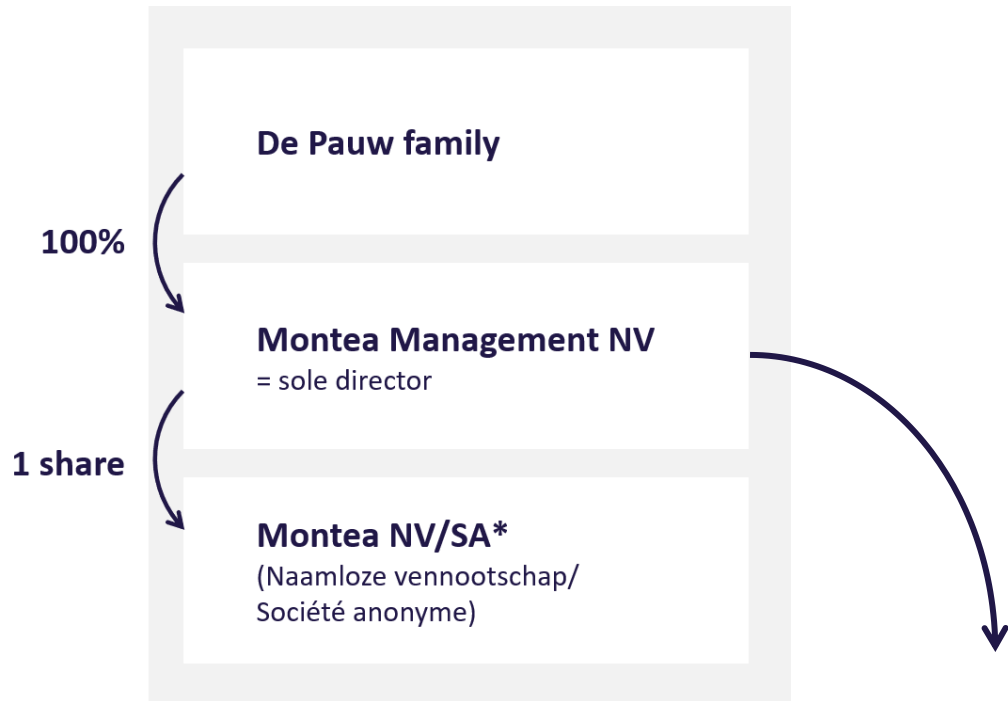
Together with a renowned external partner committed to wellbeing in the workplace area, Montea launched a HC scan amongst its employees in 2022, with a high participation rate (ca. 95%)



Real people
make a really
great team



Environmental, Social & Governance (ESG)



Independent directors

Read the full 2021 **Sustainability** Report

Let's be **real**.
Growth is all
about finding
balance.

1





Highlights Q1 2022



Track'24



ESG



Appendix

About Montea

Montea NV is a public regulated real estate company (“RREC”) under Belgian law (SIR – SIIC), specializing in the development and the management of logistics property in Belgium, France, The Netherlands and Germany (“**Montea**” or the “**Company**”).

The company is a leading player in this market. Montea literally provides its clients with the space to grow, through flexible and innovative property solutions.

As at 30 June 2022, Montea’s property portfolio represented a total floor space of 1,750,947 m², spread over 87 locations. Montea NV has been listed on Euronext Brussels (MONT) and Paris (MONTTP) since late 2006.



About Montea

When Montea invests in logistics real estate, we are fully intent on **keeping it in our portfolio for a long time**. That is why we are strongly committed to high quality, sustainable finish and materials. This applies to investment in existing buildings as well as to the way in which we develop logistics real estate tailored to the customer's needs.

We develop logistics real estate bespoke for our customers business and fully in line with our sustainable real estate criteria: **high quality standards with flexible possibilities and innovative techniques**.



About Montea

- ✓ Montea literally offers its clients space to grow, through **flexible and innovative real estate solutions**. That is why Montea maintains an extensive network of estate agents, landowners, property developers and contractors.
- ✓ Montea converts its market knowledge into high-quality real estate investments that offer sustainable added value for clients and shareholders.
- ✓ Montea consists of a driven team of logistics real estate experts. With a good understanding of the client's needs, Montea searches for tailor-made qualitative solutions, adapted to the ever-changing economic situation.

About Montea

Montea acts in accordance with the following key concepts:

✓ **WAREHOUSING**

- Land value has a higher share in the total value than in other asset classes
- Life cycle of warehousing > than other asset classes
- Renovation cost < than other real estate asset classes

✓ **PURE PLAYER**

- Ambition to be best in class through specialisation (Logistics, Real estate & Finance)
- Ambition to be top of mind towards other market players (logistic players, brokers, ...)

✓ **END INVESTOR**

- No speculative development
- Long term vision with focus on quality & sustainability
- Attractive landbank

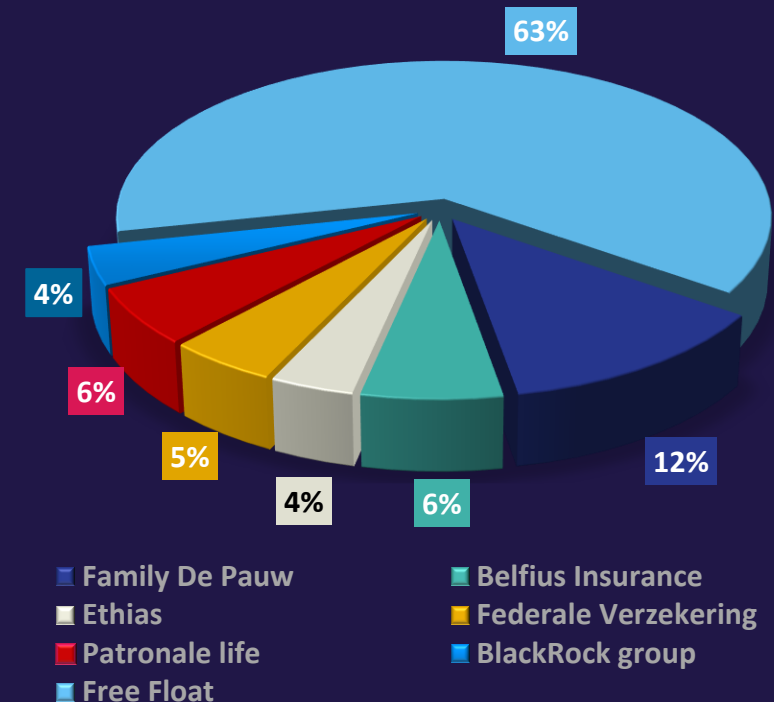
✓ **SHAREHOLDERS' RETURN**

- Strong dividend track record
- Supported by stable reference shareholder base

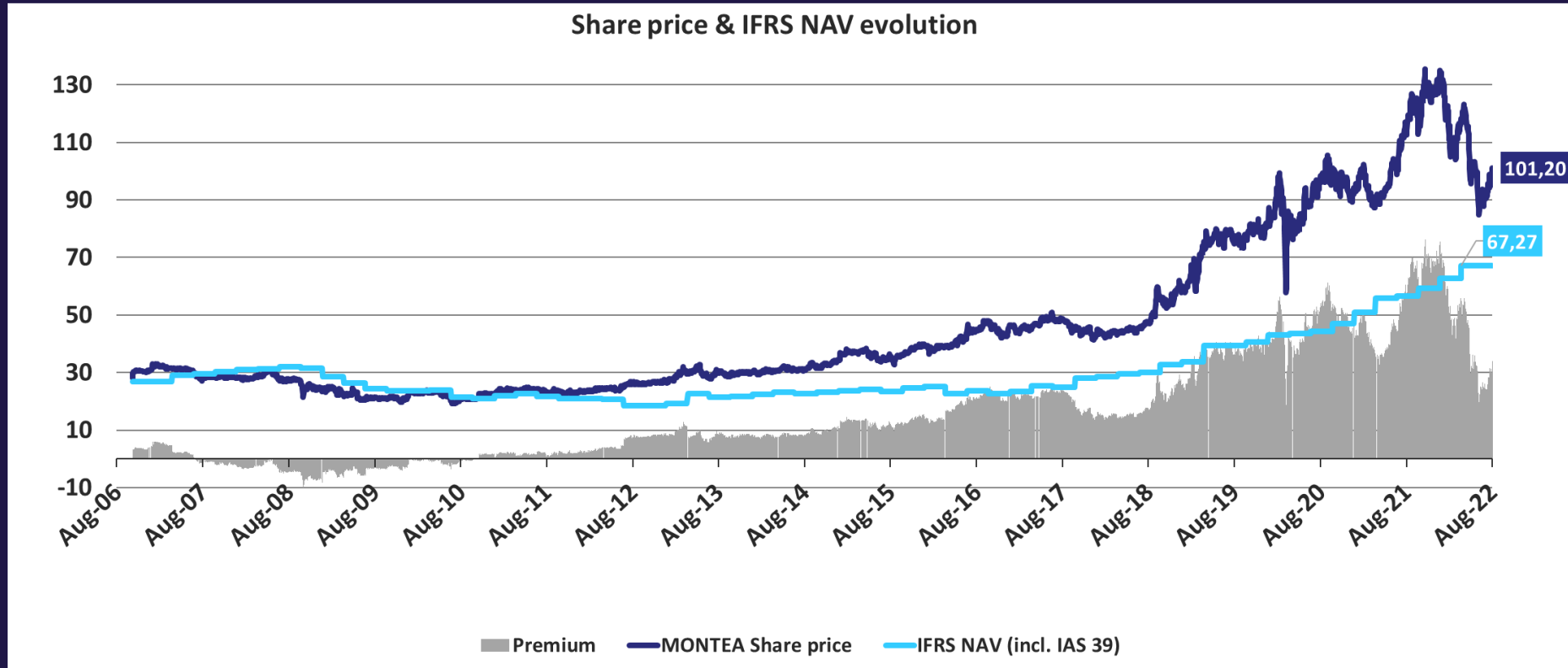
About Montea

- ✓ **Montea** is the result of Pierre De Pauw's lifework, who has been **one of the Belgian pioneers in logistic real estate** since the late 1960s
- ✓ The IPO of Montea in 2006 was the start of a strong growth path
- ✓ Montea has a market cap of **€ 1.6 billion**

Shareholder base (based on transparency notifications)



About Montea



A shareholder, who

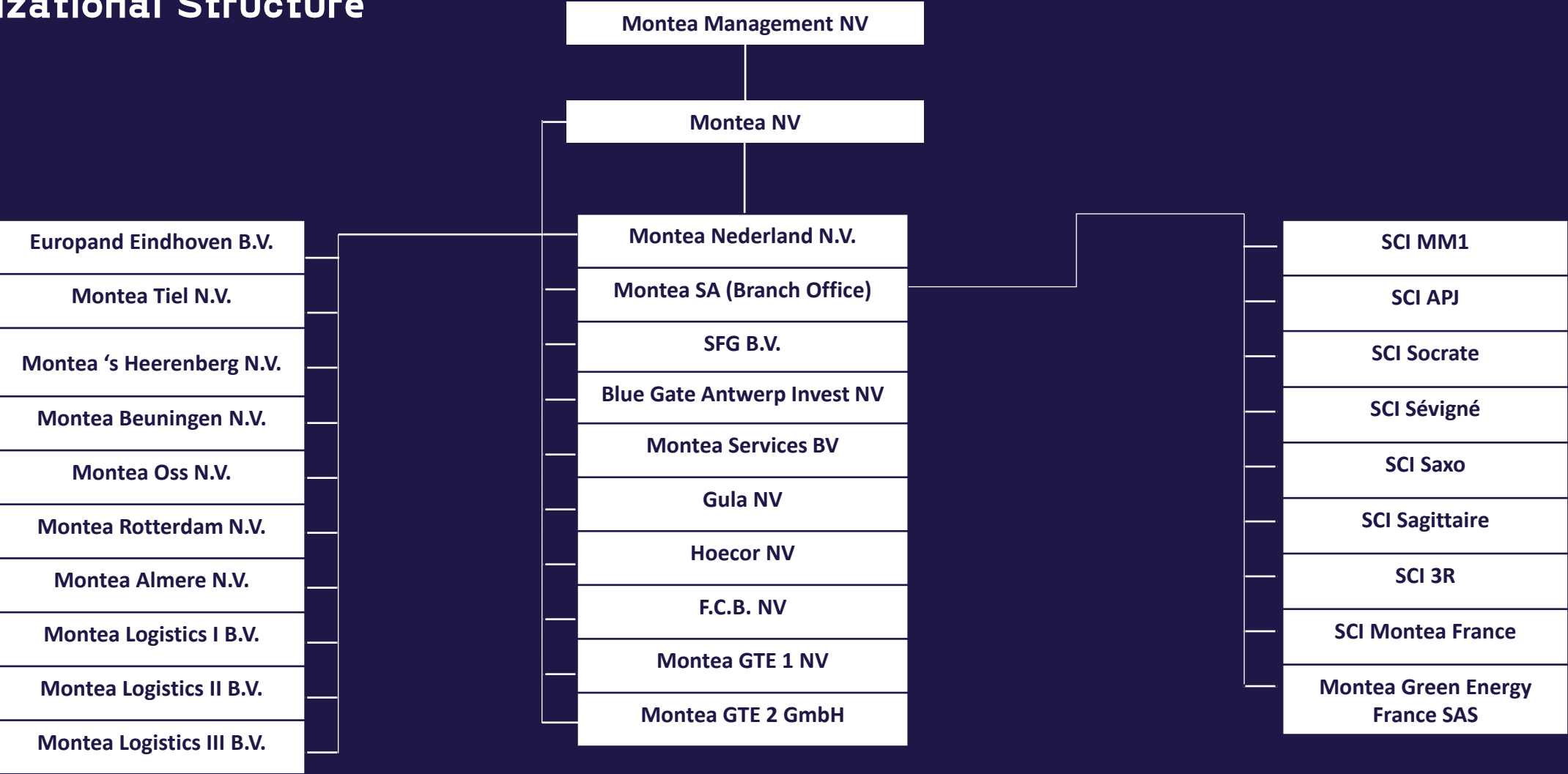
- invested at the IPO (2006) and
- always participated in the optional dividend

**realizes an IRR
of 13.0%**

per 15/08/2022 (over 16 years).

About Montea

Organizational Structure



Listen to our podcast series “Voorbij de vergadertafel”



MORE INFORMATION:
MONTEA.COM



This presentation contains forward-looking statements. Such forward-looking statements involve unknown risks, uncertainties and other factors which may cause the actual results, financial conditions, performance or achievements of the company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Given these uncertainties you are cautioned not to place any undue reliance on such forward-looking statements, which can not be guaranteed. These forward-looking statements speak only as of the date of this presentation. The company expressly disclaims any obligation to update such forward-looking statements, except to the extent and in the manner required by Belgian law.