

Montea continues its growth story with € 90 million in new investments.



Press release – From the sole director
Regulated information
Embargo until 9/08/2022 – 7:00 a.m.

MORE INFORMATION:
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Montea has purchased four sites: three in the Netherlands, in Zeewolde, Almere and Zwijndrecht and one in Avignon, France. In total, these acquisitions represent ca. 152,000 m² of land with ca. 76,000 m² of storage space, mezzanines and offices. The total investment of € 90 million grows the portfolio by 4.5%. These investments provide an immediate net return of ca. 4.8% or a total rent of ca. € 4.3 million. The purchases are part of the Track'24 growth plan through which Montea aims to achieve by 2024 the largest growth in its history.

2 Sale & Lease back transactions in Zeewolde and Almere.

Back in 2013, Montea already purchased its first distribution centre of ca. 24,700 m² in Almere. Today Montea is bolstering its portfolio with the signing of 2 sale & lease back transactions in Almere and 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. 4,600 m² office and mezzanine space.



Image: ©MONTEA – Almere, Catharijne site

A lease agreement was signed for both sites for a fixed period of 10 years.

"We are pleased to be able to expand the portfolio with sites at strategic locations. They are in line with our long-term vision and the qualitative growth of the portfolio", Hylcke Okkinga, Director the Netherlands Montea

Purchase of an industrial site in Zwijndrecht.

Montea purchased a strategically located site in Zwijndrecht (NL) from LCN Capital Partners. 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, a company specialised in the development of sustainable growth solutions for professional growers and cultivators (jiffygroup.com).

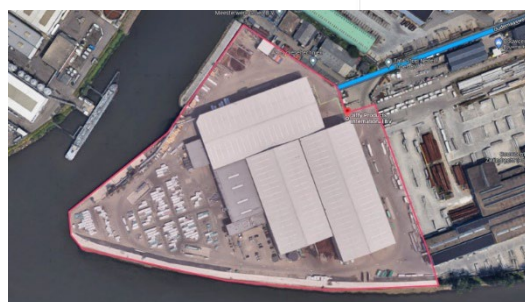


Image: ©MONTEA –Zwijndrecht site

"The site is strategically located and is extremely suitable for waterbound logistics activities. With these investments, we underscore that the Netherlands is an increasingly important market for us to support our growth story. This growth is both qualitative and sustainable." Cedric Montanus, Director the Netherlands Montea

This site is still leased for a period of 14 years. BNP Paribas Real Estate acted as advisor for this transaction.

Montea invests in urban logistics in Avignon.

Montea purchased a warehouse at the entrance of Avignon (FR). 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, a company specialised in the manufacturing and marketing of household goods (rozenbal.fr).

Luc Merigneux, Director France Montea: *"The site is strategically located and is perfectly suited for urban distribution. This investment is fully in line with Montea's growth plan to become a preferred partner for all players on the French market."*



Image: ©MONTEA – Avignon site

Growth.

The share of the Dutch portfolio within Montea rose to over 45% thanks to this strong growth in the Netherlands, making it the largest country within the Montea portfolio. The share of the French portfolio currently amounts to 12%. Over the various transactions, Montea will have invested a total of ca. € 90 million. These investments will produce an immediate net return of ca. 4.8% or a total rental of about € 4.3 million, for a guaranteed duration of 11 years.

ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a public regulated real estate company (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 31/03/2022 the property portfolio represented a total space of 1,712,561 m² spread across 84 locations. Montea NV has been listed on Euronext Brussels (MONT) and Paris (MONTP) since the end of 2006.

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More info

www.montea.com



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