Annual Financial Press release

Press release – Regulated information from the sole director for the period from 01/01/2022 to 31/12/2022

Embargo until 09/02/2023 – 6:00 p.m.

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MONTEA
SPACE FOR GROWTH

Highlights 2022

- **Montea exceeds pre-set targets for 2022**
  - ✓ **EPRA earnings of €4.10 per share**, an increase by 9% compared to 2021
  - ✓ **Dividend of €3.30 per share**, also an increase by 9% compared to 2021
  - ✓ Realisation of the targeted **investment volume**: **€ 362 million** over 2022

- **Largest portfolio growth** during a single year in Montea's history of **€473 million**, consisting of €362 million of investments, €79 million of revaluations of the existing portfolio and €32 million of latent capital gains from recently completed projects resulting in **a total portfolio of €2.2 billion**

- **Healthy market dynamics**
  - ✓ High occupancy rate consistently above 99% since 2018
  - ✓ Average lease term[1] of 7.4 years to first maturity
  - ✓ Property portfolio located on strategic, multimodal, prime locations
  - ✓ Inflation-resistant cash flow profile (rental income indexed to inflation)
  - ✓ Rising market rents for logistics property

- **Strong fundamentals in volatile macro environment**
  - ✓ Controlled debt ratio of 42.1% based on an EPRA Net Initial Yield of 4.8%
  - ✓ Despite increased interest rates, the expected average cost of debt in 2023 and 2024 will be 2.3%
  - ✓ Long-term credit contracts (average remaining maturity of ca. 7 years) and hedging contracts (average remaining maturity of ca. 8 years)
  - ✓ Strong liquidity position with €340 million of immediately available funding

[1] Excluding solar panels.

Outlook

- **Proposed guidance for 2023**
  - ✓ Growth of the EPRA earnings with 13% to €76.4 million leading to EPRA earnings per share of €4.20 per share
  - ✓ Growth of the dividend per share to €3.38
  - ✓ An investment volume of ca. €160 million to be realised at an average initial yield of at least 6%, mainly on own land positions

- **Reconfirmation of Track’24**
  - ✓ EPRA earnings per share to grow to €4.30 in 2024
  - ✓ Dividend per share to grow to €3.45 in 2024
  - ✓ An investment volume of more than €800 million over the period 2021-2024
  - ✓ Montea aspires to reduce CO_2 emissions from its own operations by 50% by the end of 2024 – in line with the 2030 target of full CO_2 neutrality without compensation
  - ✓ Montea aspires to reduce CO_2 emissions from its buildings by 20% by the end of 2024 – in line with the 2050 target of bringing emissions into line with the targets of the Paris climate conference (Paris Proof)

- **Status Track’24**

Since the beginning of 2021, Montea has an identified[2] investment volume of €589 million, with €534 million already realised and €55 million in execution, at an average net initial yield of 5.4%, excluding the land bank[3]:

- 4.9% on standing investments
- 6.7% on development and extension projects

Despite increased market volatility, a weakening macroeconomic outlook and rising interest rates, the focus of the Track’24 rollout remains on profitability, a controlled balance sheet and a strong liquidity position. By bringing part of its extensive land bank (approximately 2.5 million m²) into development, Montea disposes of significant in-house development potential that can be developed at an average initial yield of at least 6% based on current construction and rental prices. Profitable investments in further sustainability of our property portfolio are also at the heart of our investment policy.

[2] The identified investment volume consists of the investment amount in 2021 and 2022 and ongoing projects in execution.
[3] Including the land bank, the net initial yield amounts to 4.8%.

Summary

1. Montea's EPRA earnings amounted to €67.7 million, an increase of 12% compared to the EPRA earnings of €60.4 million in 2021. The EPRA earnings per share amount to €4.10 per share, an increase of 9% compared to 2021 (€3.75 per share). Hence, Montea has already covered 16% of the promised 20% for the period 2021-2024 over a period of two years.

2. The board of directors will propose to the general meeting of shareholders that a gross dividend of €3.30 per share will be paid, an increase of 9% compared to 2021.

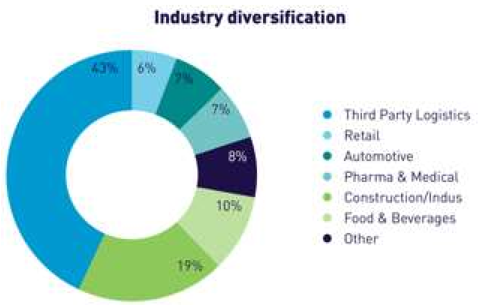
3. The EPRA NTA per share is €71.72, representing an increase of 10% compared to 31 December 2021 (€65.00) mainly driven by the generation of EPRA profit following payment of the dividend earlier in 2022 and positive portfolio revaluations over 2022.

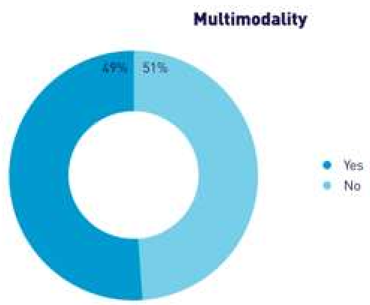
4. 2022 was the year with the largest single-year portfolio growth in Montea's history. During 2022, Montea realised an additional portfolio volume of €473 million. This increase consists of an investment volume of €362 million as well as latent capital gains from recently completed projects of €32 million and positive revaluations of the existing portfolio totalling €79 million.

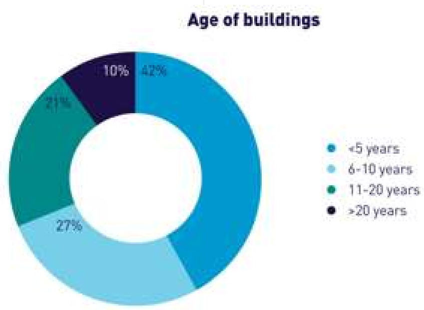
The positive revaluations of the existing portfolio were mainly driven by an increase in estimated market rental values of 15.3% (€ 174 million) partly offset by an upward yield shift of 13 bps (€ - 81 million) and the adjustment of the transfer tax rate in the Netherlands from 8.0% to 10.4% as from 1 January 2023 (€ - 14 million). The transfer tax (= registration duties) is deducted when establishing the fair value. The portfolio is currently valued at an EPRA Net Initial Yield of 4.8%. The fair value of the property portfolio including developments and solar panels is up to €2,171 million, an increase of 28% compared to the end of 2021 (€1,698 million).

5. The market dynamics remain healthy. An occupancy rate of 99.4%, a remaining term of leases to first maturity of 7.4 years (excluding solar panels), as well as the continued focus on strategic multimodal prime locations with inflation-proof cash flow profile (rental income indexed to inflation), are a valuable winning asset. The strong demand for logistics real estate solutions versus the limited supply of new logistics developments, leads to upward pressure on market rents.

Montea is focusing on diversifying its type of customers and their activities and is investing in strategic locations with high added value, thereby managing to build a healthy property portfolio of buildings in line with market standards.







6. With a debt ratio of 42.1% (based on an EPRA Net Initial Yield of 4.8%) and a Net Debt/ EBITDA (adjusted)[4] of 8.4 at the end of 2022, Montea's consolidated balance sheet demonstrates strong solvency. The average cost of debt at 31 December 2022 is 1.9% compared to 1.8% at the end of December 2021. Despite increased interest rates, the expected average cost of debt in 2023 and 2024 will be 2.3%. The average remaining maturity of the credit facilities is 6.9 years. At year-end, the debt is 96% hedged against increased interest rates on a long-term basis (average remaining maturity of 7.6 years).

[4] To calculate Adjusted Net Debt/EBITDA, the net financial debt is adjusted for ongoing projects in execution in the numerator multiplied by the debt ratio, as these projects are not yet generating operational results but are already included in financial debt. In addition, there is also an adjustment in the denominator for the annualised impact of external growth.

7. Montea has a large liquidity buffer of €340 million. Montea's liquidity position was strengthened in 2022 mainly by the issue of €380 million in green unsecured notes via US Private Placement and by strengthening the shareholders' equity with over €102 million. By doing so, an additional buffer has been established to continue the Track'24 growth plan.

8. Montea also received independent and valuable recognition for its ESG strategy from both GRESB and EPRA. For the reference year 2021, Montea attained a score of 77% on the GRESB scale, corresponding to an 8% increase compared to reference year 2020. In the various categories analysed by GRESB, Montea scored "Best in class" compared to its sector competitors in two categories: energy consumption by Montea's buildings and and greenhouse gas emissions from Montea's buildings. These are also the categories in which Montea aspires to make a difference. In addition, Montea was awarded gold in the EPRA sBPR awards, compared to the silver award obtained previous year.

Rating	Latest scores	Evolution		
		2020	2021	2022
	Reference year	2019	2020	2021
EPRA sBPR GOLD	2022 — GOLD Award Exceptional adhearence to sBPR Scoring above 85%	BRONZE	SILVER	GOLD
77 / 100 GRESB 2022	2022 — Green Star With a score of 77%	32%	69%	77%

9. Proposed guidance for 2023

- ✓ Growth of the EPRA earnings with 13% to €76.4 million leading to EPRA earnings per share of €4.20 per share
- ✓ Growth of the dividend per share to €3.38
- ✓ Realisation of an investment volume of ca. €160 million at an average initial yield of at least 6%, mainly on own land sites

10. Reconfirmation of Track'24

- ✓ EPRA earnings per share is to grow to €4.30 in 2024
- ✓ Dividend per share is to grow to €3.45 in 2024
- ✓ An investment volume of more than €800 million over the period 2021-2024
- ✓ Montea aspires to reduce CO_2 emissions from its own operations by 50% by the end of 2024 – in line with the 2030 target of full CO_2 neutrality without compensation
- ✓ Montea aspires to reduce CO_2 emissions from its buildings by 20% by the end of 2024 – in line with the 2050 target of bringing emissions into line with the targets of the Paris climate conference (Paris Proof).

Status Track'24: Since the beginning of 2021, Montea has an identified[5] investment volume of €589 million, with €534 million already realised and €55 million in execution, at an average net initial yield of 5.4%, excluding the land bank[6]

- 4.9% on standing investments
- 6.7% on development and extension projects

Despite increased market volatility, a weakening macroeconomic outlook and rising interest rates, the focus of the Track'24 rollout remains on profitability, a controlled balance sheet and a strong liquidity position. By bringing part of its extensive land bank (approximately 2.5 million m²) into development, Montea disposes of significant in-house development potential that can be developed at an average initial yield of at least 6% based on current construction and rental prices. Profitable investments in further sustainability of our property portfolio are also at the heart of our investment policy.

[5] The identified investment volume consists of the investment amount in 2021 and 2022 and ongoing projects in execution.
[6] Including the land bank, the net initial yield amounts to 4.8%.

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1 Management Report

1.1 Key figures[7]

		BE	FR	NL	DE	31/12/2022 12 months	31/12/2021 12 months
Property portfolio							
Property portfolio - Buildings (1)							
Number of sites		**38**	**18**	**34**	**2**	**92**	**79**
Occupancy Rate (2)	**%**	**100,0%**	**99,4%**	**98,8%**	**100,0%**	**99,4%**	**99,7%**
Total surface - property portfolio (3)	**m²**	**826.885**	**213.454**	**813.726**	**35.965**	**1.890.029**	**1.545.165**
Investment value (4)	K€	**908.251**	**252.008**	**952.863**	**37.928**	**2.151.050**	**1.635.073**
Fair value of the property portfolio (5)	**K€**	**994.953**	**250.754**	**889.807**	**35.511**	**2.171.024**	**1.698.123**
Real estate	K€	887.948	235.446	860.585	35.511	2.019.489	1.548.305
Projects under construction	K€	75.420	12.703	14.215	0	102.338	114.834
Solar panels	K€	31.585	2.605	15.007	0	49.197	34.983
Total surface - Landbank	**m²**					**2.401.318**	**1.991.351**
Acquired, valued in property portfolio	**m²**					**1.688.152**	**1.429.246**
of which income generating	%					73%	68%
Under control, not valued in property portfolio	**m²**					**713.166**	**562.105**
Consolidated results							
Results							
Net rental result	K€					90.889	75.145
Property result	K€					99.913	84.743
Operating result before the porfolio result	K€					91.020	77.275
Operating margin (6)*	%					91,1%	91,2%
Financial result (excl. changes in fair value of the financial instruments) (7)*	K€					-17.948	-11.561
EPRA result (8)*	**K€**					**67.738**	**60.433**
Weighted average number of shares						16.538.273	16.130.871
EPRA result per share (9)*	**€**					**4,10**	**3,75**
Result on disposals of investment properties	K€					19	453
Changes in fair value of investment properties	K€					92.864	175.392
Deferred taxes on the result on the portfolio	K€					-14.570	-21.397
Result on the portfolio (10)*	K€					**78.312**	**154.448**
Changes in fair value of the financial instruments (11)	K€					**58.408**	**12.967**
Net result (IFRS)	**K€**					**204.458**	**227.848**
Net result per share	**€**					**12,36**	**14,12**
Consolidated balance sheet							
Balance sheet total	**K€**					**2.327.712**	**1.752.917**
Debts and liabilities for calculation of debt ratio	**K€**					**963.636**	**675.905**
Debt ratio (12)	**%**					**42,1%**	**38,6%**
Net debt/EBITDA (adjusted)	**x**					**8,4**	**7,3**
Hedge ratio	**%**					**96,0%**	**92,7%**
Average cost of debt	**%**					**1,9%**	**1,8%**
Weighted average maturity of financial debt	**Y**					**6,9**	**5,7**
Weighted average maturity hedging contracts	**Y**					**7,6**	**6,6**
IFRS NAV per share (13)*	**€**					**72,32**	**62,65**
EPRA NRV per share (14)*	**€**					**79,33**	**70,56**
EPRA NTA per share (15)*	**€**					**71,72**	**65,00**
EPRA NDV per share (16)*	**€**					**66,75**	**62,49**
Share price (17)	**€**					**66,60**	**132,20**
Premium/Discount	**%**					**-7,9%**	**111,0%**

[7] In accordance with the guidelines issued by the ESMA (European Securities and Markets Authority), the APMs (Alternative Performance Measures) used by Montea, including the EPRA performance indicators, are indicated in this press release with an asterisk (*), informing the reader that the definition concerns an APM. Performance indicators defined by IFRS rules or by law, as well as those not based on balance sheet or income statement headings, are not considered APMs. The detailed calculation of the EPRA performance indicators and of other APMs used by Montea is shown in annex to this press release.

1) Including real estate intended for sale.
2) The occupancy rate is calculated on the basis of m². When calculating this occupancy rate, neither the numerator nor the denominator takes into account the unleased m² intended for redevelopment and the land bank.
3) Surface of leased land (yielding landbank) is included for 20% of the total surface; after all, the average rental value of a site is about 20% of the rental value of a logistic building.
4) Value of the portfolio without deduction of the transaction costs.
5) Accounting value according to the IAS/IFRS rules, excluding real estate intended for own use.
6) The operating margin is obtained by dividing the operating result before the result on the property portfolio by the property result. See annex 2.
7) Financial result (excluding changes in the fair value of the financial instruments): this is the financial result in accordance with the Royal Decree of 13 July 2014 on regulated real estate investment companies excluding the variation in the fair value of the financial instruments and reflects the actual funding cost of the company. See annex 2.
8) EPRA earnings: this is the net result (after incorporation of the operating result before the portfolio result, minus the financial results and corporation tax, excluding deferred taxes), minus the changes in fair value of investment properties and properties held for sale, minus the result on sale of investment properties and plus the changes in fair value of financial assets and liabilities. See also annex 1.
9) EPRA earnings per share refers to the EPRA earnings based on the weighted average number of shares. See also annex 1.
10) Result on the portfolio: this concerns the negative and/or positive changes in the fair value of the property portfolio, plus any capital gains or losses from the sale of real estate. See annex 2.
11) Changes in the fair value of financial hedging instruments: this concerns the negative and/or positive changes in the fair value of the interest hedging instruments according to IFRS 9.
12) Debt ratio according to the Royal Decree of 13 July 2014 on regulated real estate companies. See also annex 2.
13) IFRS NAV: Net Asset Value or intrinsic value before profit distribution for the current financial year in accordance with the IFRS balance sheet (excl. minority shareholdings). The IFRS NAV per share is calculated by dividing the equity according to IFRS by the number of shares entitled to dividends on the balance sheet date.
14) EPRA Net Reinstatement Value: NRV assumes that entities never sell assets and aims to represent the value required to rebuild the entity. The aim of the metric is to also reflect what would be needed to recreate the company through the investment markets based on its current capital and financing structure, including Real Estate Transfer Taxes. EPRA NRV per share refers to the EPRA NRV based on the number of shares in circulation on the balance sheet date. See also annex 1.
15) EPRA Net Tangible Assets assumes that entities buy and sell assets, thereby crystallizing certain levels of deferred tax. The NTA is the NAV adjusted to include real estate and other investments at their fair value and exclude certain line items that are not expected to take shape in a business model with investment properties over the long term. EPRA NTA per share refers to the EPRA NTA based on the number of shares in circulation on the balance sheet date. See also annex 1.
16) EPRA Net Disposal Value provides the reader with a scenario of the disposal of the company's assets resulting in the settlement of deferred taxes and the liquidation of debt and financial instruments. EPRA NDV per share refers to the EPRA NDV based on the number of shares in circulation on the balance sheet date. See also annex 1.
17) Stock market price at the end of the period.

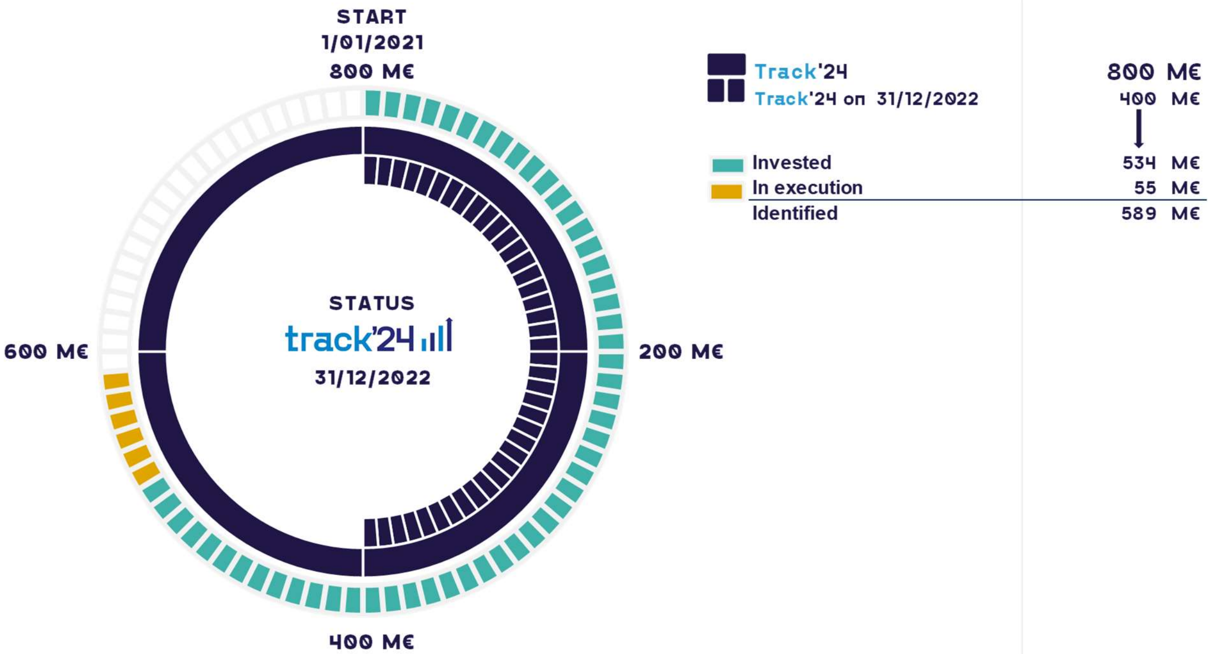
1.1.1 EPRA performance measures

		31/12/2022	31/12/2021
EPRA result	€/share	4.10	3.75
EPRA Net Reinvestment Value	€/share	79.33	70.56
EPRA Net Tangible Assets	€/share	71.72	65.00
EPRA Net Disposal Value	€/share	66.75	62.49
EPRA cost ratio (incl. vacancy costs)	%	8.8	8.8
EPRA cost ratio (excl. vacancy costs)	%	8.5	8.4
EPRA Rental Vacancy	%	0.8	0.4
EPRA Net Initial Yield	%	4.8	4.9
EPRA 'Topped-up' Net Initial Yield	%	4.9	4.9

1.2 Status Track’24 (at portfolio level)

Since the beginning of 2021, Montea has an identified[8] investment volume of €589 million, with €534 million already realised and €55 million in execution. Montea expects to generate an average net initial yield of 5.4% (excluding the land bank) on these identified investments. Including the land bank, Montea expects the net initial yield to be 4.8%.

At the end of 2022, two years after the launch of Track'24, Montea is thus ahead of schedule to achieve the targeted investment volume of more than €800 million over the period from 2021 to 2024. Despite increased market volatility, a weakening macroeconomic outlook and rising interest rates, the focus of the Track’24 rollout remains on profitability, a controlled balance sheet and a strong liquidity position. By bringing part of its extensive land bank (approximately 2.5 million m²) into development, Montea disposes of significant in-house development potential that can be developed at an average initial yield of at least 6% based on current construction and rental prices. Profitable investments in further sustainability of our property portfolio are also at the heart of our investment policy.



1.2.1 Acquisitions

1.2.1.1 Overview of realised acquisitions[9]

During 2022 a total acquisition volume of approximately € 234.5 million has been realised. All acquisitions were acquired at an investment value below or in line with the value determined by the independent property expert.

Acquisition of industrial estate, Saint-Priest (FR)

In the **fourth quarter** of 2022, Montea acquired a site of ca. 70,000 m² in Saint-Priest (FR). The investment budget for this site amounts to ca. €7.0 million. Montea expects to start developing the site in 2025.

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[8] The identified investment volume consists of the investment amount invested during 2021 and 2022 and ongoing projects in execution.
[9] Included in the invested volume on 31/12/2022.

Acquisition of an industrial site, Zwijndrecht (NL) [10]

In the beginning of the **third quarter** of 2022, Montea acquired a strategically located site in Zwijndrecht from LCN Capital Partners. This concerns a plot of land of ca. 64,000 m² with a warehouse production facility of ca. 25,700 m² with outside storage. The building is currently leased for a fixed period of 14 years to Jiffy Products International B.V.; a company specialized in the development of sustainable growth solutions for professional growers and breeders.

Montea invests in urban logistics, Avignon (FR) [11]

At the beginning of the **third quarter** Montea acquired a warehouse in Avignon. It concerns a site of ca. 26,500 m² with a building of ca. 12,700 m². The building is currently let to DPL France - Rozenbal, a company specialized in the manufacturing and commercialization of household goods.

Acquisition of buildings from GVT, Alkmaar, Berkel and Rodenrijs & Echt (NL)[12]

During the first quarter of 2022, Montea reached an agreement on three new construction projects in the Netherlands that will be leased to GVT Transport & Logistics for a period of 10 years. The new construction project at Echt was delivered in the **third quarter** of 2022. Previously, during the **first and second quarter** of 2022, two new construction projects were already completed in Alkmaar & Berkel and Rodenrijs. All sites are extremely suitable for fine-meshed distribution.

Site GVT in Alkmaar

Site GVT in Berkel & Rodenrijs

Site GVT in Echt

Acquisition of a development site, Vorst (BE)

Montea managed to purchase a development plot of ca 6,000 m² in Vorst during **the third quarter**. The plot is adjacent to an existing site of ca. 65,000 m² already owned by Montea. Montea expects to start the redevelopment of ca. 20,000 m² in the course of 2023. The redevelopment includes a new urban distribution centre, for which the permit procedure has already started. Because the permit procedure is still pending, the redevelopment is not yet included in the identified investment volume.

Sale & lease back transactions, Catharijne & Zeewolde (NL)[13]

In 2013, Montea acquired a first distribution centre of ca. 24,700 m² in Almere. During **the second quarter** Montea strengthened its portfolio by concluding two sale and 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 ground surface of these sites is ca. 61,600 m² with ca. 37,650 m² logistics space and ca. 4,600 m² office space and mezzanine. A lease agreement has been signed for a fixed period of 10 years for both sites.

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[10] See press release of 09/08/2022 or www.montea.com for more information.
[11] See press release of 09/08/2022 or www.montea.com for more information.
[12] See press release of 07/02/2022 or www.montea.com for more information.
[13] See press release of 09/08/2022 or www.montea.com for more information.

Acquisition of buildings leased to PostNL, Zwolle and 's Hertogenbosch (NL)[14]

During the **first quarter of 2022**, Montea reached an agreement with Urban Industrial for the acquisition of two buildings in Zwolle and 's Hertogenbosch, both currently leased to PostNL. The property in Zwolle is a 6-hectare site with a footprint of about 29,000 m². The property in 's Hertogenbosch is a 5-hectare site with a footprint of ca. 24,000 m². Both properties are strategically located at the entrance to the city and are thus ideally suited for e-commerce. Moreover, the presence of lots of outdoor space offers the possibility to extend.

Site PostNL in Zwolle

Site PostNL in s' Hertogenbosch

Acquisition of building from Barsan, Tilburg (NL)[15]

At the start of **the first quarter** of 2022, Montea and a private investor reached an agreement on the acquisition of a logistics building in Tilburg leased to Barsan Group. The building has a surface area of 6,000 m² on a 2-hectare site. The site offers the possibility to extend the building in the future.

Acquisition of development site, Lembeek (BE)

In Lembeek, located near the access road to the Brussels ring road, Montea acquired a site of ca. 55,000 m² in the course of the **first quarter**, for an investment value of ca. €10.0 million. 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.

Acquisition of building from Transuniverse, Ghent (BE)

In the course of **the first quarter** of 2022, Montea concluded an agreement with Transuniverse Forwarding NV on the acquisition of a strategically located building in Ghent. It concerns a land of ca. 46,000 m² on which there are currently buildings of ca. 27,000 m². The buildings are leased to Transuniverse Forwarding NV, which offers transport solutions tailored to the needs of its customers, and to Oxfam Fair Trade CV, which promotes fair world trade. The location of the building along the R4 in Ghent makes the site of strategic importance in the long term, for example for future last-mile deliveries to Ghent.

1.2.1.2 Overview of acquisitions to be completed after 2022[16]

Signing of purchase promise for a development site, Toury (FR)

Montea signed a purchase promise at the end of **the fourth quarter** for a development site of ca. 545,000 m² in Toury, which is located between Orléans and the Île de France region. Montea expects to purchase the site early in the second quarter of 2023. The investment budget for this site is ca. €21.5 million. Montea expects to start developing the site in the course of 2024.

[14] See press release of 04/01/2022 or www.montea.com for more information.
[15] See press release of 04/01/2022 of www.montea.com for more information.
[16] Included in the invested volume "in execution" on 31/12/2022.

1.2.2 Development and extension projects

1.2.2.1 Projects delivered in the course of 2022[17]

An area of about 116,700 m² of pre-let projects and a pre-let parking tower of about 40,000 m² were completed in the course of 2022 for a total investment amount of €137.1 million (excluding investments for solar panels, see 1.2.2.3).

Structural cooperation with Cordeel, Tongeren (BE)[18]

At the end of 2021, Montea embarked on a new structural cooperation with the construction group Cordeel and its real estate division C-living (hereinafter referred to as the "Cordeel Group"). In the meantime, Montea has entered into ongoing development projects of the Cordeel Group in Tongeren and Vilvoorde. Together with Montea, they will give a new future to the various sites of ca. 390,000 m².

In the fourth quarter of 2021, Montea had, in a first phase, already acquired two sites of ca. 180,000 m² in Tongeren. On the first site a first pre-let (GXO Logistics) building of ca. 20,000 m² has already been developed in 2021. At the end of the **fourth quarter** in 2022 the development of a second building of ca. 22,000 m² was completed:

Tongeren development phase 1 – second building (22,000m²):

- Acquisition of land: Q4 2021
- Surface area: ca. 44,000 m²
- Surface area of distribution centre: ca. 22,000 m²
- Start of construction: Q4 2021
- Completion: 28/12/2022
- Lessee: Tailormade Logistics for a fixed period of 6 years
- Investment budget for land + development: ca. €24 million

Blue Gate, Antwerp (BE)

During **the third quarter** of 2022, Montea was able to deliver the first Belgian delivery station for Amazon Logistics on the Antwerp Urban Logistic Accommodation (AULA) site at Blue Gate Antwerp. The delivery station has been leased for a fixed period of 15 years.

Montea became the exclusive partner for the development of the Blue Gate Antwerp logistics site already in February 2016, with a strong focus on the development of "next generation" buildings that combine unique sustainability with low-impact urban distribution. In the third quarter of 2021, Montea started with the development of the distribution centre of ca. 8,500 m²:

- Acquisition of land: Q3 2021
- Surface area: ca. 38,000 m²
- Surface of distribution centre: ca. 8,500 m²
- Surface of parking tower: 5 levels of ca. 8,000 m²
- Start of construction: Q3 2021
- Completion: 27/09/2022
- Tenant: Amazon Logistics for a fixed term of 15 years
- Investment budget for the site + development: ca. € 41 million

[17] Included in the invested investment volume on 30/12/2022.
[18] See press release of 04/01/2022 or www.montea.com for more information.

Vosdonk industrial site, Etten-Leur (NL) [19]

Montea was able to deliver a new distribution centre of ca. 26,500 m² on the Vosdonk industrial site in Etten-Leur in the course of **the third quarter** of 2022. The distribution centre is leased for a fixed term of eight years to Raben Netherlands B.V. Already in 2019, Montea signed the purchase agreement for this brownfield of 37,520 m² which has been completely remediated since then.

- Acquisition of land: Q4 2019
- Surface area: ca. 37,520 m²
- Surface of the distribution centre: ca. 26,500 m²
- Start of construction: Q3 2021
- Completion: 01/07/2022
- Tenant: Raben Netherlands B.V. for a fixed period of 8 years
- Investment value site + development: ca. € 20 million

Logistiek Park A12, Waddinxveen (NL)

During **the first quarter of 2022**, the first development phase of a distribution centre located at Waddinxveen, the Netherlands, has been delivered (50% of the plot of land acquired in 2020). This development is fully pre-let to HBM Machines B.V.[20] for a fixed period of 10 years.

Development phase 1:

- Acquisition of land: Q3 2020
- Surface area[21]: 60,000 m²
- Surface storage area: ca. 50,000 m²
- Start of development: Q1 2021
- Completion: 28/02/2022
- Tenant: HBM Machines B.V. for a fixed term of 10 years
- Investment value: ca. € 40 million

Cleantech recycle- and distribution centre, Tiel (NL)[22]

In **the first quarter** of 2022, Montea also delivered a 9,700 m² recycling and distribution centre for Re-match. The recycling and distribution centre was built on the ca. 48-hectare site in Tiel, which Montea acquired in September 2018. After completion of this development for Re-match, there is still 45 hectares of land available for development on the site, which in the meantime remains leased to Recycling Kombinatie REKO B.V. (for storage and processing of residual waste) and Struyk Verwo Infra B.V.

- Acquisition of leased land: Q3 2018
- Surface leased area: 479,000 m² of which 31,800 m² was released for the construction of a distribution centre; the remaining part is still let to Recycling Kombinatie REKO B.V. and Struyk Verwo Infra B.V.
- Surface of the distribution centre: 9,700 m²
- Start of construction: Q2 2021
- Completion: 25/03/2022
- Tenant: Re-Match for a fixed period of 20 years
- Investment value: ca. €12 million

[19] See press release of 03/06/2021 or www.montea.com for more information.
[20] See press release of 21/12/2020 or www.montea.com for more information.
[21] Total surface of the purchased land amounts to 120,000 m². Phase 2 (60,000 m²) will only be considered as an identified project when the construction phase has started.
[22] See press release of 26/04/2021 or www.montea.com for more information.

1.2.2.2 Projects in execution[23]

Moreover, Montea started two projects during 2022 that will be delivered in the first quarter of 2023, namely the development of two distribution centres in Tongeren and Vilvoorde with a surface area of respectively ca. 20,000 m² and ca. 10,000 m², for a total investment budget of ca. €30.5 million.

Strutural cooperation with Cordeel, Tongeren (phase 2) & Vilvoorde (BE)[24]

In the **fourth quarter** of 2022 under the structural cooperation with Cordeel, Montea acquired, in a second phase, a site of ca. 187,000 m² in Tongeren. During 2022, the development of a first building of about 20,000 m² was started:

Tongeren development phase 2 – first building (20,000m²):

- Acquisition of land: Q4 2022
- Surface area: ca. 42,000 m²
- Surface area of distribution centre: ca. 20.000 m²
- Start of construction: Q3 2022
- Expected completion: Q1 2023
- Leased for a fixed period of 6 years
- Estimated investment budget for land and development: ca. € 18 million

In addition, a site of ca. 22,000 m² was acquired in Vilvoorde during **the fourth quarter** of 2022, on which the development of a building of approx. 10,000 m² has already been started:

Vilvoorde:

- Acquisition of land: Q4 2022
- Surface area: ca. 22,000 m²
- Surface area of distribution centre: ca. 10,000 m²
- Start of construction: Q3 2022
- Expected completion: Q1 2023
- Lessee: Storopack Benelux NV for a fixed period of 10 years
- Estimated investment budget for land and development: ca. € 13 million

1.2.2.3 Developments in the PV-portfolio

With their generally flat roofs, logistics buildings are ideally suited for installing solar panels. Montea is therefore convinced that it can play a crucial role in reducing its customers' carbon footprint and energy costs through the installation of solar panels. Eight new PV installations were delivered in 2022, for a total investment value of ca. €7.3 million, bringing Montea’s PV portfolio at the end of the year to 46 solar panel installations spread over Belgium, the Netherlands and France.

49,000 MWh total generation
Energy for **14,000 households**
Equivalent of **840 hectare of forest in terms of** CO2 uptake

[23] Partly included in the invested investment volume on 31/12/2022 and partly included in the investment volume “in execution” on 31/12/2022.
[24] See press release of 04/01/2022 or www.montea.com for more information.

Realisations in 2022[25]

Two new PV installations were started up in Belgium in the course of 2022, for a total investment cost of ca. €1.5 million. With these new installations, the PV installations in Belgium generate approx. 31,400 MWh being the equivalent of the energy consumption of about 9,000 households.

Three new PV installations were installed in the Netherlands, representing a total investment cost of ca. €1.9 million. This lifts energy generation in the Netherlands to a level of ca. 15,700 MWh being the equivalent of the annual energy consumption of about 4,500 households.

Finally, the first three PV installations in France were also launched in 2022. These installations have an investment value of about €3.9 million, including the reinforcement works carried out on the roofs. They will generate a total of ca. 1,900 MWh in France being the equivalent of the energy consumption of about 500 households.

Expected realisations in 2023[26]

Montea's ambition is to increase the total production of the PV installations in Belgium, the Netherlands and France by 21,600 MWh in 2023, bringing the total future generation to 70,600 MWh, for a projected investment budget of ca. €15.3 million.

In Belgium, Montea expects to increase generation from its PV installations by 9,300 MWh, bringing the total future generation to 40,700 MWh, for a projected investment budget of ca. €6.5 million.

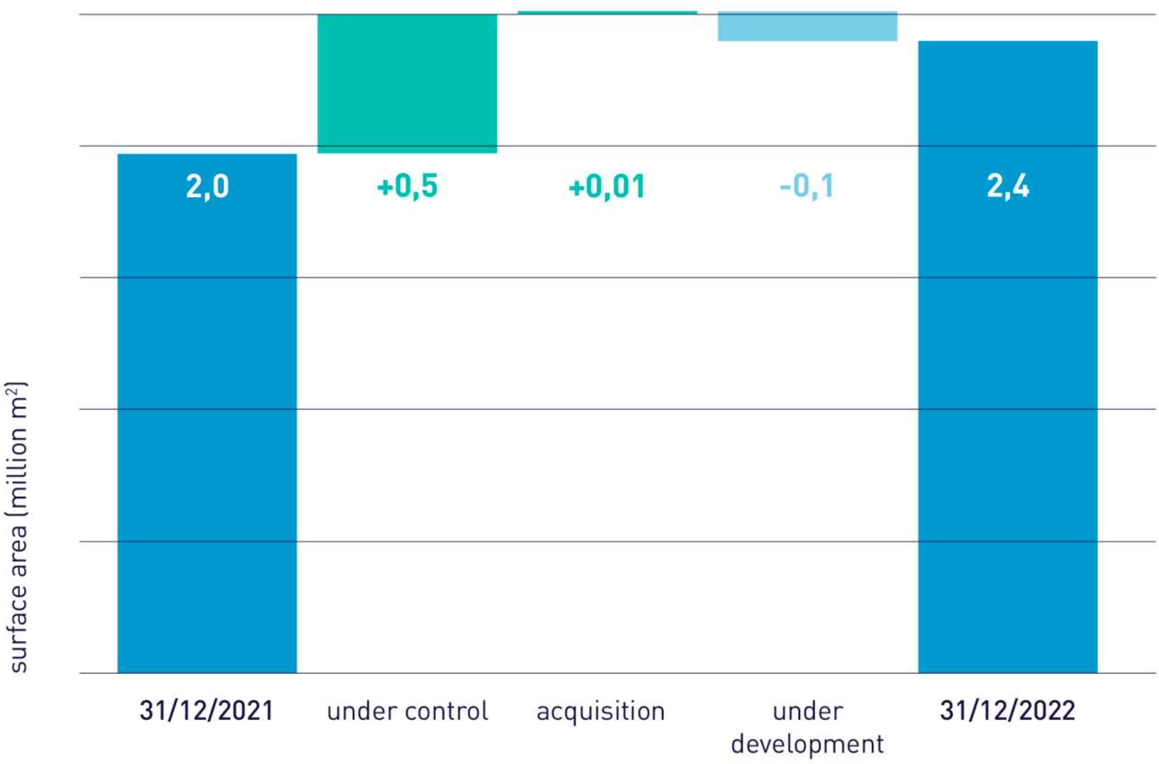
In addition, Montea expects to increase energy generation from its PV installations in the Netherlands by 11,500 MWh, bringing the total future generation to 27,200 MWh, for a projected investment budget of ca. €8.4 million.

Finally, Montea expects to increase generation from its PV installations in France by 700 MWh, bringing the total future generation to 2,600 MWh, for a projected investment budget of ca. €0.4 million.

[25] Included in the invested investment volume as at 31/12/2022.
[26] Included in the investment volume "in execution" as at 31/12/2022.

1.2.3 Development potential – land bank

Montea closed the year 2022 with a land bank of ca. 2,400,000 m², an extensive reserve to further realise its ambitions in the years to come. Montea managed to expand its land bank in the course of 2022 with the purchase of approx. 156,000 m² of land, 150,000 m² of which it had already under control (cf.1.2.1.1). In Belgium this includes a development plot located in Lembeek of ca. 55,000 m² and an industrial plot of ca. 6,000 m² in Vorst. In the Netherlands, Montea was able to acquire three development plots located in Tilburg, Zwolle and 's Hertogenbosch of ca. 24,000 m² and in France a development plot of ca. 70,000 m² located in Senlis. In addition, in the last quarter of 2022 Montea was able to acquire control over a land reserve located in Toury of ca. 545,000 m² in France (cf. 1.2.1.2). Finally, developments were started in Belgium on two plots in Tongeren of approx. 44,000 m² (cf.1.2.2.1) and ca. 42,000 m² (cf.1.2.2.2) and in Vilvoorde on a plot of ca. 22,000 m² (cf.1.2.2.2).



1.2.4 Overview of identified projects

	Country	Location	Land-bank	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€	45%
	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	Raben Netherlands B.V.	8 y	15 M€	
	BE	Antwerp		38.000 m²	8.500 m²	Q3 '22	Amazon Logistics	15 y	41 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	Tongeren	x	145.000 m²			tbc	N.A.	17 M€	
	BE	Lembeek	x	55.000 m²			tbc	N.A.	10 M€	
	BE	Vorst	x	6.000 m²			tbc	N.A.	2 M€	
	FR	St - Priest	x	70.000 m²			tbc	N.A.	7 M€	
	FR	Toury	x	545.000 m²			tbc	N.A.	27 M€	
	Solar panels								27 M€	
	Other								14 M€	
Standing investments	NL	Ridderkerk		12.400 m²	6.800 m²	Q2 '21	VDH Forwarding & Warehousing	7 y	11 M€	55%
	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 '22	Tailormade Logistics	6 y	24 M€	
	BE	Tongeren		42.000 m²	20.000 m²	Q1 '23	Confidential	6 y	18 M€	
	BE	Vilvoorde		22.000 m²	10.000 m²	Q1 '23	Storopack Benelux	10 y	13 M€	
	NL	Zwolle	x	60.000 m²	33.000 m²	Q1 '22	PostNL	8 y	35 M€	
	NL	's Hertogenbosch	x	50.000 m²	27.000 m²	Q1 '22	PostNL	4 y	30 M€	
	NL	Tilburg	x	20.000 m²	6.000 m²	Q1 '22	Barsan	9 y	9 M€	
	NL	Alkmaar	x	8.000 m²	6.000 m²	Q1 '22	GVT Transport & Logistics	10 y	7 M€	
	BE	Ghent	x	46.000 m²	27.000 m²	Q1 '22	TransUniverse Forwarding	6 y	17 M€	
	NL	Berkel & Rodenrijs	x	9.000 m²	4.000 m²	Q2 '22	GVT Transport & Logistics	10 y	7 M€	
	NL	Almere	x	35.800 m²	25.800 m²	Q2 '22	*Confidential*	18 y		
	NL	Catharijne	x	7.500 m²	4.000 m²	Q2 '22	*Confidential*	10 y	62 M€	
	NL	Zeewolde		54.000 m²	36.600 m²	Q2 '22	*Confidential*	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 International	14 y	30 M€	
	FR	Avignon		26.500 m²	12.700 m²	Q3 '22	Rozenbal	3 y	10 M€	
	Total			**1.823.920 m²**	**425.400 m²**				**589 M€**	

MONTEA
SPACE FOR GROWTH

1.3 Important events and transactions during the year 2022

1.3.1 Rental activity

Occupancy rate of 99,4%

The occupancy rate on 31 December 2022 amounted to 99.4% compared to 99.7% at the end of 2021. The very limited vacancy is located in Le Mesnil-Amelot (FR) previously let to Mondial Air Fret en in Aalsmeer (NL) previously located to Scotch & Soda.

To date, 51% of the 9% of leases due to expire in 2023 have already been renewed or extended.

1.3.2 Divestment activity

No divestments took place during 2022.

1.3.3 ESG-report[27]: Montea's sustainability strategy

Quality entrepreneurship and growth, with respect for the broad environment in which Montea operates, has always been part of Montea's DNA. Our track record in recent years is proof of our commitment to sustainable value growth rather than short-term profit. We have taken essential steps to transform Montea's DNA into a clear vision and sustainability strategy in the medium (2030) and long (2050) term.

[27] See press release of 15/04/2022 or www.montea.com for more information..

Sustainability plan 2030/2050

Montea developed its sustainability vision for the future through a strategic plan 2030/2050 setting out the medium (2030) and long-term (2050) sustainability vision. In this way, Montea strengthens its ambitions to take up a leadership position on the sustainability front.

In 2020 and 2021, Montea converted this plan into a clear vision for the first time and received recognition for this, including a GRESB score that more than doubled and an EPRA sBPR Silver Award.

In 2022, Montea continued on its chosen path and improved its GRESB score to 77/100 compared to 69/100 in 2021. The GRESB targets give investors a better understanding of the effective results real estate companies are achieving in their journey towards a more sustainable business.

In the various categories analysed by GRESB, Montea scored as "Best in class" compared to its sector competitors in two categories: energy consumption of the buildings of Montea on the one hand and greenhouse gas emissions from the buildings of Montea on the other hand. These are the categories in which Montea has the ambition to make a difference.

In addition, Montea achieved gold for the first time at the EPRA sBPR awards[28]. The EPRA Sustainability Best Practices Recommendations (sBPR) aim to raise the standards and consistency of sustainability reporting for listed real estate companies across Europe. Based on compliance with the EPRA sBPR in their public reporting, companies are selected for a Gold, Silver or Bronze Award.

Rating	Latest scores	Evolution		
		2020	2021	2022
	Reference year	2019	2020	2021
EPRA sBPR GOLD	**2022 — GOLD Award** Exceptional adhearence to sBPR Scoring above 85%	BRONZE	SILVER	GOLD
77/100 GRESB 2022	**2022 — Green Star** With a score of 77%	32%	69%	77%

The GRESB score and the EPRA sBPR Award are evolving and in this sense, it remains a challenge each year to score better than its peers and try to finish higher in these rankings. In any case, it is a challenge that Montea is keen to take up together with its team, customers, suppliers and all the stakeholders who, like Montea, are embarking on the road to a more sustainable future.

1.3.3.1 Environment

Classification of sustainability plan for greenhouse gas emissions

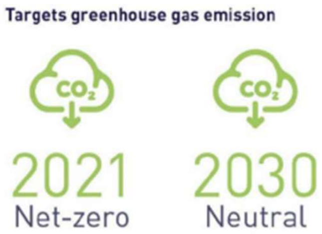
Montea's total greenhouse gas emissions consist essentially of three components:

1. Montea operations (own operation)
2. New developments
3. Existing portfolio

[28] See press release of 29/09/2022 or www.montea.com for more information.

① Montea operations

Within the Montea operations the focus remains on the target set forth in the sustainability plan 2030/2050:



The route to CO_2-neutrality for Montea operations continues with the installation of additional charging infrastructure for electric cars at its own offices and the replacement of the old lighting by energy-efficient LED lighting with daylight and movement sensors.

A decision was taken in 2021 to only lease 100% electric cars in order to reduce Montea's carbon footprint. 33% of Montea's fleet already consists of electric cars at present. The roll-out of the electric mobility plan is somewhat delayed due to long delivery times of new cars. This delay is nonetheless expected to be of a temporary nature and Montea will remain on track to meet its 2030 target.

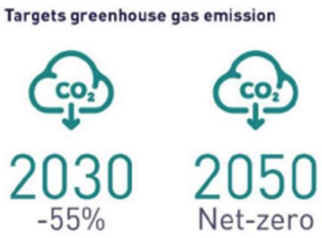
Sustainability is also alive and well among the Monteaneers, Montea's employees, who have set up the Montea Sustainability team in 2022. Within this forum, initiatives that integrate sustainability into office behaviour and atmosphere are being set up. A few examples of initiatives already taken include:

- introducing recycled paper for all office printers;
- replacing non-reusable bottles with a water tap system;
- introducing a reusable drinking can for each employee, in collaboration with "ocean bottle", whereby each bottle purchased results in the collection of 11.4 kg of plastic (equivalent to 1,000 plastic bottles).

The Montea Sustainability team meets at regular intervals and considers further initiatives.

② New developments

Also within new developments, the focus remains on the objective of the 2030/2050 sustainability plan:



Montea formulated ambitions in terms of CO2 emissions for new developments on two fronts: energy efficiency and embodied carbon.[29]

1. Energy efficiency in new developments

In terms of the energy efficiency of new developments, targets have been set to reduce both energy costs and greenhouse gas emissions for new buildings.

In the meantime, Montea has had thorough energy studies carried out on its building concepts. These show that an energy efficiency of 25 kWh/(m².year) is certainly feasible for new developments. Together with the measures included in Montea's Blue Label specifications[30], Montea is expected to be able to achieve its target for maximum energy efficiency for its new developments as early as 2023, resulting in energy savings of 3,450 MWh or a reduction in emissions of 641.7 tCO2/year (equivalent to the annual CO2 uptake of 41 ha of trees).

For the new development in Tongeren,[31] in addition to the usual installation of solar panels, an energy battery storage of 300 kWh is planned. This will optimize consumption of the locally generated green energy from the solar panels and contribute to much-needed measures for stability services for the Belgian electricity network.

2. Embodied carbon in new developments

Montea also strives to reduce substantially the embodied carbon released by the construction of new buildings. Since 76% of the embodied carbon in a building is determined by product choices, it goes without saying that Montea is constantly on the lookout for innovative, sustainable products (e.g. low-carbon concrete) and construction methods. In addition, diesel is avoided on sites, materials are brought in by ship rather than truck whenever possible and cement water is collected and disposed of on-site rather than being discharged on the site. However, finding the right suppliers and partners and taking big steps forward remains a challenge, but Montea is more than happy to take up this challenge.

Delivery Amazon Logistics, Blue Gate Antwerp (BE)

In September, Montea delivered the first Belgian Delivery Station for tenant Amazon Logistics on the Antwerp Urban Logistic Accomodation (AULA) site at Blue Gate Antwerp. This new building, on the site of the old petroleum port, is a brownfield development. It is a perfect example of the application of Montea Blue Label building regulations. The following techniques were applied in particular: LED lighting was installed everywhere, the heating was connected to Antwerp's heat network, there is a 758 kWp PV installation to provide the building with renewable energy and extra attention was paid to efficient and circular insulation and airtightness of the building envelope to bring the total energy consumption below 25 kWh/m² per year. These applications result in a flexible building with efficient use of space and very low energy consumption

[29] "Embodied carbon" is the sum of greenhouse gas emissions released during the following stages of the life cycle: extraction of raw materials, transport, production, construction, maintenance, renovation and end-of-life of a product or system.
[30] Montea Blue Label is a sustainable construction manual for new construction projects.
[31] See 1.2.2.2, projects in “execution”.

and corresponding low CO2 emissions, with attention to circularity and life cycle of the materials used and the well-being of the people working there.

The delivery station for Amazon thus qualifies for BREEAM[32] “Excellent” certification.

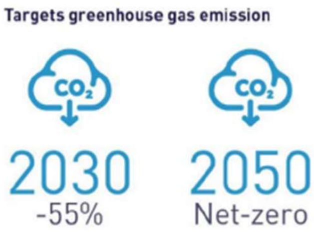
The new delivery station is part of a larger site that Montea is developing into an urban logistics park and is located on the first eco-effective, water-bound industrial estate in Belgium. Montea has been the exclusive partner for the development of the logistics zone at Blue Gate, in Antwerp, since 2016.

Launch of permit procedure for an urban distribution centre in Vorst

A permit procedure has been launched for a new city distribution centre in Vorst[33]. Parallel to the permit procedure, studies are being done as to apply the principles of the Flemish government's starting note "Flanders Circular" to this site. Materials that have the lowest possible embodied carbon will be chosen. The EPD (Environmental Product Declarations) sheets of the producers and LCA (Life Cycle Analysis) calculations will be important sources of information in this context. The environmental impact of a material throughout its lifecycle is quantified on an EPD sheet using a life cycle analysis enabling to make comparisons between materials that perform the same function. This development therefore aspires to qualify as BREEAM "Excellent."

③ Existing portfolio

The greenhouse gas emissions target of the 2030/2050 sustainability plan remains topical even in the existing portfolio:



Several improvement programmes are underway to meet the targets for the buildings in the existing portfolio:

- Installing PV systems to provide renewable energy to the buildings
- Replacing existing gas heaters or older heat pumps with modern energy-efficient heat pumps capable of heating on green electricity
- Replacing existing lighting with energy-efficient LED lighting
- Installing charging stations for electric vehicles
- Renovating roofs with increased roof insulation to reduce heat losses
- Fine tuning energy monitoring to gauge energy consumption better

Montea will accelerate a number of energy efficiency improvement programmes in the face of rising energy prices so as to help its customers reduce their energy costs. The aim is to reduce the sites' energy consumption more quickly, which will obviously result not only in lower operating costs but also in lower CO_2 emissions. Montea therefore aspires to increase the total output of the PV installations in Belgium, the Netherlands and France by 21,600 MWh which corresponds to an annual consumption of 6,100 households and an equivalent of the CO_2 uptake of 500 hectares of forest.

In addition, old heating installations in Belgium and the Netherlands have been replaced by heat pumps at 4 sites and lighting was changed to LED lighting at 6 sites. This reduces both energy costs and emissions at these sites. Meanwhile, 21% of our building area is equipped with energy-efficient heat pumps and 41% of the

[32] The "Building Research Establishment Environmental Assessment Method" is a sustainability certificate for sustainable buildings with minimal environmental impact. It maps a building's performance throughout its entire life cycle, on the basis of which a score is awarded.
[33] This concerns the development of a brownfield (20,000 m²) next to the city centre of Brussels. The investment value is not included in the identified investment volume because of the fact that the permit procedure is still pending.

building area is fitted with LED lighting. Furthermore, 59 electric vehicle charging points were already installed during 2022.

The roofs of the buildings in Saint Priest (FR), Saint-Martin-de-Crau (FR), Marennes (FR) and Hoboken (BE) were extensively renovated (together amounting to around 48,000 m²). As part of this process, the thickness of the roof insulation was doubled, which will not only result in lower consumption for heating, but will above all save around 36 tCO2e/year (equivalent to the annual CO2 uptake of 2.3 hectares of trees). Energy audits were also ordered for all sites in France to identify further improvements. In the Netherlands, Montea offered a sustainability coach to all tenants as an end-of-year gift. This sustainability coach will visit all sites in early 2023 and provide tenants with sustainability advice. The initiative was enthusiastically received.

Launch of feasibility study for a CO_2-neutral Park de Hulst

Europe is in full transition to a CO_2-neutral economy by 2050, for which extensive electrification of carbon-intensive activities is crucial. Activities in and around our buildings at the Hulst are no exception. A complex ecosystem such as that of the Hulst, however, requires a multifaceted approach in which different technological solutions are offered, taking into account the wishes and aspirations of all companies involved. Montea, Quares and Toyota Material Handling, with the support of the VUB and Flux 50, have joined forces to make this industrial estate a frontrunner on the road to carbon neutrality, and to examine how this objective can be achieved through cooperation in the fields of renewable energy, mobility and logistics. A feasibility study will be carried out in the coming months to explore and optimize possible scenarios for the Hulst energy transition. To this end, several commercially available technical solutions will be studied, namely local renewable energy generation, locally produced green hydrogen, energy storage systems, battery electric vehicles and fuel cell electric vehicles.

Green Finance Framework

In line with its Green Finance Framework, Montea reports on the progress and, where possible, the impact of sustainable projects (as defined in the Green Finance Framework) for which a green finance instrument was used. On 26 April 2022, Montea published for the first time its "Green Finance Allocation and Impact Report" regarding the €235 million in green bonds issued in 2021 under the Green Finance Framework through a US private placement. The proceeds of this private placement were used exclusively to refinance sustainable projects such as sustainable buildings and renewable energy. As a result, Montea achieved greenhouse gas emission savings of 20,379 tCO_2e/year (equivalent to the annual CO_2 uptake of 1,306 hectares of trees). The impact and allocation of the issue of €380 million of Green unsecured notes raised during 2022 will be calculated in the same manner.

1.3.3.2 Team (Social)

Montea wants to create value for its customers, shareholders and all other stakeholders. This is only possible through the unremitting efforts of our employees, the Monteaneers. They are at the heart of our organization. Respect, integrity and sustainability are in Montea's DNA. For Montea it is crucial that employees feel valued and are given the room to develop their talents. To create an engaged team, Montea builds, in all functional domains, on the strengths of its people. Monteaneers are entrepreneurs, team players and fundamentally positive.

The ambition of Steven Claes, who joined Montea's team in 2022 as its first Chief Human Resources Officer, is to provide further sustainable support to the strong team that has been built up in recent years. Attention will be paid to:

- **Attraction and retention** by strengthening the recruitment/onboarding strategy and procedure linked to our corporate and sustainability culture. Attracting and retaining the right diverse talent is essential to realising Montea's growth strategy.
- **Health and engagement** by rolling out an actionable wellbeing survey, rolling out a hybrid work model and fostering a work environment that inspires high levels of employee motivation and engagement that is aligned with intrinsic motivation.
- **Reward** by encouraging (i) ownership of the company through employee share purchase plans, (ii) sustainability by focusing on electrification of the vehicle fleet and the hybrid working model, and (iii) community focus through CSR initiatives and team building.
- **Development** by creating and investing in a culture of learnability and by developing critical capabilities by focusing on hard and soft skills to meet the challenges of the future. All of this complemented by resilience, business and performance coaching to both increase the quality of service to our customers and strengthen the economic and social performance of the business.

Team and organisation

In the first half of 2022, together with an external partner focused on well-being in the workplace, Montea launched a Human Capital scan to gauge what gives employees energy, what causes stress, but also how they can be made physically and mentally stronger. All Monteaneers received an anonymous questionnaire to assess these elements.

As a result, it can be proudly said that, based on input from its external partner, Montea is one of the best scoring workplaces in terms of motivation and engagement. The results show that there is a great team atmosphere. Social energy and a sense of solidarity are high due to the presence of mutual support by and between colleagues, support from the manager and recognition from colleagues. In addition, the degree of independence and variety experienced in the work environment, the availability of sufficient resources and the efficiency of the team works, also score high. All these elements lead to job satisfaction, emotional loyalty and a very low intention to leave Montea. Naturally, a number of minor attention points were also noted (without cause for worry) so as to make Montea an even better place to work. To this end, a number of initiatives have already been set up, including several workshops, both among the internal teams and with external specialists, on topics such as work/life integration and setting boundaries. The challenge for the future will be to maintain the good result as the organization continues to grow in the future.

Finally, on an organisational level, the Human Capital scan indicated a need among employees to understand even better what Montea stands for. To this end, the foundations of Montea were mapped out to clarify further the mission, vision, values and purpose, with a workshop for the entire organization by way of a kickstart in the third quarter. This garnered input from all employees that the management team relied on to continue working during several sessions so as to create the 'Montea brand passport', in which Montea's strategic objectives for the coming years were defined more clearly. Both the Montea brand passport and the strategic objectives have in the meantime been presented to the board of directors and the entire organisation.

Further growth of the teams

Montea is constantly building a "fit for growth" organization, starting from the structure of core countries. This is done through a flexible structure aimed at a "performance-driven, purpose led" organization.

During the fourth quarter of 2022, Patrick Abel, a new country director Germany was hired (starting as of January 2023). He will lead the local German "to-be-built" team and coordinate internal and external resources to achieve the agreed expected return.

The French team was strengthened by the addition of 3 key positions, a project development manager, a business development manager and a property manager, thereby clearly demonstrating French growth intentions.

In the Netherlands, a country that has been an accelerator for Montea’s business due to its exponential growth in recent years, a new hire in business development was secured as of the first quarter of 2023.

Finally, in Belgium, an additional project development manager will start as of the first quarter of 2023 and a country director Belgium, a new position within Montea, is currently being sought.

Long Term Incentive Plan

In an effort to attract talent and in line with Montea’s intention of a sustainable long-term growth of the company, the board of directors has approved the 2022 option plan for Belgian employees as well as a share-based remuneration system for the French colleagues as from 1 January 2023. For the same reasons, the launch of a 2023 share purchase plan in Belgium, the Netherlands and Germany is being explored.

1.3.3.3 Governance

Montea strives for governance that is characterised by honesty and integrity, transparency, a sense of responsibility, strict ethics and compliance with legal regulations and corporate governance standards. Compliance with applicable ESG regulations and standards is a top priority for Montea and forms an integral part of its internal audit processes.

The key Montea governance principles are set out in its policies, i.e., corporate governance charter, code of conduct, dealing code, supplier code of conduct, remuneration policy and environmental policy.

Some of these policies were further refined in 2022 aiming to continuously improve governance within Montea in line with its ESG strategy. In 2022, Montea's long-standing community engagement strategy and vision was articulated in a community engagement policy. This policy describes the cornerstones of Montea's efforts in this area, being: commitment to the local communities in which it operates, social involvement and support for good causes, and the sharing of knowledge. All these policies can be consulted on Montea's website.

On a daily basis Montea aims for a culture in which equality, diversity and non-discrimination are central. Employee diversity ensures good dynamics and balanced decision-making and has already contributed greatly to Montea's growth. Sufficient diversity is also sought within the board of directors. This not only includes diversity in terms of the gender of the directors, but also other criteria such as skills, experience and knowledge. The background of the current members of the board of directors is very diverse with, amongst others, experience from the banking, pharmaceutical, postal and real estate sectors. The current members of the board of directors also have considerable knowledge of ESG-related issues thanks to their many years of experience (at C-level) in Belgian and international companies with a solid track record in ESG. In line with corporate governance principles, the board of directors is composed of a majority of non-executive and independent directors.

Independent directors

Since September 2022, Dirk Lannoo participates in the board of directors in an advisory role as strategic advisor with regard to deliberations on real estate strategy (see also section 1.3.6)[34].

As part of its policy and decision-making structure, Montea also pays special attention to sustainability. For example, there are standardized procedures within Montea for deciding on new expenditure relating to maintenance, renovation or redevelopment works, both for buildings in the portfolio and for new investments. Investment proposals must substantiate how the amount to be invested fits within Montea's sustainability strategy. The Sustainable Executive Committee examines whether the funds available within Montea's Green Finance Framework can be allocated to investment projects.

The members of the executive management and employees have a special responsibility to integrate Montea's corporate governance principles, sustainability vision and ESG objectives into their daily work. The Montea remuneration policy is also aligned with this objective as the variable remuneration of the executive management is partly linked to the achievement of two non-financial performance criteria:

- the successful completion of an important step of the Montea 2030/2050 Plan;
- the implementation of a qualitative HR management.

2030

2050

[34] See press release of 01/09/2022 or www.montea.com for more information.

1.3.4 Further strengthening of the financing structure

1.3.4.1 Result optional dividend – 55% of the shareholders support Montea's growth by opting for shares [35]

To support its further growth, Montea once again offered its shareholders an optional dividend. A total of 55% of coupons no. 24 (representing the dividend for the 2021 financial year) were exchanged for new shares. 207,400 new shares were issued for a total issue amount of €18,915,502.20 (€4,226,812.00 in capital and €14,688,690.20 in share premium) under the authorized capital. The newly created shares were admitted to trading on Euronext Brussels and Euronext Paris as of 14 June 2022. Following this transaction, the Montea share capital is represented by 16,422,856 shares.

1.3.4.2 US Private Placement: issue of € 380 million Green unsecured bonds

In the second quarter of 2022, Montea successfully completed a new US Private Placement by issuing €380 million in Green unsecured notes. The bonds are split into four tranches:

- €175 million - 8-years maturity (closing 17/08/2022 - maturity 17/08/2030) - coupon 3.18%;
- €20 million - 8-years maturity (closing 02/11/2022 - maturity 02/11/2030) - coupon 3.20%;
- €25 million - 8-years maturity (closing 07/12/2022 - maturity 07/12/2030) - coupon 3.26%;
- €160 million - 10-years maturity (closing 15/06/2022 - maturity 15/06/2032) - coupon 3.40%.

The bonds were placed through a US private placement with seven internationally renowned investors. This issue is the largest financing transaction in Montea's history and ensures liquidity until the end of 2023. The average remaining maturity of the debt increases to 6.9 years.

As a result of this transaction, ca. 50% of the outstanding financing has now been issued under the Green Finance Framework. The proceeds will be used exclusively to (re)finance qualifying sustainable assets such as certified buildings, renewable energy, energy-efficiency programs, etc. in accordance with the criteria included in the Framework.

1.3.4.3 Successful placement of new shares via ABB[36]

In the beginning of November 2022, Montea successfully issued 1,602,364 new shares within its authorized capital at € 64.00 per new share via a private placement with qualified and/or institutional investors through a so-called accelerated book building. This private placement resulted in gross proceeds of €102,551,296.

This transaction has a lowering effect on the debt ratio and supports the healthy balance sheet in times of increased market volatility, a weakening macroeconomic outlook and higher interest rates. In addition, the proceeds strengthen Montea's liquidity position and enable it to respond quickly to investment opportunities, with a focus on sustainable, multimodal and multifunctional logistics real estate located in prime strategic locations.

The new shares were issued with coupon no. 25 and following attached and are entitled to a dividend as of 1 January 2022.

Following the completion of the private placement, Montea's total issued capital amounts to €367,352,913.12 represented by 18,025,220 fully paid-up ordinary shares.

1.3.4.4 Refinancing existing credit lines

To date Montea already managed to refinance € 106 million of the contracted credit lines that matured in 2022 and 2023. Following this, the average maturity of the credit lines extended to 6.9 years.

[35] See press release of 08/06/2022 or www.montea.com for more information.
[36] See press release of 09/11/2022 or www.montea.com for more information.

1.3.5 Developments concerning the Dutch REIT status

As concerns the realization of its real estate investments in the Netherlands, Montea, in September 2013, submitted a request for the application of the ‘Fiscale Beleggingsinstelling’ (FBI) regime (as referred to in Article 28 of the Corporate Tax Act of 1969) for Montea Nederland N.V. and its subsidiaries. Up to now, the company’s Dutch subsidiary, Montea Nederland N.V. and its subsidiaries have not yet received a final decision from the Dutch tax authorities approving the FBI status.

In 2016, with reference to certain case law of the Dutch Supreme court, the Dutch tax authorities developed a new view in their policy concerning what the shareholder test should entail. As a shareholder of its FBI subsidiary Montea Nederland N.V., Montea would have to show that it can itself be considered as an FBI. Only in such case, in the view of the Dutch tax authorities, Montea can be considered as a qualified shareholder under the FBI regime.

Montea maintains ongoing constructive contacts with the Dutch tax authorities and the Dutch Ministry on the concrete application of the judgments already published and on the comparability of Montea with Dutch institutions having the FBI status. Such contacts are aimed to obtain FBI status for Montea Nederland N.V. and its subsidiaries.

Future of the FBI-regime

In July 2022, the research institute 'Stichting Economisch Onderzoek' (SEO)] completed an evaluation on the effectiveness and efficiency of the FBI regime and presented it to its client, the Dutch Ministry of Finance. The evaluation report suggests solutions for several bottlenecks of the (real estate) FBI regime. In the offer letter to the people's representatives, the Secretary of State for Finance indicated that he would evaluate these solution directions and present his policy intentions after the summer.

In mid-September 2022, the Secretary of State for Finance followed this up in the announcement of the Dutch budget for 2023 which indicated that the cabinet would introduce a so-called real estate measure in the corporate income tax, as a result of which FBIs would no longer be able to invest directly in real estate from 2024. In early December 2022, the Finance Cabinet responded to the previously favourable evaluation report by the independent Dutch research institute SEO and shared the decision to postpone the entry into force of this abolition by one year to 1 January 2025.

Montea Nederland N.V. and its subsidiaries would therefore no longer be able to claim FBI status as of 2025. Real estate FBIs are expected to restructure before 2025. The cabinet response also indicated that flanking measures will be taken in 2024 to facilitate the restructuring of real estate FBIs.

The ongoing dialogue that Montea Nederland N.V. and its subsidiaries maintain with the Dutch tax administration is not affected by the announced 2025 real estate measure. This measure will have no retroactive effect.

Accounting treatment and financial impact up to 2020

Despite the fact that Montea does not yet have the approval of the Dutch tax administration for the FBI status, it has kept its accounts until the end of 2020 as if it already had the FBI status. After all, the Ministry has already indicated in the past that it will act within the framework of the general principles of good administration regarding the obtaining of a level playing field ('equal cases will be treated equally'). This is intended to ensure that Montea will not be treated worse by the Dutch tax authorities than other sufficiently comparable Belgian REITs with existing agreements concerning the FBI status.

Montea Nederland N.V.[37] has taken the position in its corporate tax returns 2015 through 2020 that it qualifies for the FBI status as a result of which the corporate tax owed by it is zero. However, the Dutch inspector imposed (provisional) assessments for 2015 through 2020 based on the regular corporate tax rate. Given the applicable tax interest rate (in principle 8%), Montea has opted to pay these provisional assessments (being a total of € 11.7 million for these 6 years).

[37] Including its Dutch subsidiaries.

With respect to 2015, 2016, 2017 and 2018 Montea received final corporate income tax assessments (response period Dutch tax administration would expire for these years). Montea has filed objections against the final 2015, 2016, 2017 and 2018 assessments.

Montea also recorded the same total amount (€ 11.7 million) as a receivable in its accounts. If the FBI status would be granted, this full amount will be repaid. If, however, the FBI status would be refused, the assessments were rightly paid and the receivable will have to be written off which may have a material negative impact on Montea's profitability. Montea Nederland N.V.[38] has complied with the distribution obligation under the FBI regime every year and has thus paid €2.3 million in dividend tax due for the period 2015-2020. Ex officio reduction requests were filed against the dividend tax remittances in 2016, 2017 and 2018. Objections have been lodged in relation to the dividend tax remittances in 2019, 2020, 2021 and 2022. The dividend tax may possibly be recovered if the FBI status would be refused. The refusal of the FBI status would, with respect to the years 2015 to 2020, have a negative impact of €9.4 million (or €0.57 per share[39]) on the EPRA-result.

The granting of FBI status would, with respect to the years 2015 to 2020, have a positive impact of €11.7 million on Montea's liquidity position.

Accounting treatment and financial impact for 2021 and 2022

Despite the fact that Montea has not yet obtained approval from the Dutch tax authorities concerning the FBI status, it has kept its accounts up to 2020 as if had already obtained said status. The basis for this can be found in the ‘level playing field’ principle with other sufficiently comparable Belgian REITs that already have agreements concerning the FBI status.

In line with new developments (withdrawal of tax ruling handed down as of 1 January 2021 for sufficiently comparable Belgian REITs), Montea has, for the sake of prudence, taken into account in its results of 2021 and 2022 the possibility that the FBI status could be refused for the period as from 1 January 2021. In that context a provision of € 4.0 million for 2021 and € 4.4 million for 2022 was included in the EPRA result 2021 and the EPRA result 2022 respectively, being the difference between the fiscally transparent FBI status and the regular taxed sphere. With respect to the years 2021 and 2022, the denial of the FBI status would have no impact on the EPRA outcome.

The granting of the FBI status would, with respect to the years 2021 and 2022, have a positive impact of €8.4 million (or €0.50 per share) on the EPRA result as well as a positive impact of €40.7 million (or €2.46 per share) on the portfolio result via reversal of the anticipated deferred tax on the property.

Processing and financial impact of Track'24 (2023 and 2024)

Also in the forecasts for 2023 and 2024, Montea takes into account the possibility that FBI status could be refused for the period starting on 1 January 2021. In this sense, tax provisions of €5.8 million for 2023 and of €6.1 million for 2024 were included in the estimated EPRA earnings in 2023 and 2024 respectively, i.e. the difference between the FBI tax status and the regularly taxed sphere.

Denying FBI status would have no impact on the EPRA earnings as regards 2023 and 2024. Granting of FBI status would have a positive impact of, respectively, €5.8 million and €6.1 million on the EPRA earnings for 2023 and 2024.

Supported by European law, Montea remains committed to being able to apply the FBI status in the Netherlands as of 2021 as well. Tax returns (at least until 2024) will therefore be filed as FBI as Montea is still of opinion that it meets all conditions to claim FBI status.

[38] And its Dutch subsidiaries.
[39] Based on a weighted average number of shares of 16,538,273 for 2022.

1.3.6 Other events in 2022

Share buy-back programme for 70,000 shares[40]

Within the limits of the authorisation to buy back own shares as granted by the general meeting of shareholders on 9 November 2020, Montea has successfully completed the share buy-back programme during the period from 6 January 2022 to 3 February 2022 inclusive. During this period a total amount of 70,000 own shares have been acquired, via an independent broker, for a total price of € 8,838,255.60. The shares repurchased via the share buy-back programme will be used to comply with share purchase and share option plans in favour of Montea's management and employees and to offer these again in the future.

As a result of this share buy-back programme the total number of own shares held by Montea amounted to 82,422 (0.51% compared to a total of 16,215,456 shares) on 3 February 2022.[41] Press releases on this buy-back programme and the overview of all individual transactions can be consulted at: https://montea.com/investor-relations/buyback-own-shares.

Recruitment Chief Human Resources Officer

In February 2022 Steven Claes joined the Montea team as Chief Human Resources Officer. His arrival will give an extra boost to the social aspect of the ESG policy.

As CHRO, Steven will further fine-tune the HR policy of the entire Montea group and make it future proof for the future growth of Montea and the team. Among other things, setting up a new welfare programme for employees is on his agenda, as well as optimizing existing evaluation processes and satisfaction surveys.

Transfer of own shares[42]

Pursuant to article 8:6 of the Royal Decree of 29 April 2019 implementing the Companies and Associations Code Montea annouced that it carried out, during April 2022, the following disposals of its own shares outside the stock exchange (OTC) with a view to delivering these Montea shares to the relevant beneficiaries under a share purchase plan.

Date	Number of shares	Price per share€)
11/04/2022	600	90.24
12/04/2022	1,500	92.32
13/04/2022	1,500	92.32
13/04/2022	200	92.32
13/04/2022	200	90.24
14/04/2022	110	92.32
14/04/2022	69,258	90.24
14/04/2022	1,000	90.24
15/04/2022	200	92.32

Following the abovementioned transactions, the number of own shares amounted to 7,854 (0.05% of the total amount of then 16,215,456 outstanding shares) on 15 April 2022.

[40] See press release of 03/02/2022 or www.montea.com for more information.
[41] For an update concerning the number of own shares after this transaction, see below.
[42] See press release of 19/04/2022 or www.montea.com for more information.

Share buy-back programme for 25,000 shares[43]

Within the limits of the authorisation to buy back own shares as granted by the general meeting of shareholders on 9 November 2020, Montea has successfully completed a share-buy-back programme during the period from 24 May 2022 to 2 June 2022 inclusive. During this period a total amount of 25,000 own shares have been acquired, via an independent broker, for a total price of € 2,524,428.80. The shares repurchased via the share buy-back programme will be used to comply with share purchase and share option plans in favour of Montea's management and employees and to offer these again in the future.

As a result of this share buy-back programme the total number of own shares held by Montea amounted to 32,854 (0.20% compared to a total of 16,215,456 shares) on 2 June 2022.[44] Press releases on this buy-back programme and the overview of all individual transactions can be consulted at: https://montea.com/investor-relations/buyback-own-shares.

Lieve Creten strengthens Montea's board of directors[45]

The general meeting of shareholders of Montea Management NV held on 17 May 2022 approved the appointment of Lieve Creten as a new independent non-executive director for a period of three years.

This appointment is part of a sound corporate governance policy whereby Montea keeps the number of independent directors stable after the expiry of Sophie Maes' directorship.

Given her wide range of expertise and directorship in other committees and boards of directors, Lieve Creten is well placed to help shape Montea's ambitious growth story.

Montea shifts up a gear in France – Luc Merigneux starts a Country Director France[46]

In June, Luc Merigneux started as Country Director France with the aim of significantly accelerating the growth of the French portfolio in a qualitative manner. Under his leadership Montea aims to grow in France on the basis of the formula that also made Montea successful in Belgium and the Netherlands. The main focus will be on in-house developments and strategic partnerships with established players.

Luc has acquired extensive experience in the real estate sector over more than 14 years, with a clear focus on logistics. He has the requisite experience and expertise to bring real estate projects to fruition for Montea.

The new Country Director France will be based in the Paris office and will work together with the local French Montea team to further shape the Track'24 growth plan.

[43] See press release of 23/05/2022, 01/06/2022 and 02/06/2022 or www.montea.com for more information.
[44] For an update concerning the number of own shares after this transaction, see below.
[45] See press release of 24/05/2022 or www.montea.com for more information
[46] See press release of 07/06/2022 or www.montea.com for more information

Dirk Lannoo strengthens Montea as strategic advisor[47]

Montea welcomes Dirk Lannoo as a strategic advisor in its various investment committees. In this role he will advise the board of directors on new investment and development projects with a focus on sustainable and versatile logistics real estate. Dirk Lannoo has a long career in logistics real estate under his belt. He was worked for more than 35 years in the Katoen Natie logistics group during which he, as Vice President, was jointly responsible for the group's far-reaching internationalization.

Montea's Reality Check[48]

On Monday 19 September 2022, Montea organized the inaugural "Reality Check '22". During the event several experts discussed several topical issues. For example, economist and journalist Mathijs Bouman talked about inflation, recession and a tight labour market, Wim Eringfeld explained developments in logistics real estate land and trend watcher, author and speaker Adjiedj Bakas talked about changes and recent trends. This first edition was such a success that another edition is already planned next year.

Share buy-back programme for 50,000 shares[49]

Within the limits of the authorisation to buy back own shares as granted by the general meeting of shareholders on 9 November 2020, Montea has successfully completed a share-buy-back programme during the period from 20 December 2022 to 30 December 2022 inclusive. During this period a total amount of 50,000 own shares have been acquired, via an independent broker, for a total price of € 3,286,720.43. The shares repurchased via the share buy-back programme will be used to comply with share purchase and share option plans in favour of Montea's management and employees and to offer these again in the future.

As a result of this share buy-back programme the total number of own shares held by Montea amounts to 82,854 (0.46% compared to a total of 18,025,220 shares) on 31 December 2022. Press releases on this buy-back programme and the overview of all individual transactions can be consulted at: https://montea.com/investor-relations/buyback-own-shares.

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47 See press release of 01/09/2022 or www.montea.com for more information.
48 See blog post of 14/10/2022 or www.montea.com for more information.
49 See press release of 20/12/2022 or www.montea.com for more information.

1.3.7 Proposal to distribute a gross dividend of € 3.30 per share

Based on the EPRA earnings of €4.10, the board of directors of the sole director of Montea will propose a gross dividend of €3.30 per share (€2.31 net per share). This means a 9% increase in the gross dividend per share compared to 2021 (€3.75 gross per share).

KEY RATIO'S	31/12/2022	31/12/2021
Key ratio's (€)		
EPRA result per share (1)	4,10	3,75
Result on the portfolio per share (1)	4,74	9,57
Changes in the fair value of financial instruments per share (1)	3,53	0,80
Net result (IFRS) per share (1)	12,36	14,12
EPRA result per share (2)	3,76	3,73
Proposed distribution		
Gross dividend per share	3,30	3,03
Net dividend per share	2,31	2,12
Weighted average number of shares	16.538.273	16.130.871
Number of shares outstanding at period end	18.025.220	16.215.456

(1) Calculation based on the weighted average number of shares.
(2) Calculation based on the number of shares in circulation on the balance sheet date.

1.4 Financial results for financial year 2022

1.4.1 Condensed consolidated income statement (analytical) as at 31 December 2022

CONDENSED CONSOLIDATED INCOME STATEMENT (K EUR) Analytical	31/12/2022 12 months	31/12/2021 12 months
CONSOLIDATED RESULTS		
NET RENTAL RESULT	**90.889**	**75.145**
PROPERTY RESULT	**99.913**	**84.743**
% compared to net rental result	**109,9%**	**112,8%**
TOTAL PROPERTY CHARGES	**-2.003**	**-2.574**
OPERATING PROPERTY RESULT	**97.910**	**82.169**
General corporate expenses	-6.742	-5.052
Other operating income and expenses	-148	158
OPERATING RESULT BEFORE THE PORTFOLIO RESULT	**91.020**	**77.275**
% compared to net rental result	**100,1%**	**102,8%**
FINANCIAL RESULT excl. changes in fair value of the hedging instruments	**-17.948**	**-11.561**
EPRA RESULT BEFORE TAXES	**73.072**	**65.714**
Taxes	-5.334	-5.281
EPRA Earnings	**67.738**	**60.433**
per share	**4,10**	**3,75**
Result on disposal of investment properties	19	453
Result on disposal of other non-financial assets	0	0
Changes in fair value of investment properties	92.864	175.392
Deferred taxes on portfolio result	-14.570	-21.397
Other portfolio result	0	0
PORTFOLIO RESULT	**78.312**	**154.448**
Changes in fair value of financial assets and liabilities	58.408	12.967
RESULT IN FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES	**58.408**	**12.967**
NET RESULT	**204.458**	**227.848**
per share	**12,36**	**14,12**

1.4.2 Notes to the condensed consolidated income statement (analytical)

- Net rental income

  The net rental income amounted to €90.9 million in 2022, up by 21% (or €15.7 million) compared to the same period in 2021 (€75.1 million). This increase is mainly due to the acquisitions of new properties, leased land and completed projects, which generate additional rental income. With an unchanged portfolio (and therefore excluding new purchases, sales and project developments between both comparative periods 2022 and 2021), the level of rental income increased by 3.3%, mainly driven by indexation of leases (3.0%) and the reletting of vacant units in the building in Aalst (Belgium) and Le Mesnil-Amelot (France) (0.3%).

- Property result

  The property result amounted to €99.9 million in 2022, up €15.2 million (or 18%) compared to the same period last year (€84.7 million). The €15.7 million increase in net rental income is partly offset by a decrease in other rental-related income compared to 2021 in which a one-off payment was included.[50]

[50] Montea received a one-off payment in the first quarter of 2021 following an agreement under the terms of which Montea waives a right of pre-emption on a possible sale of a plot of land with buildings in Tilburg.

- Operating result before result on property portfolio

  Property costs, overheads and other operating income and expenses, which are part of the operating result before the result on property portfolio, were up by €1.4 million compared to 2021. This is due to the growth of the portfolio. Despite these movements, the operating property result for the portfolio still increases by 18% compared to the same period last year (from €77.3 million in 2021 to €91.0 million in 2022).

  The operating margin[51] is 91.1% for the full year 2022, compared to 91.2% for 2021.

- Financial result

  The negative financial result excluding variations in the fair value of hedge instruments amounted to €-17.9 million, compared to €-11,6 million the previous year, an increase of 55% (€ 6.4 million), which is mainly due to a higher recorded debt in 2022 to finance the investments carried out in the course of 2022.

  The total financial debt (including bond loans and leasing debts, including the recurring cost of land under concession) on 31 December 2022 is covered for 96.0%.

  Calculated on the basis of the average financial debt, the average financing cost [52]*, amounted to 1.9% for financial year 2022 compared to 1.8% for financial year 2021.

- Taxes

  Despite the fact that Montea does not yet have the approval of the Dutch tax administration regarding the FBI status, it conducted its accounts up to and including 2020 as if it had already obtained such status. The basis of this can be found in the 'level playing field' principle with other sufficiently comparable Belgian REITs with existing agreements regarding the FBI status.

  Based on new facts (withdrawal of the fiscal ruling as of 1 January 2021 in the case of sufficiently similar Belgian REITs) Montea has, for the sake of caution, taken into account in the income statement the possibility that the FBI status could be refused for the period as of 1 January 2021. As such, a tax provision of €4.4 million was included in the 2022 income statement, namely the difference between the fiscally transparent FBI status and the regular taxed sphere. Supported by European law, however, Montea's efforts remain focused on being able to apply the FBI status in the Netherlands in 2021 and 2022. Just like the tax return for 2021, the 2022 tax return will therefore be submitted as FBI since Montea continues to believe that it meets all the conditions to be able to claim FBI status for the aforenamed periods.

- EPRA earnings

  The EPRA earnings in 2022 amounted to € 67.7 million, up €7.3 million or 12% compared to financial year 2021 (€ 60.4 million). The increase in the EPRA earnings is due mainly to the strong growth of the property portfolio, whereby operating and financial costs are closely monitored and managed as such.

  The EPRA result per share is €4.10 per share for 2022, representing an increase of 9% compared to the EPRA result per share for 2021 (€3.75 per share), taking into account the 3% increase in the weighted average number of shares.

[51] The operating margin is obtained by dividing the operating result before the result on the property portfolio by the property result.

[52] This financial cost is an average over the last 5 quarters and is based on the total financial result compared to the average of the opening and closing balance of the financial debt without taking into account the valuation of the hedging instruments and interest costs related to lease obligations booked in accordance with IFRS 16.

- Result on the property portfolio[53]

  The result on the property portfolio for the 2022 financial year amounted to €78.3 million or €4.74 per share[54], down 49% compared to 2021 (€ 154.4 million). In 2021, the positive result of €154.4 million was mainly due to a yield shift decrease of 68 bps. In 2022, positive revaluations of the existing portfolio are mainly driven by a 15.3% increase in estimated market rental values, but partly offset by an upward yield shift of 13 bps and the adjustment of the transfer tax rate in the Netherlands from 8.0% to 10.4% from 1 January 2023. The provision for deferred taxes on the Dutch portfolio equity, accrued on the basis of a principle of prudence (non-obtained FBI status, see section 'Taxes'), has a decrease of €6.8 million in 2022 compared to 2021.

  The result on the property portfolio is not a cash item and has no impact on the EPRA earnings.

- Changes in the fair value of financial instruments

  The positive change in the fair value of financial instruments amounted to €58.4 million or €3.53 per share at the end of 2021 compared to a change of €13.0 million at the end of 2021. The positive impact of €45.4 million arises from the change of the fair value of the concluded interest rate hedges as at the end of December 2022 as a result of rising long-term interest rates during the year 2022.

  The changes in the fair value of financial instruments are not a cash item and have no impact on the EPRA earnings.

- Net result (IFRS)

  The net result consists of the EPRA earnings, the result on the property portfolio and the changes in fair value of financial instruments partly offset by a provision for deferred tax on the Dutch portfolio result that was processed based on a principle of caution (not obtaining FBI status, see section 'Taxes').

  The net result for 2022 (€204.5 million) was down by €23.4 million or 10% compared to last year as a result of the drop in the booked result of the property portfolio, partly offset by the increase in changes in the fair value of financial instruments in 2022 compared to 2021.

  The net result (IFRS) per share[55] amounted to €12.36 compared to €14.12 per share in 2021.

[53] Result on the property portfolio: this is the negative and/or positive change in the fair value of the property portfolio + any loss or gain resulting from the disposal of property, taking into account any deferred taxes.
[54] Calculated as the result on the property portfolio based on the weighted average number of shares.
[55] Calculated on the basis of the weighted average number of shares.

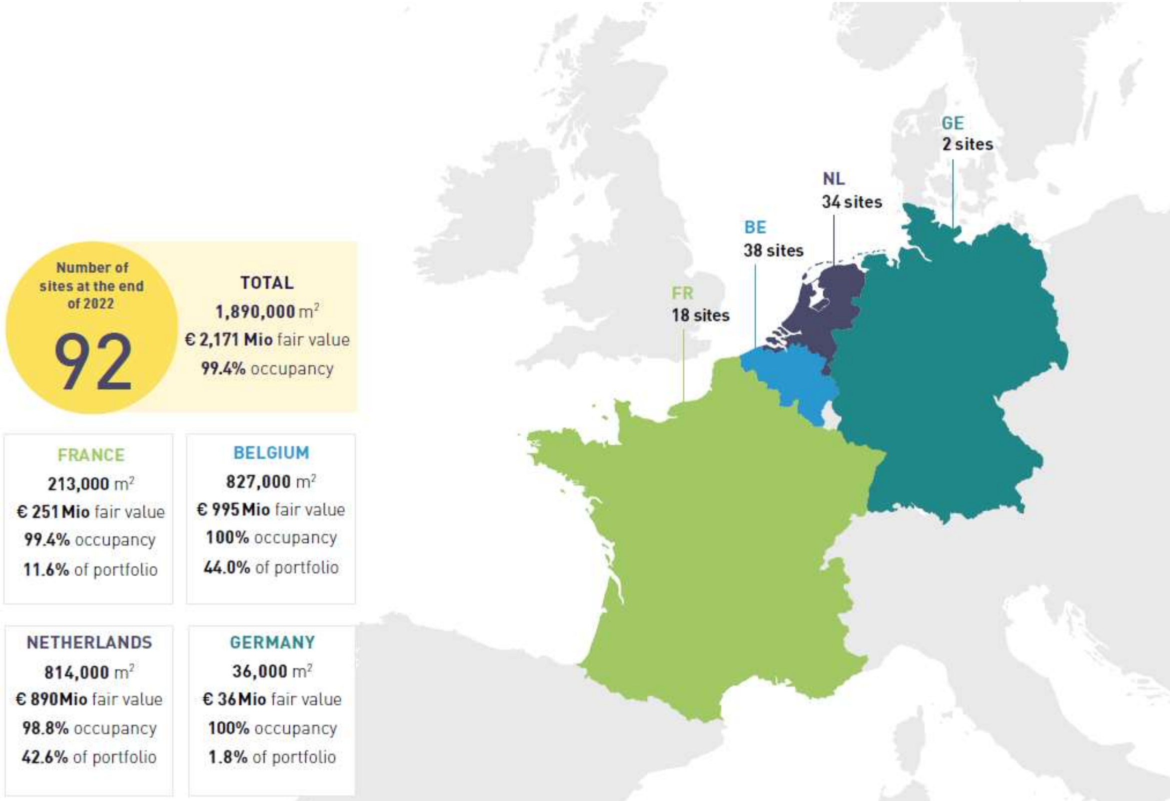
1.4.3 Condensed consolidated balance sheet as at 31 December 2022

		CONDENSED CONSOLIDATED BALANCE SHEET (EUR)	31/12/2022 Conso	31/12/2021 Conso
I.		**NON-CURRENT ASSETS**	**2.215.999.976**	**1.703.679.775**
II.		**CURRENT ASSETS**	**111.711.946**	**49.237.090**
		TOTAL ASSETS	**2.327.711.922**	**1.752.916.865**
		SHAREHOLDERS' EQUITY	**1.301.220.020**	**1.016.279.778**
I.		Shareholders' equity attributable to shareholders of the parent company	1.297.636.079	1.015.097.127
II.		Minority interests	3.583.941	1.182.651
		LIABILITIES	**1.026.491.902**	**736.637.087**
I.		Non-current liabilities	909.109.354	597.218.066
II.		Current liabilities	117.382.548	139.419.021
		TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	**2.327.711.922**	**1.752.916.865**

1.4.4 Notes to the consolidated balance sheet as at 31 December 2022

As at 31/12/2022, the total assets (€2,327.7million) consist mainly of investment property (87% of the total), solar panels (2% of the total), and developments (4% of the total). The remaining amount of the assets (7% of the total) consists of the other tangible and financial fixed assets including assets for own use and current assets containing the cash investments, trade and tax receivables.

1.4.4.1 Value and composition of the property portfolio as at 31 December 2022



- The total area of the property portfolio amounts to 1,890,029 m², spread across 92 sites composed of 38 sites in Belgium, 18 in France, 34 in the Netherlands and 2 in Germany.
- The occupancy rate amounted to 99.4% as at 31/12/2022 compared to 99.7% at the end of December 2021. The limited vacancy is located in Le Mesnil-Amelot (FR) previously let to Mondial Air Fret and in Aalsmeer (NL) previously let to Scotch & Soda.
- Montea's total property portfolio amounts to €2,171.0 million, consisting of the valuation of the property portfolio-buildings (€2,019.5 million), the fair value of ongoing developments (€102.3 million) and the fair value of solar panels (€49.2 million).

	Total 31/12/2022	Belgium	France	The Netherlands	Germany	Total 31/12/2021
Property portfolio - Buildings (1)						
Number of sites	**92**	**38**	**18**	**34**	**2**	**79**
Total area (m²) - property portfolio	**1.890.029**	**826.885**	**213.454**	**813.726**	**35.965**	**1.545.165**
Annual contractual rents (K EUR)	100.136					77.133
Gross yield (%)	4,96%					4,98%
Current yield on 100% occupancy (%)	4,98%					5,07%
Un-let property area (m²)	11.110	0	1.250	9.860	0	4.135
Rental value of un-let property parts (K EUR) (2)	831	0	118	714	0	279
Occupancy rate	**99,4%**	100,0%	99,4%	98,8%	100,0%	99,7%
Investment value (K EUR)	2.151.050	908.251	252.008	952.863	37.928	1.635.073
Fair value (K EUR)	**2.019.489**	**887.948**	**235.446**	**860.585**	**35.511**	**1.548.305**
Property portfolio - Solar panels (3)						
Fair value (K EUR)	**49.197**	**31.585**	**2.605**	**15.007**	**0**	**34.983**
Property portfolio - Developments						
Fair value (K EUR)	**102.338**	**75.420**	**12.703**	**14.215**	**0**	**114.834**
Property portfolio - TOTAL						
Fair value (K EUR)	**2.171.024**	**994.953**	**250.754**	**889.807**	**35.511**	**1.698.123**

(1) Including buildings held for sale.
(2) Area of leased land is included at 20% of the total area; indeed, the rental value of a land is about 20% of the rental value of a logistics property.
(3) Excluding the estimated rental value of projects under construction and/or renovation.
(4) The fair value of the investment in solar panels is included in item "D" of fixed assets in the balance sheet.

- The yield on the total investment properties is 4.98% based on a fully let portfolio, compared to 5.07% as at 31/12/2021. Taking into account the current vacancy rate, the gross yield is 4.96%, compared to 4.98% on 31/12/2021.

- The contractual annual rental income (excluding rental guarantees) amounted to €100.1 million, up by 30% compared to 31/12/2021, mainly due to the growth of the property portfolio.

- The fair value of the ongoing developments amounted to €102.3 million and consists of:

  - the ongoing project development and the purchased site in Tongeren (BE) –1.2.2.2
  - the ongoing project development in Vilvoorde (BE) – cf. 1.2.2.2
  - the land located in Lembeek (BE) – cf. 1.2.1.1
  - the land located in Lummen (BE)
  - the phase 2 land in Waddinxveen (NL)
  - the land located in Senlis (FR)
  - the land located in Saint-Priest (FR) – cf. 1.2.1.1
  - solar panels under construction (NL + FR) – cf. 1.2.2.3

- The fair value of the solar panels of €49.2 million concerns 46 solar panel projects spread across Belgium, France and the Netherlands.

- Montea has a total land bank of 2,401,318 m² that will lead to a future development potential of ca. 1,200,000 m².

ACQUIRED LANDBANK
1,688,152 m²
€ 308.7 Mio market value
€ 183 market value/m²

OF WHICH YIELDING LANDBANK
73%
5.6% yield on cost

UNDER CONTROL
713,166 m²

Total landbank
2,401,318 m²

Approximately 1.7 million m² (or 70%) of this land bank has been purchased and is valued in the real estate portfolio for a total of €308.7 million. Moreover, 73% of this land reserve yields an immediate return of 5.6% on average.

In addition, Montea has about 0.7 million m² (or 30% of the total land bank) under control by means of contracted partnership agreements.

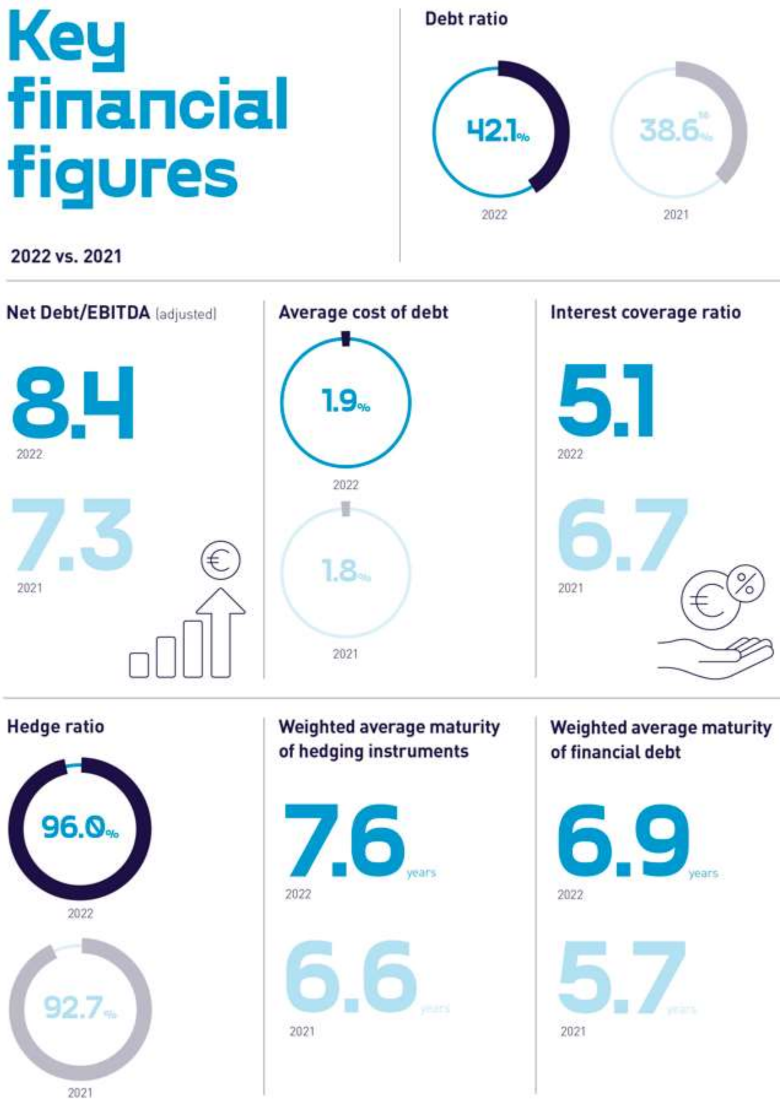
		Total 31/12/2022	Total %	Total 31/12/2021	Total %
Landbank					
Total surface	**m²**	**2.401.318**	**100%**	**1.991.351**	**100%**
Acquired, valued in property portfolio	**m²**	**1.688.152**	**70%**	**1.429.246**	**72%**
of which income generating	%	73%		68%	
Under control, not valued in property portfolio	**m²**	**713.166**	**30%**	**562.105**	**28%**
Fair value	**K€**	**308.735**	**100%**	**259.424**	**100%**
Acquired, valued in propery portfolio	**K€**	**308.735**	**100%**	**259.424**	**100%**
of which income generating	%	73%		68%	
Under control, not valued in property portfolio	**K€**	**0**	**0%**	**0**	**0%**

1.4.4.2 Composition of equity and liabilities

The total liabilities consist of shareholders' equity of €1,301.2 million and a total debt of €1,026.5 million.

- The equity attributable to shareholders of the parent company (IFRS) amounted to €1,297.6 million as at 31 December 2022 compared to €1,015.1 million as at the end of 2021. The portion of minority interests (IFRS) amounted to €3.6 million as at 31 December 2022 compared to €1.2 million as at the end of 2021. This non-controlling interest arises from the set-up of the cooperation arrangement with the Cordeel Group.
- The total liabilities (€1,026.5 million) consist of:
  - Financial liabilities
    - €216.7 million in lines of credit taken out with 7 financial institutions. Montea has €489.5 million of contracted credit lines as at 31 December 2022 and an undrawn capacity of €272.8 million;
    - €665.0 million of contracted bond loans, which were fully drawn down, including €235.0 million of Green Bonds that Montea concluded in 2021 (US Private Placement) and €380 million of Green unsecured notes concluded in 2022 (US Private Placement);
    - More than 50% of the outstanding financing (or €615.0 million) has now been issued under the Green Finance Framework.
  - Other liabilities:
    - a current lease liability of €51.8 million, mainly formed by the recognition of a lease liability relating to the concession land (entry into force of IFRS 16), and for the financing of the solar panels on the Aalst site;
    - €36.2 million in deferred taxes; and
    - Other debts and accruals[56] for an amount of €56.8 million.

[56] Accruals and deferred income largely comprise rent already invoiced in advance for the subsequent quarter.



The weighted average maturity of the financial debts (credit lines, bond loans and leasing obligations) amounted to 6.9 years on 31 December 2022, an increase compared to 31 December 2021 (5.7 years), mainly due to the contracted US private placement in the course of 2022.

The weighted average maturity of the financial debts (credit lines, bond loans and leasing obligations) amounted to 7.6 years at the end of December 2022. The hedge ratio, which represents the percentage of financial debt with a fixed interest rate or with a floating interest rate then hedged by a hedging instrument, is 96% at the end of 2022.

The Interest Coverage Ratio* was 5.1x at the end of December 2022 compared to 6.7x at the end of the previous year. Montea thus amply complies with the covenants on the interest coverage ratio that it has concluded with its financial institutions.

The average financing cost of the debts was 1.9% in 2022 (compared to 1.8% in 2021).

Montea's debt ratio [57] (based on an EPRA Net Initial Yield of 4.8%) of 42.1% at the end of 2022 (compared to 39.5% at the end of 2021) and Net Debt/ EBITDA (adjusted) of 8.4 at year-end 2022, demonstrates the strong solvency of Montea's consolidated balance sheet.

Montea complies with all the covenants on debt ratios that it has concluded with its financial institutions, under which Montea is not allowed to have a debt ratio higher than 60%.

[57] Calculated in accordance with the Royal Decree of 13 July 2014 on REITs.

1.4.5 Valuation rules

The accounting policies and calculation methods applied are consistent with those of the previous financial year.

- **New or amended standards and interpretations effective for the accounting year beginning on 1 January 2022**

Montea has not availed itself thereof, unless stated otherwise. These standards as amended by the IASB and interpretations issued by the IFRIC were either not relevant or have no significant impact on the presentation, the notes or the results of the company:

- Amendments to IAS 16 Property, plant and equipment related to income obtained before the intended use
- Amendments to IAS 37 Provisions, contingent liabilities and contingent assets related to qualifying costs for onerous contracts
- Amendments to IFRS 3 Business combinations - references to conceptual framework
- Annual improvement cycle 2018-2020

- **New or amended standards and interpretations that have been published but are not yet effective for the financial year beginning on 1 January 2022**

A number of new standards, amendments to standards and interpretations are not yet applicable in 2021 but may be applied earlier. Montea has not used these, unless stated otherwise. These standards as amended by the IASB and interpretations issued by the IFRIC are not expected to have a material impact on the presentation, the notes or the results of the company:

- Amendments to IAS 1 Presentation of Financial Statements relating to the classification of liabilities on the short or long term (amendments of 2020 and 2021) (effective as of 1 January 2024)
- Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: disclosure of Accounting Policies, changing the requirement to disclose "significant" accounting policies to a requirement to disclose "material" accounting policies (effective as of 1 January 2023)
- Amendments to IAS 8 Accounting policies, changes in accounting estimates and errors, providing further guidance on the definition of accounting estimates (effective as of 1 January 2023
- Amendments to IAS 12 Income taxes: Deferred taxes relating to assets and liabilities arising out of a single transaction (effective as of 1 January 2023)
- Amendments to IFRS 16 Leases regarding the initial measurement of a lease liability arising out of a sale and leaseback transaction (effective as of 1 January 2024)
- Amendments to IFRS 17 Insurance Contracts related to initial application of IFRS 17 and IFRS 9 - Comparative Information added a transitional option for a "classification overlay" to address potential accounting mismatches between financial assets and insurance contract liabilities in the comparative information presented upon initial application of IFRS 17 (effective as of 1 January 2023)
- IFRS 17 Insurance contracts - a new standard dealing with recognition, measurement, presentation and disclosure, replacing IFRS 4 (effective as of 1 January 2023)

1.5 Performance of Montea share on the stock exchange

STOCK MARKET PERFORMANCE	31/12/2022	31/12/2021
Share price (€)		
At closing	66,60	132,20
Highest	137,00	136,00
Lowest	62,20	86,60
Average	94,14	108,51
Net asset value per share (€)		
IFRS NAV	72,32	62,65
EPRA NTA	71,72	65,00
Premium/discount compared to IFRS NAV (%)	**-7,9%**	**111,0%**
Dividend return (%)	**5,0%**	**2,3%**
Dividend (€)		
Gross dividend per share	**3,30**	3,03
Net dividend per share	**2,31**	2,12
Volume (number of securities)		
Average daily volume	17.583	13.988
Volume of the period	4.518.768	3.608.990
Number of shares (at the end of the period)	**18.025.220**	**16.215.456**
Market capitalisation (K €)		
Market capitalisation at closing	1.200.480	2.143.683
Ratios (%)		
Velocity	**25%**	**22%**

Dividend return (%): Gross dividend divided by the average stock price.
"Velocity": Volume of the period divided by the number of shares.

1.6 Important events after the balance sheet date

Montea appoints Patrick Abel as Country Director Germany[58]

In 2020, Montea decided to enter the German market after Belgium, France and the Netherlands so as to increase its international presence. To this end, Montea entered into a partnership with the German IMPEC Group GmbH. This collaboration led to the purchase of two development sites at strategic locations in Mannheim and Leverkusen.

Today Montea wishes to strengthen its presence and clout, with the recruitment of Patrick Abel, as Country Director Germany. In line with Montea's growth strategy in the other countries where Montea is active, Patrick will develop his own team around logistics property management with the aim of further growing the portfolio through in-house developments, acquisitions and strategic partnerships.

Patrick Abel has 20 years of experience in the German real estate sector. For the past 5 years, he was a member of the board of directors of Palmira Capital Partners with a clear focus on the Pan-European logistics sector. Patrick studied economics and business administration and earned a postgraduate degree in Real Estate Asset Management. He is well established in the sector and can build on a network of developers, property owners, brokers, lawyers and consultancies. In short, he is the perfect man to shape Montea's strong growth story in Germany as well.

The new Country Director Germany will perform his duties as of January from Frankfurt, where he will build up a local Montea team and help support the Track'24 growth plan.

1.7 Transactions between related parties

There were no related party transactions in 2022, except for those at market conditions and as is customary in the conduct of Montea's business.

1.8 Principal risks and uncertainties

The board of directors and the management are fully aware of the importance of developing and maintaining a sound management and, as a result, of sustaining a high-quality portfolio. Montea imposes strict and clear standards for (i) the optimization and improvement of the existing buildings, (ii) the commercial management, (iii) the technical management of the buildings and (iv) any investments in the existing buildings. These criteria are aimed at limiting the vacancy rate and increasing the value of the property portfolio to a maximum and sustainable extent.

The principal risks and uncertainties facing the company and their potential impact are listed in the 2021 annual financial report and will be reviewed again in the 2022 integrated annual financial report.

[58] See press release of 03/01/2023 or www.montea.com, for more information.

2 Statement in accordance with Article 12 of the Royal Decree of 14 November 2007

Pursuant to article 12(2) of the Royal Decree of 14 November 2007 the sole director of Montea, Montea Management NV, represented by its permanent representative, Jo De Wolf, declares that, as far as it is aware:

- the financial statements, which have been prepared in accordance with the applicable standards for financial statements, give a true and fair view of the assets, financial situation and results of Montea and the companies included in the consolidation;

- the annual report gives a true overview of the development and the results of the company and of the position of Montea and the companies included in the consolidation, as well as a description of the main risks and uncertainties with which they are confronted.

3 Outlook

3.1 Outlook 2023

Result-oriented objectives in line with Track'24

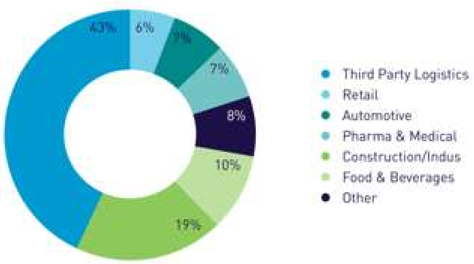
Montea sets out its result-oriented objectives for 2023:

- ✓ Growth of the EPRA earnings with 13% to €76.4 million leading to EPRA earnings per share of €4.20 per share
- ✓ Growth of the dividend per share to €3.38
- ✓ An investment volume of ca. €160 million to be realised at an average initial yield of at least 6%, mainly on own land positions

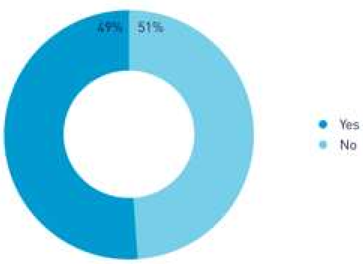
Maintaining strong fundamentals in a volatile macro environment

Montea aims to maintain its strong fundamentals also in 2023 and will stick to its strategy of subjecting its portfolio to continuous arbitrage. This strategy results in exceptional property-related performance indicators such as high occupancy rates (consistently above 99% since 2018) and long-term average remaining term of leases until first notice (7.4 years on 31/12/2022). The logistics property sector is one of the few sectors that can largely pass on current inflation to customers through the automatic indexation of leases. With a weighted average inflation forecast of 6.4% in 2023, Montea expects to be able to pass almost 5% on average to customers. The effect of passing on indexation in the 2023 Like-for-Like rental income is estimated at 4.7%. Montea manages to develop its real estate portfolio in optimal fashion thanks to its focus on type of customer and their activity (such as health care sector, recycling sector, etc.) as well as on strategic locations with high added value (such as airports, water-bound locations...).

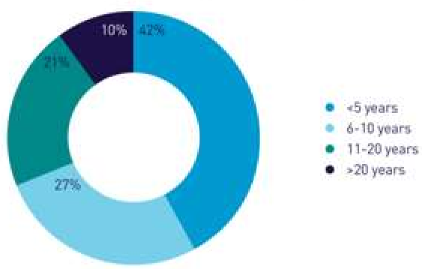
Industry diversification



Multimodality



Age of buildings



Macro-economic situation

The world is currently characterized by extraordinary macro-economic times, heightened geopolitical tensions, high market volatility and a very challenging interest rate environment. With a debt ratio of 42.1% and Net Debt/ EBITDA (adjusted) of 8.4 at year-end 2022, Montea's consolidated balance sheet demonstrates strong solvency. Despite increased interest rates, the average cost of debt in 2023 and 2024 is expected to be 2.3%.

Montea is aware of the challenges faced by some customers. However, the Covid-19 crisis showed that Montea has a robust, qualitative and diversified customer portfolio (both at country, sector and site level), which is expected to limit the risk of defaults by customers.

In addition, demand for additional storage space remains high. The importance of logistics is increasing due to key trends such as the uncertain global supply chain, building larger strategic inventories and reshoring. Demand is also amplified by the continued growth of the e-commerce sector. Montea tries to respond to these challenges by offering innovative real estate solutions. Furthermore, also upward pressure on market rents due to land scarcity in various markets is to be noted.

3.2 Track'24

Ambitious portfolio growth

In 2021, Montea proposed Track'24, intended to achieve its envisaged ambitions in the years 2021 to 2024. Over a four-year period, Montea aims to realise an investment volume growth of more than €800 million.

The focus will be on sustainable and versatile logistics real estate:

- ✓ Strategic top locations
- ✓ Multimodal sites
- ✓ Multifunctional buildings
- ✓ Maximum use of space – brown field and grey field redevelopment

Eye for long-term profitability

Despite increased market volatility, a weakening macroeconomic outlook and rising interest rates, the focus of the Track'24 rollout remains on profitability, a controlled balance sheet and a strong liquidity position. By bringing part of its extensive land bank (approximately 2.5 million m²) into development, Montea disposes of significant in-house development potential that can be developed at an average initial yield of at least 6% based on current construction and rental prices. Profitable investments in further sustainability of our property portfolio are also at the heart of our investment policy.

Montea reconfirms its long-term profit target of EPRA earnings of €4.30 per share in 2024.

Focus on sustainability

Montea aspires to reduce the CO_2 emissions from its own operations by 50% by the end of 2024 – in line with the 2030 target, i.e., full CO_2 neutrality without compensation.

In addition, Montea aspires to reduce the CO_2 emissions from its buildings by 20% by the end of 2024 – in line with the 2050 target, i.e., to bring the emissions in line with the targets of the Paris climate conference (Paris Proof).

track'24

4 Statement on compliance with certain covenants relating to bonds

Pursuant to article 5.11 of the terms and conditions of issue of the bonds issued on 28 May 2014 (for a total of €30 million) and on 30 June 2015 (for a total of €50 million), Montea will make a statement in its consolidated annual and half-yearly figures regarding compliance with certain covenants imposed by article 5.10 of said issue terms and conditions.

Montea declares that:

- the consolidated debt ratio is 42.1% and is therefore below 65%, as required, respectively, by article 5.10 (d) of the information memorandum of the bonds issued in 2014 and article 5.10 (c) of the information memorandum of the bonds issued in 2015.

- the "Interest Cover" amounts to 5.1x and therefore exceeds 1.5x as required, respectively, by article 5.10 (e) of the information memorandum of the bonds issued in 2014 and article 5.10 (d) of the information memorandum of the bonds issued in 2015.

5 Forward looking statements

This press release contains, inter alia, forecasts, opinions and estimates made by Montea with regard to the future performance of Montea and of the market in which Montea operates (“outlook”).

Although prepared with the utmost care, such an outlook is based on Montea's estimates and forecasts and is by nature subject to unknown risks, uncertain elements, and other factors. These could lead to results, financial conditions, performance, and final achievements that differ from those expressed or implied in these forward-looking statements. Some events are difficult to predict and may depend on factors beyond Montea's control. In view of such uncertainties, Montea cannot give any guarantees on these forecasts.

Statements in this press release that pertain to past activities, achievements, performance, or trends should not be considered as a statement or guarantee that they will continue in the future.

Furthermore, the outlook is only valid as of the date of this press release.

Unless it is legally required to do so, Montea in no way undertakes to update or change these forecasts, even if there are changes in the expectations, events, conditions, assumptions or circumstances on which such forecasts are based. Nor does Montea, its sole director, the directors of the sole director, members of Montea’s management or advisors guarantee that the assumptions on which the outlook is based are free from error, and none of them can state, guarantee or predict that the results expected by such outlook will actually be achieved.

6 Financial calendar

10/02/2023	Analysts' meeting (11:00 a.m.)
11/05/2023	Interim statement – results at 31/03/2023 (before market opening)
11/05/2023	Analysts' conference call (11:00 a.m.)
16/05/2023	General shareholders' meeting
17/08/2023	Half-yearly financial report – results at 30/06/2023 (after market hours)
18/08/2023	Analysts' meeting (11:00 a.m.)
27/10/2023	Interim statement – results at 30/09/2023 (before market opening)
27/10/2023	Analysts' conference call (11:00 a.m.)

This information is also available on our website www.montea.com.

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MORE INFO

www.montea.com

Annexes

ANNEX 1: EPRA Performance measures[59]

EPRA-earnings – EPRA earnings per share

Definition: The EPRA earnings concern the net earnings (after processing of the operating result before the result on the portfolio, minus the financial results and corporate tax, excluding deferred taxes), minus the changes in the fair value of property investments and real estate intended for sale, minus the result from the sale of investment properties, plus changes in the fair value of the financial assets and liabilities. The EPRA earnings per share are the EPRA earnings divided by the weighted average number of shares for the financial year.

Purpose: The EPRA earnings measure the operational profitability of the company after the financial result and after taxes on the operational result. It is an important measure of the underlying results generated by a company from letting real estate. It indicates the extent to which current dividend payments are supported by earning. The EPRA earnings measure the net result from the core activities per share.

Calculation:

(in EUR X 1 000)	31/12/2022	31/12/2021
Net result (IFRS)	**204.458**	**227.848**
Changes for calculation of the EPRA earnings		
To exclude:		
Changes in fair value of the investment properties and properties for sale	-91.602	-173.665
Result on sale of investment properties	-19	-453
Changes in fair value of the financial assets and liabilities	-58.408	-12.967
Deferred taxes related to EPRA changes	14.570	21.397
Minority interests with regard to changes above	-1.262	-1.727
EPRA earnings	**67.738**	**60.433**
Weighted average number of shares	16.538.273	16.130.871
EPRA earnings per share (€/share)	**4,10**	**3,75**

EPRA NAVs – EPRA NAVs per share

In October 2019, EPRA published its new Best Practice Recommendations which set out the financial indicators listed real estate companies should disclose so as to provide more transparency across the European listed sector. For example, the EPRA NAV and EPRA NNNAV were consequently replaced by three new Net Asset Value indicators: Net Reinstatement Value (NRV), Net Tangible Assets (NTA) and Net Disposal Value (NDV).

The EPRA NAV indicators are obtained by correcting the IFRS NAV in such a way that stakeholders get the most relevant information about the fair value of assets and liabilities. The three different EPRA NAV indicators are calculated on the basis of the following scenarios:

[59] The auditor carried out a review (ISRE 2410) of the EPRA measures included in this section.

Net Reinstatement Value: is based on the assumption that entities never sell assets and aims to reflect the value needed to rebuild the entity. The purpose of this indicator is to reflect what would be required to reconstitute the company through the investment markets based on the current capital and financing structure, including Real Estate Transfer Taxes.
De EPRA NRV per share concerns the EPRA NRV based on the number of shares in circulation on the balance sheet date.[60] See also www.epra.com.

(in EUR X 1 000)	31/12/2022	31/12/2021
IFRS Equity attributable to shareholders of the parent company	**1.297.636**	**1.015.097**
NAV per share (€/share)	**72,32**	**62,65**
I) Hybrid instruments		
Diluted NAV at fair value	**1.297.636**	**1.015.097**
To exclude:		
V. Deferred tax in relation to fair value gains of investment property	36.149	21.579
VI. Fair value of financial instruments	-40.374	18.035
To include:		
XI. Real estate transfer tax	136.604	89.492
NRV	**1.430.015**	**1.144.202**
Fully diluted number of shares	18.025.220	16.215.456
NRV per share (€/share)	**79,33**	**70,56**

Net Tangible Assets: assumes that entities buy and sell assets, thereby realising certain levels of deferred taxation. This pertains to the NAV adjusted to include property and other long-term investments at fair value and to exclude certain items that are not expected to be firmly established in a business model with long-term investment properties.

De EPRA NTA concerns the EPRA NTA based on the number of shares in circulation on the balance sheet date. See also www.epra.com.

(in EUR X 1 000)	31/12/2022	31/12/2021
IFRS Equity attributable to shareholders of the parent company	**1.297.636**	**1.015.097**
NAV per share (€/share)	**72,32**	**62,65**
I) Hybrid instruments		
Diluted NAV at fair value	**1.297.636**	**1.015.097**
To exclude:		
V. Deferred tax in relation to fair value gains of investment property	36.149	21.579
VI. Fair value of financial instruments	-40.374	18.035
VIII.b) Intangible fixed assets as per the IFRS balance sheet	-567	-727
NTA	**1.292.845**	**1.053.984**
Fully diluted number of shares	18.025.220	16.215.456
NTA per share (€/share)	**71,72**	**65,00**

60 IFRS NAV per share is calculated by dividing IFRS equity by the number of shares entitled to dividend on the balance sheet date.

Net Disposal Value: provides the reader with a scenario of the sale of the company's assets leading to realization of deferred taxes, financial instruments, and certain or other adjustments for the full extent of their liability. This scenario assumes that the company that sells the assets, leading to the realisation of deferred taxes and the liquidation of debt and financial instruments. This NAV should not be considered a liquidation NAV as in many cases the fair value is not equal to the liquidation value.

The EPRA NDV per share concerns the EPRA NDV based on the number of shares in circulation on the balance sheet date. See also www.epra.com.

(in EUR X 1 000)	31/12/2022	31/12/2021
IFRS Equity attributable to shareholders of the parent company	**1.297.636**	**1.015.097**
NAV per share (€/share)	**72,32**	**62,65**
I) Hybrid instruments		
Diluted NAV at fair value	**1.297.636**	**1.015.097**
To include:		
IX. Remeasurements of the fair value of fixed-rate financing	-94.400	-1.827
NDV	**1.203.236**	**1.013.270**
Fully diluted number of shares	18.025.220	16.215.456
NDV per share (€/share)	**66,75**	**62,49**

EPRA rental vacancy rate

Definition: The EPRA vacancy corresponds to the complement of "Occupancy rate" with the difference that the occupancy rate used by Montea is calculated on the basis of square metres whereas the EPRA vacancy is calculated on the basis of the estimated rental value.

Purpose: The EPRA vacancy measures the vacancy percentage as a function of the estimated value without taking account of non-rentable m² intended for redevelopment and of the land bank.

Calculation:

	31/12/2022			31/12/2021		
(in EUR X 1 000)	(A) Estimated rental value (ERV) for vacancy	(B) Estimated rental value portfolio (ERV)	(A/B) ERPA Vacancy rate *(in %)*	(A) Estimated rental value (ERV) for vacancy	(B) Estimated rental value portfolio (ERV)	(A/B) ERPA Vacancy rate *(in %)*
Belgium	-	45.629	0,0%	279	36.873	0,8%
France	118	12.215	1,0%	-	11.140	0,0%
The Netherlands	714	47.696	1,5%	-	26.903	0,0%
Germany	-	-	0,0%	-	-	0,0%
TOTAL	**831**	**105.540**	**0,8%**	**279**	**74.916**	**0,4%**

EPRA NIY & EPRA 'topped-up' NIY

Definition: The EPRA NIY is an annualised rental income based on the cash rents passing at the balance sheet date, minus non-recoverable property operating expenses, divided by the market value of the property, plus (estimated) acquisition costs. The EPRA 'topped-up' NIY integrates an adjustment to the EPRA NIY for the expiry of rent-free periods (or other non-expired rent incentives such as discounted rent or stepped rents).

Purpose: Introduce a comparable benchmark for portfolio valuations within Europe. See also www.epra.com.

Calculation:

EPRA NIY *(in EUR x 1000)*		**31/12/2022**	**31/12/2021**
Investment property – 100% ownership		2.086.512	1.623.701
Investment property – share of JVs/Funds		0	0
Assets for sale		0	0
Minus development projects		-102.338	-114.834
Completed real estate portfolio		**1.984.174**	**1.508.867**
Allowance for estimated purchase costs		131.561	84.912
Gross up completed real estate portfolio valuation	**B**	**2.115.735**	**1.593.779**
Annualised cash passing rental income		107.318	81.996
Property outgoings (incl. concessions)		-5.181	-4.038
Annualised net rents	**A**	**102.136**	**77.958**
Rent free periods or other lease incentives		555	348
"topped-up" net annualised rent	**C**	**102.691**	**78.306**
EPRA NIY	**A/B**	**4,8%**	**4,9%**
EPRA "topped-up" NIY	**C/B**	**4,9%**	**4,9%**

EPRA cost ratio

Definition: The EPRA Cost ratio is calculated by dividing administrative and operational charges (including or excluding direct vacancy charges), by gross rental income. See also www.epra.com.

Purpose: The EPRA Cost ratios are intended to provide a consistent basis from which companies can provide more information about the costs where necessary. It is an important measure to enable meaningful measurement of changes in a company's operating costs. See also www.epra.com.

Calculation:

EPRA Cost Ratio (in EUR x 1000)		31/12/2022	31/12/2021
(i) Administrative/operating expense line per IFRS income statement		**9.230**	**7.588**
(iii) Management fees less actual/estimated profit element		-430	-406
EPRA Costs (including direct vacancy costs)	**A**	**8.799**	**7.182**
(ix) Direct vacancy costs		-349	-314
EPRA Costs (excluding direct vacancy costs)	**B**	**8.450**	**6.868**
(x) Gross Rental Income less ground rents – per IFRS		99.640	81.748
Gross Rental Income	**C**	**99.640**	**81.748**
EPRA Cost Ratio (including direct vacancy costs)	**A/C**	**8,8%**	**8,8%**
EPRA Cost Ratio (excluding direct vacancy costs)	**B/C**	**8,5%**	**8,4%**

ANNEX 2: Detail on the calculation of APMs used by Montea[61]

Result on the portfolio

Definition: This concerns the positive and/or negative changes in the fair value of the property portfolio plus any capital gains or losses from the construction of properties.

Purpose: This APM indicates the positive and/or negative changes in the fair value of the property portfolio plus any capital gains or losses from the construction of properties.

Calculation:

RESULT ON PORTFOLIO *(in EUR X 1 000)*	**31/12/2022**	**31/12/2021**
Result on sale of investment properties	19	453
Changes in the fair value of investment properties	92.864	175.392
Deferred taxes on the portfolio result	-14.570	-21.397
RESULT ON PORTFOLIO	**78.312**	**154.448**

Financial result excluding changes in the fair value of financial instruments

Definition: This is the financial result pursuant to the Royal Decree of 13 July 2014 on regulated real estate companies, excluding the change in the real value of the financial instruments.

Purpose: This APM indicates the actual financing cost of the company.

Calculation:

FINANCIAL RESULT excl. changes in fair value of financial instruments *(in EUR X 1 000)*	**31/12/2022**	**31/12/2021**
Financial result	40.460	1.406
To exclude:		
Changes in fair value of financial assets & liabilities	-58.408	-12.967
FINANCIAL RESULT excl. changes in fair value of financial instruments	**-17.948**	**-11.561**

[61] Excluding EPRA indicators some of which are considered as an APM and are calculated under annex 2 EPRA Performance measures. The allocation performance measures have been the subject of a limited review by the statutory auditor.

Operating margin

Definition: This is the operating result before the result of the property portfolio, divided by the property result.

Purpose: This APM measures the operational profitability of the company as a percentage of the property result.

Calculation:

OPERATING MARGIN *(in EUR X 1 000)*	31/12/2022	31/12/2021
Property result	99.913	84.743
Operating result (before the portfolio result)	91.020	77.275
OPERATING MARGIN	**91,1%**	**91,2%**

Average cost of debt

Definition: Average financial cost over the ongoing year calculated on the basis of the total financial result compared to the average of the initial balance and end balance of the financial debt burden without taking into account the valuation of the hedging instruments and interest charges of leasing debts in respect of IFRS 16.

Purpose: The company finances itself partially through debt financing. This APM measures the cost of this source of financing and the possible impact on the results.

Calculation[62]:

AVERAGE COST OF DEBT *(in EUR X 1 000)*	31/12/2022	31/12/2021
Financial result	40.460	1.406
To exclude:		
Other financial income and charges	136	73
Changes in fair value of financial assets and liabilities	-58.408	-12.967
Interest cost related to lease obligations (IFRS 16)	2.180	2.125
Activated interest charges	-740	-1.352
TOTAL FINANCIAL CHARGES (A)	-16.372	-10.714
AVERAGE OUTSTANDING FINANCIAL DEBTS (B)	865.603	586.905
AVERAGE COST OF DEBT (A/B) (*)	**1,9%**	**1,8%**

[62] The calculation of 2021 has been adapted to the last 5 quarters; this has no impact on the calculated average cost of debt.

(Adjusted) Net debt/EBITDA

Definition: The net debt/EBITDA is calculated by dividing net financial debts, i.e., long-term and current financial debts minus cash and cash equivalents (numerator) by the EBITDA of the past twelve months (TTM[63]) (denominator). EBITDA is considered to be the operating result before portfolio result plus depreciation and amortization.

To calculate the Adjusted net debt/EBITDA, the net financial debts in the numerator are adjusted for ongoing projects in execution multiplied by the debt ratio as these projects do not yet generate an operational result but are already included in financial debts. In addition, there is also an adjustment in the denominator for the annualized impact of external growth.

Objective: This APM gives an indication of how long a company would have to operate at its current level to pay off all its debts.

Calculation:

NET DEBT / EBITDA *(in EUR X 1 000)*		**31/12/2022**	**31/12/2021**
Non-current and current financial debt (IFRS)		932.886	649.449
- Cash and cash equivalents (IFRS)		-67.766	-15.172
Net debt (IFRS)	A	865.120	634.277
Operating result (before the portfolio result) (IFRS)	B	91.020	77.275
+ Depreciation		432	346
EBITDA (IFRS)	C	91.452	77.621
Net debt / EBITDA	**A/C**	**9,5**	**8,2**

(Adjusted) NET DEBT / EBITDA (in EUR X 1 000)	**31/12/2022**	**31/12/2021**
Non-current and current financial debt (IFRS)	932.886	649.449
- Cash and cash equivalents (IFRS)	-67.766	-15.172
Net debt (IFRS)	865.120	634.277
- Projects under development x debt ratio	-41.621	-43.134
Net debt (adjusted)	823.499	591.143
Operating result (before the portfolio result) (IFRS) (TTM)[63]	91.020	77.275
+ Depreciations	432	346
Adjustment to normalized EBITDA	6.752	3.006
EBITDA (adjusted)	98.204	80.627
Net debt / EBITDA (adjusted)	**8,4**	**7,3**

63 TTM stands for Trailing Twelve Months and means that the calculation is based on figures from the past 12 months.

Interest Coverage Ratio

Definition: The interest coverage ratio is calculated by the sum of the operating result before the result on the portfolio, together with the financial income, divided by the net interest costs.

Purpose: This APM indicates how many times the company earns its interest charges.

Calculation:

INTEREST COVERAGE RATIO *(in EUR X 1 000)*	31/12/2022	31/12/2021
Operating result, before portfolio result	91.020	77.275
Financial income (+)	171	21
TOTAL (A)	**91.192**	**77.296**
Net financial charges (-)	17.931	11.487
TOTAL (B)	**17.931**	**11.487**
INTEREST COVERAGE RATIO (A/B)	**5,1**	**6,7**

ANNEX 3: Consolidated overview of the income statement as at 31/12/2022

	CONSOLIDATED PROFIT & LOSS ACCOUNT (EUR x 1.000)	31/12/2022 12 months	31/12/2021 12 months
I.	Rental income	90.729	75.571
II.	Reversal of lease payments sold and discounted	0	0
III.	Rental-related expenses	160	-426
	NET RENTAL RESULT	**90.889**	**75.145**
IV.	Recovery of property charges	0	0
V.	Recovery of rental charges and taxes normally borne by tenants on let properties	10.177	8.780
VI.	Costs payable by tenants and borne by the landlord for rental damage and refurbishment at end of lease	0	0
VII.	Rental charges and taxes normally borne by tenants on let properties	-11.257	-9.262
VIII.	Other rental-related income and expenses	10.105	10.080
	PROPERTY RESULT	**99.913**	**84.743**
IX.	Technical costs	-30	-1
X.	Commercial costs	-127	-222
XI.	Charges and taxes of non-let properties	-349	-314
XII.	Property management costs	-1.459	-1.985
XIII.	Other property charges	-38	-52
	PROPERTY CHARGES	**-2.003**	**-2.574**
	PROPERTY OPERATING RESULT	**97.910**	**82.169**
XIV.	General corporate expenses	-6.742	-5.052
XV.	Other operating income and expenses	-148	158
	OPERATING RESULT BEFORE PORTFOLIO RESULT	**91.020**	**77.275**
XVI.	Result on disposal of investment properties	19	453
XVII.	Result on disposal of other non-financial assets	0	0
XVIII	Changes in fair value of investment properties	92.864	175.392
XIX.	Other portfolio result	0	0
	OPERATING RESULT	**183.903**	**253.120**
XX.	Financial income	171	21
XXI.	Net interest charges	-17.931	-11.487
XXII.	Other financial charges	-189	-94
XXIII	Changes in fair value of financial assets & liabilities	58.408	12.967
	FINANCIAL RESULT	**40.460**	**1.406**
XXIV.	Share in the result of associates and joint ventures	0	0
	PRE-TAX RESULT	**224.362**	**254.526**
XXV.	Income tax	-19.904	-26.678
XXVI.	Exit tax	0	0
	TAXES	**-19.904**	**-26.678**
	NET RESULT	**204.458**	**227.848**
	Attributable to:		
	Shareholders of the parent company	204.505	227.685
	Minority interests	-46	162
	Number of shares in circulation at the end of the period	18.025.220	16.215.456
	Weighted average number of shares for the period	16.538.273	16.130.871
	NET RESULT per share (EUR)	**12,36**	**14,12**

ANNEX 4: Consolidated overview of the balance sheet as at 31/12/2022

		CONSOLIDATED BALANCE SHEET (EUR x 1.000)	31/12/2022	31/12/2021
I.		**NON-CURRENT ASSETS**	**2.216.000**	**1.703.680**
	A.	Goodwill	0	0
	B.	Intangible assets	567	727
	C.	Investment properties	2.124.563	1.665.521
	D.	Other tangible assets	50.273	36.103
	E.	Non-current financial assets	40.367	1.106
	F.	Finance lease receivables	0	0
	G.	Trade receivables and other non-current assets	230	221
	H.	Deferred taxes (assets)	0	0
	I.	Participations in associates and joint ventures according to the equity method	0	0
II.		**CURRENT ASSETS**	**111.712**	**49.237**
	A.	Assets held for sale	0	0
	B.	Current financial assets	0	0
	C.	Finance lease receivables	0	0
	D.	Trade receivables	24.607	16.469
	E.	Tax receivables and other current assets	13.458	13.104
	F.	Cash and cash equivalents	67.766	15.172
	G.	Deferred charges and accrued income	5.881	4.492
		TOTAL ASSETS	**2.327.712**	**1.752.917**
		TOTAL SHAREHOLDERS' EQUITY	**1.301.220**	**1.016.280**
I.		**Shareholders' equity attributable to shareholders of the parent company**	**1.297.636**	**1.015.097**
	A.	Share capital	353.244	323.777
	B.	Share premiums	319.277	234.693
	C.	Reserves	420.657	228.780
	D.	Net result of the financial year	204.458	227.848
II.		**Minority interests**	**3.584**	**1.183**
		LIABILITIES	**1.026.492**	**736.637**
I.		**Non-current liabilities**	**909.109**	**597.218**
	A.	Provisions	0	0
	B.	Non-current financial debts	872.967	556.509
		a. Credit institutions	161.271	312.421
		b. Financial leasings	595	718
		c. Other	711.101	243.370
	C.	Other non-current financial liabilities	-7	19.130
	D.	Trade debts and other non-current debts	0	0
	E.	Other non-current liabilities	0	0
	F.	Deferred taxes - liabilities	36.149	21.579
II.		**Current liabilities**	**117.383**	**139.419**
	A.	Provisions	0	0
	B.	Current financial debts	59.919	92.940
		a. Credit institutions	57.333	90.833
		b. Financial leasings	110	104
		c. Other	2.475	2.003
	C.	Other current financial liabilities	0	0
	D.	Trade debts and other current debts	28.407	26.113
		a. Exit tax	6.067	4.194
		b. Other	22.340	21.920
	E.	Other current liabilities	2.343	342
	F.	Accrued charges and deferred income	26.714	20.023
		TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	**2.327.712**	**1.752.917**

ANNEX 5: Consolidated overview of changes in shareholders' equity

CHANGES IN SHAREHOLDERS' EQUITY (EUR x 1.000)	Share capital	Share premiums	Reserves	Result	Minority interests	Shareholders' equity
ON 31/12/2021	**323.777**	**234.693**	**228.779**	**227.848**	**1.183**	**1.016.280**
Elements directly recognized as equity	**29.467**	**84.584**	**13.092**	**0**	**2.448**	**129.591**
Capital increase	35.627	84.584	0	0	0	120.211
Impact on fair value of estimated transfer rights and costs resulting from hypothetical disposal of investment properties	0	0	0	0	0	0
Positive change in value of solar panels (IAS 16)	0	0	14.928	0	0	14.928
Own shares	0	0	0	0	0	0
Own shares held for employee option plan	-6.160	0	-1.695	0	0	-7.856
Minority interests	0	0	0	0	2.287	2.287
Corrections	0	0	-141	0	161	20
Subtotal	**353.244**	**319.277**	**241.871**	**227.848**	**3.631**	**1.145.870**
Dividends	0	0	-49.109	0	0	-49.109
Result carried forward	0	0	227.848	-227.848	0	0
Result for the financial year	0	0	46	204.458	-46	204.458
ON 31/12/2022	**353.244**	**319.277**	**420.656**	**204.458**	**3.584**	**1.301.220**

ANNEX 6: Overview of the consolidated global result

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (EUR x 1.000)	31/12/2022 12 months	31/12/2021 12 months
Net result	**204.458**	**227.848**
Other items of the comprehensive income	**14.928**	**227**
Items taken in the result:	**0**	**0**
Impact on fair value of estimated transfer rights and costs resulting from hypothetical disposal of investments properties	0	0
Changes in the effective part of the fair value of authorized cash flow hedges	0	0
Items not taken in the result:	**14.928**	**227**
Impact of changes in fair value of solar panels	14.928	227
Comprehensive income	**219.387**	**228.074**
Attributable to:		
Shareholders of the parent company	219.433	227.912
Minority interests	-46	162

ANNEX 7: Overview of the consolidated cash flow statement

CONSOLIDATED CASH FLOW STATEMENT (EUR x 1.000)	31/12/2022 12 months	31/12/2021 12 months
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	15.172	5.057
NET CASH FLOW FROM OPERATING ACTIVITIES (A)+(B)+(C) = (A1)	84.458	73.518
Net result	204.458	227.848
Net interest costs	17.931	11.487
Financial income	-171	-21
Taxes	19.904	26.678
Gain (-)/loss (+) on disposal of investment properties	-19	-453
Cash flow from operating activities before adjustments of non-cash items and working capital (A)	**242.103**	**265.539**
Changes in fair value of hedging instruments	-58.408	-12.967
Changes in fair value of investment properties	-92.864	-175.392
Equity-settled share-based payment expense	-7.751	58
Depreciation and amortization (addition (+)/reversal (-)) on fixed assets	432	346
Impairment losses on receivables, inventories and other assets	-160	426
Adjustments for non-cash items (B)	**-158.751**	**-187.529**
Decrease (+)/increase (-) in trade and other receivables	-9.879	-6.961
Increase (+)/decrease (-) in trade and other payables	10.985	2.469
Increase (+)/decrease (-) in working capital requirement (C)	**1.106**	**-4.492**
NET CASH FLOW FROM INVESTMENT ACTIVITIES (B1)	-362.371	-150.995
Acquisitions	**-362.424**	**-166.389**
Payments regarding acquisitions of real estate investments	-291.228	-82.243
Payments regarding acquisitions of shares in real estate companies	-70.598	-81.645
Purchase of other tangible and intangible fixed assets	-598	-2.501
Disposals	**53**	**15.395**
Proceeds from sale of investment properties	53	15.395
NET FINANCIAL CASH FLOW (C1)	330.507	87.591
Net effect of withdrawal and repayment of loans	**280.062**	**127.626**
Capital increase	**120.211**	**16.232**
Dividends paid	**-49.109**	**-45.308**
Interests paid	**-20.657**	**-10.960**
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR (A1+B1+C1)	67.766	15.172

ANNEX 8: Report of the independent real estate expert of 31/12/2022

To the company administrators
Montea NV
Industriezone III Zuid
Industrielaan 27 bus 6
9320 Erembodegem
Belgium

Antwerp, 7th February 2023

Dear Sir, Dear Madam,

In accordance to the article 47 of the law of 12 May 2014 on the Belgian Real Estate Investment Trusts (SIR/GVV), you asked Jones Lang LaSalle (JLL) and Stadim to value the buildings situated in Belgium, France The Netherlands and Germany, belonging to the BE-REIT.

Our mission has been realized in complete independence.

In accordance with established practice, our mission has been realized based on the information communicated by Montea NV regarding rental condition, charges and taxes carried by the lessor, work to be realized, as well as all other elements that might influence the value of the buildings. We suppose this information to be exact and complete. As stated explicitly in our valuation reports, this does not include in any way the valuation of structural and technical quality of the building, nor an analysis of the presence of any harmful material. These elements are known by Montea NV, that manages its portfolio in a professional manner and carries a technical and juridical due diligence before the acquisition of each building.

Every building is known by the experts. They work with different software, such as Argus Enterprise or Microsoft Excel.

The investment value can be defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The experts have adopted different methods.

JLL have adopted two different methods: the « Term and Reversion » method and the « Hardcore » method. Besides, they also did a control in terms of price per m².

According to the « Term and Reversion » method, the capitalization of the revenues considers the actual revenue until the end of the current contract, and then takes the estimated rental value in perpetuity. According to the « Hardcore » method, the estimated rental value is capitalized in perpetuity before looking at adjustments that consider surfaces that are rented below or above their rental value, void, etc.

The method used by Stadim is based on Discounted Cash Flow (DCF), in combination with the capitalisation method when desired. The Stadim approach is characterized by reference prices on the one hand and the factoring in of future earnings on the other.

The yield, used for these methods, represents the expected yield for investors for this kind of properties. It reflects the intrinsic risks of the good and the sector (future void, credit risk, maintenance obligations, etc.). To determine this yield, experts based themselves on the most comparable transactions and current transactions in their investment department.

When there are unusual factors or specific factors applicable to a property, corrections will be applied (important renovations, non-recoverable costs…).

The sale of a property is in theory subjected to transaction costs. This amount depends among others on the method of transfer, the type of buyer and the geographic location of the property. This amount is known once the sale is closed. In Belgium, as independent real estate experts we can admit that based on a representative sample of transactions in the market between 2002 and 2005 (and recently revised for the period 2013-2016), the weighted average of the costs (average of the transaction costs) was 2,5% (for goods with a net value superior to 2.500.000 EUR). The Belgian properties are considered as a portfolio. The transaction costs for buildings located is France is 1,8% when the building is less than 5 years old and between 6,9% and 7,5%, depending on the department, in all other case. The transaction costs for buildings located in The Netherlands is 10,4%. The transaction costs for buildings located in Germany depend on region and market value volume.

Based on the remarks in previous paragraphs, we confirm that the **investment value** of the real estate portfolio of Montea NV on December 31th, 2022 amounts to:

2.307.628.500 EUR

(Two billion three hundred seven million six hundred twenty-eight thousand five hundred euro)

This amount takes into account the value attributed to the buildings valuated by the companies, Jones Lang LaSalle and Stadim in the four countries where Montea NV is present.

After deduction of respectively 2,5% for buildings located in Belgium (average rate of transaction costs defined by the experts of the BE-REITS), 1,8% / 6,9%-7,5% for buildings located in France, 10,4%- for buildings located in The Netherlands, and transaction costs depending on the location and volume for buildings in Germany, as transaction cost on the investment value, we obtain a Fair Value of Montea NV real estate assets as of December 31th, 2022 at :

2.171.024.209 EUR

(Two billion one hundred seventy-one million twenty-four thousand two hundred nine euro)

This amount takes into account the value attributed to the buildings valuated by the companies Jones Lang LaSalle and Stadim in the four countries where Montea NV is present.

We stay at your entire disposition if any questions about the report would remain. In the meantime, we offer you our kind salutations,

Greet Hex MRICS
Director
JLL Belgium

Christophe Adam MRICS
Director
JLL Expertises

Patrick Metzger
Lead Director
JLL Germany

Nicolas Janssens
Partner
Stadim

Jones Lang LaSalle estimates, for its part of Montea's NV real estate portfolio valued at 31th December 2022, the investment value at EUR 756.509.437 and the fair value (transaction costs deducted) at EUR 727.684.917.

Greet Hex MRICS
Director
JLL Belgium

Christophe Adam MRICS
Director
JLL Expertises

Patrick Metzger
Lead Director
JLL Germany

Opinion of Stadim

Stadim estimates, for its part of Montea NV's real estate portfolio valued at 31th December 2022, the investment value at EUR 1.551.119.063 and the fair value (transaction costs deducted) at EUR 1.443.339.293.

Nicolas Janssens
Partner
Stadim

ANNEX 9: Statement of the statutory auditor

The statutory auditor, EY Bedrijfsrevisoren BV, represented by Mrs Christel Weymeersch and Mr Christophe Boschmans, confirms that the control activities on the consolidated financial statements, prepared in accordance with International Financial Reporting Standards as adopted for use in the European Union, have been largely completed and that these did not result in any significant corrections that should be made to the accounting figures, resulting from the consolidated financial statements and included in this press release.