

Result optional dividend

Press Release – From the sole director
Regulated information
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MONTEA
SPACE FOR GROWTH

51% of the shareholders support Montea's growth by opting for shares.

Strengthening of equity by ca. € 21 million that will be used to fund the further growth of the real estate portfolio and sustainability investments.

Within the framework of the optional dividend offered by Montea to its shareholders, a total of 51% coupons no. 25 were exchanged for new shares. This capital increase will be used to further roll-out the Track'24 growth plan. Montea's focus will be on in-house developments at an average net initial yield of at least 6% on its extensive land bank of approximately 2.3 million m², as well as on sustainability projects within its current property portfolio. This outcome results in a decrease of the debt ratio with 1.01%, compared to a 100% dividend payment in cash. Together with the expected retained earnings, the capital increase following the optional dividend results in a total strengthening of Montea's equity of approximately € 30 million in 2023.

This evening, after closing of the stock market, 293,750 new shares were issued by notarial deed within the framework of the authorized capital, for a total amount of €21,035,437.50 (€5,986,625.00 in capital and €15,048,812.50 in issue premium). Hence, as from 8 June 2023, the capital of Montea will (after closing of the stock market) be represented by 18,318,970 shares. The newly created shares will be listed on Euronext Brussels and Euronext Paris as of 14 June 2023.

The dividend rights that were not contributed, will be paid in cash. The total net amount to be paid out amounts to € 20,425,241.76 or € 2.31 per not contributed coupon. The actual settlement of the dividend will take place on Wednesday 14 June 2023, whereby, according to the choice of the shareholders, (i) the new shares issued in exchange for the contribution of dividend rights, will be delivered, (ii) the dividend will be paid out in cash, or (iii) a combination of the two foregoing payment options.

Publication in accordance with article 15 of the law of 2 May 2007 on disclosure of major holdings (Transparency law)

Following the completion of this capital increase and the issue of 293,750 new shares at a total amount of € 21,035,437.50 (€ 5,986,625.00 in capital and € 15,048,812.50 in issue premium), the total capital of Montea on 8 June 2023 (after closing of the market) amounts to € 373,339,535.39. As from that same date the capital is represented by 18,318,970 fully paid-up ordinary shares. There are no preferred shares or shares without voting right, nor convertible bonds or subscription rights that entitle their holder to shares. Each of these shares carries one voting right at the general meeting and these shares thus represent the denominator for the purposes of notifications under transparency regulations (i.e. notifications in case of (a.o.) reaching, crossing or falling below the statutory or legal thresholds). In addition to the legal thresholds, the articles of association of Montea specify an additional statutory threshold of 3% in accordance with article 18, §1 of the Transparency law.

ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a public regulated real estate company under Belgian law (GVV/SIR) that specialises in logistical property in Belgium, the Netherlands, France, and Germany. The company is a benchmark player in this market. Montea literally offers its customers the space they need to grow through versatile and innovative property solutions. In this way, Montea creates value for its shareholders. As of 31/03/2023 the property portfolio represented a total space of 1,889,054 m² spread across 92 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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