

Montea develops approx. 50,000 m² for Lekkerland at Logistiek Park A12



Press release – From the sole director
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SPACE FOR GROWTH

Montea, developing investor in logistics real estate, and Lekkerland, part of the German REWE, provider of innovative retail solutions and logistics services, signed an agreement for the development of a new distribution centre of approx. 50,000 m² built area at Logistiek Park A12 in Waddinxveen. At this park, a sustainable state-of-the-art cooling and freezing distribution centre with a high as possible GPR score will be developed for Lekkerland. Among other things, the roof will be used for the installation of solar panels, which, together with the adjacent development completed in 2022, will create a roof area of 80,000 m², soon generating an amount of electricity equal to the needs of 3,200 households.



Image: ©MONTEA – Site Waddinxveen – Artist Impression

About Lekkerland

Lekkerland Nederland has been a specialist in on-the-go consumption for over 65 years. “Our vision is to be ‘Your most convenient partner’ for our customers, the best strategic partner that unburdens them to the maximum extent”, said **John van den Berg, Director Operations**. At current, customers are supplied from one of the distribution centres in Waddinxveen, Son and Meppel.

In Waddinxveen, Lekkerland operates as a wholesaler and also as a logistics provider from three different locations in the nearby area of Distripark A12. This is about to change. By expanding with this modern and new logistics centre, Lekkerland creates a total of 40,000 m² of additional logistics floor space in the Netherlands and, with its fleet of around 170 trucks, it counts itself as a professional logistics player within the market it operates in.

"We are busy designing the internal logistics processes, which are largely supported by 'voice- and pick to light picking'", said **John van den Berg**. With the development of a large new distribution centre, Lekkerland Nederland is releasing an efficient and orderly logistics operation. According to John van den Berg, this will prepare Lekkerland for future growth and to further realise its logistics sustainability goals.

About the development

The site of approx. 60,000 m² is located directly on the exit of the A12 motorway, making it easily accessible and very well situated in the heart of the Randstad.

John van den Berg, Director Operations Lekkerland Nederland, *"We are happy that with this location we have found a strategic spot that offers a future-proof and sustainable solution for our logistics activities and contributes to our customer needs in terms of delivery reliability and future-proof products range. In short, Lekkerland is the perfect partner for today and tomorrow."*

This development includes approx. 40,000 m² warehouse, approx. 7,000 m² mezzanine, approx. 3,000 m² offices and 253 parking spaces. The solar panels on the total development will together generate approx. 9,000 MWh. This is comparable to the amount of energy used by 3,200 households on average per year. The building will be completely gas-free and provisions will be made to reuse rainwater.

Cedric Montanus, Director Montea Nederland: *"We are delighted to further expand our project at such a strategic location, right in the heart for Retail logistics, to a total development of around 100,000 m². A sustainable development like this substantiates our policy of making the portfolio more sustainable. We do this in a future-proof way, which forms the basis of a long-term partnership between Montea and Lekkerland."*

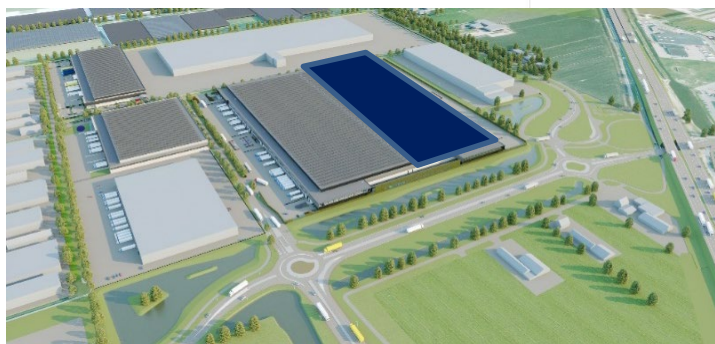
Lekkerland and Montea enter into a long-term lease agreement of 15 years subject to customary reservations. The net initial yield of approximately 7% more than meets our targets for own developments.

For the legal aspects, Montea was assisted by Hemwood lawyers and Lekkerland by Boskamp & Willems Lawyers.

Sustainability central at Logistiek Park A12

In August 2020, Montea acquired a site with a total area of 120,000 m² in Waddinxveen. During the first phase, Montea realised a distribution centre of about 50,000 m² leased to HBM Machines. The new building for Lekkerland has several sustainable specifications and uses, among other things, residual heat from the refrigeration plant for heating the offices and floor of the freezer cell, as well as for defrosting the coolers.

The building is fitted with QuadCore™ panels with a high R_c value and uses energy-efficient LED lighting. Together, all these solutions contribute to optimising and minimising energy consumption.



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Mr. Kerssies, alderman for Economy and Spatial Planning of the municipality of Waddinxveen: *"The college is pleased that Lekkerland once again chooses Waddinxveen with this sustainable development. This development will not only retain employment in our municipality, but also gives a nice contribution to the business climate of Waddinxveen and our strong economic position as a logistics hotspot."*

Healthy working environment

Besides an eye for the environment, Montea and Lekkerland also have an eye for people when developing this project. A healthy building will be realised with attention to greenery, indoor climate, ventilation and natural light. After all, a healthy working environment promotes the well-being and productivity of the building's users.

Sustainable developments

At Logistiek Park A12, Montea owns a total of 15 hectares, located directly on the A12. Since 2020, Montea has realised several sustainable developments on Logistiek Park A12.

With the development of the new building for Lekkerland, Montea has fully developed its position on Logistiek Park, having developed a total of approx. 120,000 m² in Waddinxveen.

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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