

PRESS RELEASE

FROM THE SOLE DIRECTOR
26/03/2024– 08:00 a.m.

Montea significantly expands its foothold in Germany with more than € 50 million of new investments



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Montea, a developer and investor in logistics real estate, acquires a logistics park with a total lettable area of 63,500 m² in Hamburg. The acquisition marks a further expansion of Montea's foothold in Germany, an increasingly important market for the company.

Montea has acquired a vast logistics park in the Port of Hamburg from a fund managed by Tristan Capital partners. The total site measures 89,000 m² and is leased from the Hamburg Port Authority. It comprises five buildings built in 1993, 2018 and 2019.

"With this investment, we are able to significantly strengthen our presence in Germany and continue our focus on port and airport locations. 53% of our current portfolio is multimodal. Our aim is to continue to grow in Germany - both through acquisitions and project developments", says Patrick Abel, Country Director Germany at Montea.

The total investment amounts to ca. € 50 million. Montea expects future rental growth due to the strategic location and the redevelopment potential. Montea was advised on the acquisition by Ashurst (Legal), PWC (Financial & Tax), CBRE (Technical) and Nova Ambiente (Environmental). The fund managed by Tristan was advised on the transaction by the global real estate service provider CBRE, Greenberg Traurig (Legal) and PWC (Tax).

The property is fully let to five companies. All spaces have modern fittings and LED lighting. One of the units also has a green roof. The newest buildings have black tube heaters which are much more efficient than classic warehouse heaters. Skylights are partly integrated to bring in natural daylight.

The site is located in the established logistics area of Hamburg-Altenwerder. As a result, there are excellent trimodal connections: The Port of Hamburg is in direct proximity and, in addition, the Hamburg-Waltershof access road to the A7 highway and the Altenwerder freight transport center with its rail siding are both just two kilometers away.



Montea's third acquisition in Germany

With this transaction Montea now has three logistics properties in Germany. In addition to the most recent acquisition in Hamburg, Montea owns a fully-let, 8.3-hectare commercial site in Mannheim, where a sustainable logistics property will be built after the current lease expires.

The company also owns a 2.8-hectare site in Leverkusen as part of a sale and leaseback transaction. A modern logistics property will also be developed there at the end of the lease term.



ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a public regulated real estate company under Belgian law (GVV/SIR) that specializes in logistics real estate in Belgium, the Netherlands, France, and Germany. The company is a benchmark player in this market. Montea literally offers its customers the space to grow through versatile and innovative property solutions. In this way, Montea creates value for its shareholders. As of 31/12/2023 the property portfolio represented a total surface of 1,959,242 m², spread across 95 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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