

Montea Press Release

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Montea extends its presence in the North Sea Port in Ghent



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- *Montea grows its footprint in Port of Ghent by acquiring a site from Tailormade Logistics (TML) through a contribution in kind*
- *Montea issues 148,396 new shares at €82.00 per share*

Montea extends its presence in the Port of Ghent, via the contribution in kind of a 20,000 m² site. The site has been contributed by Tailormade Logistics (TML), who will lease it back for at least 10 years.

TML is a Belgian transportation and logistics company, operating out of strategically located hubs across Belgium and the Netherlands. For more than 25 years, the Company has been headquartered on a site spanning more than 20,000 m² in the Port of Ghent. The site features a 12,000 m² warehouse and a 2,000 m² office building.



As part of the transaction, Montea has signed a new agreement with North Sea Port for the site, making it the third logistics facility in the Port of Ghent to be added to the Montea portfolio. In addition to TML, other Montea tenants in the port include DSV Solutions, Tropack and Facil Europe. Montea's acquisition of the TML site represents an investment of approximately €12 million, on an expected yield of ca. 6.7%. CBRE advised TML on the sell-side.

"The Port of Ghent is a key trade and logistics hub, so we are extremely pleased to be further expanding our presence and reach here. The number of roads, waterways and railroads intersecting here make it a highly strategic location. This move further demonstrates our commitment to continue investing in multimodal hubs and delivering high-quality logistics solutions for an ever-changing European market," said Xavier Van Reeth, Montea Country Director, Belgium.

Montea has focused on sale and leaseback transactions in recent years, most recently with companies such as Publiganda and Transuniverse.

TML continues to grow in Ghent

"This transaction with Montea not only allows us to free up capital for further growth and investment, but also gives us the certainty that we can remain in the Port of Ghent, where we have been operating since our Company was first founded 25 years ago. We are also already a Montea tenant in Tongeren, so we are fully aware of the benefits that our strategic partnership can bring. We look forward to further strengthening our collaboration," said Bert Vandecaveye, CEO – Tailormade Logistics.



Acquisition through contribution in kind

This acquisition was completed via a contribution in kind of the site to Montea. The contribution in kind was completed in exchange for the issue of 148,396 new Montea shares to TML. The new shares were issued as part of a share capital increase, approved by Montea's sole director pursuant to the statutory authorization regarding authorized capital. The issue price was set at €82.00 per share and is based on the volume-weighted average closing price of Montea shares as detailed on the Euronext Brussels website three trading days prior to 14 May 2024, min 3.19 %. The transaction strengthens the equity by €12,168,528.54, of which €3,024,301.79 is share capital and €9,144,226.75 is share premiums.

The new Montea shares are the same type as Montea's existing shares and have the same rights (including the dividend right for the 2023 fiscal year, which began on January 1, 2023 and the dividend right for the current 2024 fiscal year) as Montea's existing shares. These new shares are expected to be listed on Euronext Brussels and Euronext Paris no later than 16 May 2024, under the same ISIN code as the existing Montea shares (BE0003853703).

Disclosure in accordance with Article 15 of the Law of May 2, 2007, relating to the disclosure of major shareholdings

Upon completion of this share capital increase and the issuance of new shares, Montea's total issued share capital as at 14 May 2024 is €413,099,109.56, represented by 20,269,887 fully paid-up ordinary shares. There are no preferred or non-voting shares, convertible bonds or subscription rights entitling the holder to shares. Each of these shares grants one voting right at the general meeting of shareholders and these shares therefore represent the denominator for purposes of notifications under the transparency regulations (i.e. notifications in the event of reaching, exceeding or falling below statutory or legal thresholds). In addition to the statutory thresholds of 5% and multiples of 5%, Article 9 of Montea's articles of association provides for an additional statutory threshold of 3%.

ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a listed real estate company under Belgian law (GVV/SIR) that specializes in logistics property in Belgium, the Netherlands, France, and Germany. The company is a leading player in this market. Montea offers its clients the space they need to grow, providing versatile and innovative property solutions, allowing Montea to create value for its shareholders. At March 31, 2024 the property portfolio comprises a total lettable area of 1,909,834 m², spread across 96 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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MORE INFO

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