

PRESS RELEASE

REGULATED INFORMATION

Under embargo until 21/12/2009 – 08:00 AM



MONTEA signs a new rental agreement with Movianto for 7,750 m² of storage space and 600 m² of office space

Conditioned building suitable for pharmaceutical products on the site along the E40 Brussels-Ghent motorway in Erembodegem (Aalst)

Aalst, 21 December 2009 – MONTEA (NYSE Euronext/MONT/MONTP) has announced today the signing of a new rental agreement with Movianto Belgium, specialised in distributing pharmaceutical products. This is a nine-year rental agreement¹ (with three fixed years) for 7,747 m² of conditioned storage space and 603 m² of office space.

Thanks to this agreement the recently built extension of 2,917 m², with state-of-the-art conditioned storage space, has been entirely rented. This conditioned building is totally adapted to the strict requirements for the storage of volatile products, such as pharmaceuticals.

The Erembodegem site is located at a top spot next to the E40 motorway between Brussels and Ghent.

Value creation, solvable renters and an occupancy ratio of 93.26% for this site

In May 2008 a company building of 2,051 m² was bought up on the Erembodegem site, which was rented entirely to Thermo Fisher Scientific. Back in 2007 Montea owned the rest of the buildings on this site, with a goal of making the entire site of 34,476 m² operational. The site has been built for 17,446 m², with 12,970 m² of storage space and 4,476 m² of office space in total.

Today Montea has converted this empty, strategically located site into a modern, well-renovated and entirely rented site with quality clients such as Movianto and Nagel Belgium. The current level of occupation is 93.26%.

ABOUT MOVIANO

In March 2009 the Belgian distributor of pharmaceuticals Dirk Raes NV was taken over by Movianto, a subsidiary of the German group Celesio AG. Movianto is the logistics service provider of the Celesio group and one of the most important distributors of pharmaceutical products in Europe.

"The Erembodegem site is ideally located at a top spot next to the E40 motorway and fits in perfectly with the current growth strategy of the Movianto group in the Benelux. Montea meets the high requirements that come with storing and distributing pharmaceutical products," explains **Mr Patrick Esselaar, Managing Director of Movianto Benelux.**

¹ The start date of the rental agreement is 01/01/2010 with a gross start yield of 8,10%

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ABOUT MONTEA – ‘MORE THAN WAREHOUSES’

Montea Comm. VA is a property investment company (Sicafi – SIIC), specialized in logistics and semi-industrial real estate in Belgium and France. The company wants to become a reference player in this market. Montea offers more than just storage sites and wants to give leasing clients flexible and innovative property solutions, thus creating value for its shareholders. As from 30/09/2009 the company's property totaled 380,740 m² distributed over 33 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since end of 2006.

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