

MONTEA

Public regulated real estate company under Belgian law
Limited (*Commanditaire Vennootschap op Aandelen/société en commandite par actions*)
who makes a public solicitation on savings
Industrielaan 27 - 9320 Erembodegem (Aalst)
LER Gent, division Dendermonde – VAT BE 0417.186.211

VOTE BY CORRESPONDENCE

The duly completed and signed paper form must be received by the Company at the latest
on **15 May 2020**.

Undersigned:

NAME

DOMICILE

Or

CORPORATE NAME

LEGAL FORM

REGISTERED OFFICE

COMPANY NUMBER

VALIDLY REPRESENTED BY

Owner of (number) registered and/or
.....(number) dematerialised shares of
Montea Comm. VA, a public regulated real estate company under Belgian law, with registered
office at 9320 Erembodegem (Aalst), Industrielaan 27, under number (LER Gent, division
Dendermonde) 0417.186.211 (**Montea or the Company**).

Exercises his/her right to vote on the items on the agenda of the annual general meeting of
to be held on **19 May 2020 at 10 a.m.** as follows:

(indicate what fits)

1. Acknowledgement and discussion of the annual and consolidated accounts of the Company as per 31 December 2019 and the reports of the Statutory Manager, including the corporate governance statement and the remuneration report, with respect to the annual and consolidated statements of the Company as per 31 December 2019.
2. Acknowledgement and discussion of the auditor's reports relating to the aforementioned annual accounts.
3. Acknowledgement of the decision of the Statutory Manager to make use of the optional dividend (*keuzedividend*).
4. Approval of the annual accounts ending on 31 December 2019.
Proposal for resolution: *The general meeting approves the annual accounts ending on 31 December 2019.*

Pro ☐

Against ☐

Abstain ☐

5. Approval of the appropriation of the result for financial year 2019.
Proposal for resolution: The general meeting decides to appropriate the result of the past financial year as proposed by the Statutory Manager, including the payment of a gross dividend of EUR 2.54 per share.

Pro ☐ Against ☐ Abstain ☐
6. Approval of the remuneration report.
Proposal for resolution: The general meeting approves the remuneration report relating to the financial year ending on 31 December 2019.

Pro ☐ Against ☐ Abstain ☐
7. Discharge to the Statutory Manager.
Proposal for resolution: The general meeting grant discharge to the Statutory Manager in respect of the duties performed in the course of the past financial year.

Pro ☐ Against ☐ Abstain ☐
8. Discharge to the permanent representative of the Statutory Manager.
Proposal for resolution: The general meeting grants discharge to the Statutory Manager's permanent representative for the duties performed in the course of the past financial year.

Pro ☐ Against ☐ Abstain ☐
9. Discharge to the auditor.
Proposal for resolution: The general meeting grants discharge to the auditor during the financial year 2019 for the duties performed by him in the course of the past financial year.

Pro ☐ Against ☐ Abstain ☐
10. Approval of the remuneration of the Statutory Manager for financial year 2019.
Proposal for resolution: The general meeting approves a remuneration for the Statutory Manager for the financial year 2019, amounting to EUR 699,000 (excl. VAT).

Pro ☐ Against ☐ Abstain ☐
11. Acknowledgement and discussion of the annual accounts and the annual report of the acquired company Orka Aalst NV relating to the period from 1 January 2019 until and including 31 March 2019.
12. Acknowledgement of the report of the auditor of the acquired company Orka Aalst NV relating to the period from 1 January 2019 until and including 31 March 2019.
13. Approval of the annual accounts and appropriation of the result of the acquired company Orka Aalst NV relating to the period from 1 January 2019 until and including 31 March 2019.
Proposal for resolution: The general meeting approves the annual accounts, including the appropriation of the result, relating to the period from 1 January 2019 until and including 31 March 2019 of the acquired company Orka Aalst NV.

Pro ☐ Against ☐ Abstain ☐
14. Discharge of the former directors and the permanent representatives of the former directors of the acquired company Orka Aalst NV for the execution of their mandate during the period from 1 January 2019 until and including 31 March 2019.
Proposal for resolution: The general meeting grants discharge by separate vote to the former directors of the acquired company Orka Aalst NV and their permanent representatives for the execution of their mandate during the period from 1 January 2019 until and including 31 March 2019.

Discharge of director LUPUS AM BV, with permanent representative Jo De Wolf:

Pro ☐ Against ☐ Abstain ☐

Discharge of director Peter Snoeck:

Pro ☐ Against ☐ Abstain ☐

15. Discharge of the former auditor of the acquired company Orka Aalst NV for the execution of its mandate during the period from 1 January 2019 until and including 31 March 2019.
Proposal for resolution: The general meeting grants discharge to the former auditor of the acquired company Orka Aalst NV for the execution of its mandate from 1 January 2019 until and including 31 March 2019.

Pro ☐ Against ☐ Abstain ☐

16. Acknowledgement of the termination of the mandate of two directors of the Statutory Manager and the appointment of new directors of the Statutory Manager.

IMPORTANT NOTIFICATIONS

In order to be valid, this voting form must be notified to the Company by **15 May 2020** at the latest, by letter or e-mail, at the following address: Industrielaan 27 - 9320 Erembodegem (Aalst), or at christine.deglas@montea.com.

The shareholder who wishes to vote by correspondence must comply with the participation formalities of prior registration and confirmation of participation as described in the convocation published by the Company. For the calculation of the rules concerning quorum and majority, only the voting forms submitted by shareholders who comply with the formalities referred to in Article 7:134 of the Belgian Code on Companies and Associations, that must be fulfilled in order to be admitted to the meeting, will be taken into account.

A shareholder who has voted by correspondence may no longer elect any other way of participating in the meeting for the number of remote votes cast.

A voting form validly sent to the Company is also valid for successive meetings with the same agenda.

As indicated in the convocation notice of the general meeting (and according to the modalities indicated therein), shareholders who individually or jointly own 3% of the share capital of the Company may place items on the agenda of the general meeting and submit proposals for resolutions (with respect to items included or to be included on the agenda) until 27 April 2020 at the latest (Article 7:130 Belgian Code on Companies and Associations). The subjects to be dealt with and the related proposals for resolutions to be added to the agenda, if any, will be published in accordance with the terms of the Belgian Code on Companies and Associations (as indicated in the convocation notice). Where appropriate, the Company shall simultaneously make available to its shareholders, on its website, a form that can be used for voting by correspondence, supplemented with the additional items to be discussed and the corresponding proposed resolutions that would be placed on the agenda and/or merely with the proposed resolutions that would have been formulated. Voting forms notified to the Company prior to the publication of a supplemented agenda shall remain valid for the items on the agenda to which they apply. Contrary to the foregoing, the remote vote on an agenda item for which a new proposed resolution has been submitted shall not be taken into account.

Done on 2020 at

(Signature must be preceded by the handwritten words "for proxy".)