

PRESS RELEASE

REGULATED INFORMATION

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Capital reduction offers possibility to preserve the paying out of announced dividend

**Technical-accounting intervention without impact on debt ratio,
shareholders' equity/net asset value or the number of shares**

Aalst, 4 December 2009 – MONTEA (NYSE Euronext/MONT/MONTP) will carry out a capital reduction to the amount of EUR 15,388,104.74¹². This capital reduction offers Montea the possibility of safely paying out the announced dividend. Based on the results of the third quarter and the current perspectives, Montea will reach the prognoses of the net current profit.

Montea expects therefore for 2009 a dividend, equivalent to the dividend of 2008.

Technical-accounting solution for juridical-technical issue

Due to the accounting issue conform to Article 617 of the Company Code, Montea found a solution that safely guarantees the paying out of the announced dividend.

This capital reduction will be carried out by incorporating past losses. This concerns EUR 15,388,104.74, bringing the capital of EUR 84,352,467.07 to EUR 68,964,362.33. No shares will be cancelled and the technical-accounting intervention will therefore not have any impact on the debt ratio, nor on the shareholders' equity/net asset value of the company, nor on the number of shares in circulation.

Suffered losses consist of the transferred losses of EUR 7,915,372.92 for the fiscal year 2008 and losses suffered during the first semester of the fiscal year 2009 of EUR 7,472,731.82. This last loss comes primarily from the negative variations in the fair value of the real estate investments and from the negative variations in the fair value of the hedging instruments, as mentioned in Montea's half-yearly financial report by 30 June 2009.

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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FOR MORE INFORMATION

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¹ The assumed amendment to the articles of association in relation to this capital reduction is subject to approval by the CBFA.

² The Board of Directors of the Manager of Montea Comm.VA proposes an Extraordinary General Meeting on 31/12/2009 in order to put through a capital reduction for an amount of EUR 15.388.104,74.