

MONTEA PRESS RELEASE

October 28, 2024 – 6.30 p.m.

Regulated information

## Montea acquires its first site in the Port of Antwerp

Disclosure in accordance with Article 15 of the Transparency Act of May 2, 2007 – new denominator following capital increase



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[www.montea.com](http://www.montea.com)



## **Montea acquires the Luithagen complex in Antwerp through contribution in kind**

- The acquisition includes over 20,000 m<sup>2</sup> of warehouse and office space set on a 42,000 m<sup>2</sup> plot
- New 30-year concession agreement signed with the Port of Antwerp-Bruges
- Montea plans to carry out a full-scale refurbishment which will see sustainability placed front and center
- Montea issues 147,578 new shares at 73.52 EUR per share

**Montea secures its first site in the Port of Antwerp, making it the latest deal signed as part of its strategy to invest in premium locations, particularly multimodal transport hubs. Montea plans to carry out a major, sustainability-led refurbishment of the 20,000 m<sup>2</sup> warehouse.**

A well-known industrial complex comprising 11 units, the Luithagen site is strategically located at the A12/E19/Noorderlaan interchange to the north of the city. The site has been leased over a long period to various companies that provide support services to the port, such as spare parts, maintenance, cleaning and courier services.

### **Sustainable upgrading**

Montea is acquiring the site with a view to undertaking an ambitious long-term refurbishment project that will place sustainability front and center. The units, which in the meantime will have been in use for 40 years, will be gradually upgraded in line with Montea's guiding principles for new investments. Planned upgrades include replacing joinery and façades, adding extra insulation, carrying out roof improvements, as well as installing solar panels, heat pumps and charging points. Montea will therefore ensure that the buildings not only meet current standards, but also contribute to a more sustainable future. Montea's acquisition of the site represents an investment of approximately €10.85 million, on an expected yield of ca. 8.00%. Bridgegap and Mertens Vastgoed advised on the transaction.

"With this investment, Montea takes its first step into the Port of Antwerp, a critical transport and distribution hub, and an economic powerhouse in Belgium. The Luithagen site has consistently demonstrated its value thanks to its strategic location and flexible warehouse structure. Our planned building upgrades will ensure the long-term success of the site," said Xavier Van Reeth, Montea's Country Director for Belgium.

### **Acquisition through contribution in kind**

This acquisition was completed via a contribution in kind of the site to Montea. The contribution was completed in exchange for the issue of 147,578 new Montea shares. 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 73.52 euro per share. The transaction strengthens the equity by 10,850,000 euro, of which 3,007,630.87 euro is share capital and 7,842,369.13 euro is share premium.

The new Montea shares are the same class as Montea's existing shares and have the same rights (including the dividend right for the 2024 financial year, which began on January 1, 2024). These new shares are expected to be listed on Euronext Brussels and Euronext Paris no later than October 30, 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 October 28, 2024 is 471,412,726.19 euro, represented by 23,131,212 fully paid-up ordinary shares. There are no preferred shares, non-voting shares, convertible bonds or subscription rights conferring a right to shares. Each of these shares grants one voting right at the general shareholders' meeting 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 September 30, 2024 the property portfolio comprises a total lettable area of 2,026,463 m<sup>2</sup>, spread across 99 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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