



4 – 5 June 2024

MONTEA'S CAPITAL MARKETS DAY

Jo De Wolf, CEO



Why do we do what we do?

Logistics real estate is vital in just about every sense



Open and flourishing
economy



Essential to trade
and e-commerce



Crucial for efficient global
movement of goods



Need for sustainable,
future-proof spaces





**“Supply chain is the science
of getting products from one
place to another. But at its
core, it’s the art of keeping the
world in motion.”**

OUR DNA OUR DNA OUR DNA OUR DNA OUR DNA OUR DNA OUR DNA OUR DNA

Building for the Future



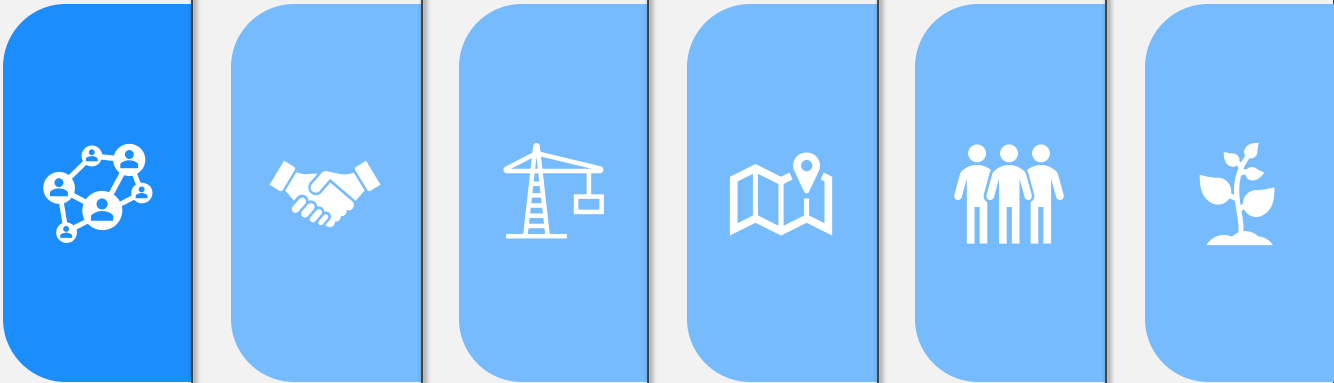
Our DNA

It's all about our long-term vision

This is what enables us to tackle today and tomorrow's challenges in the world of logistics real estate

Partnerships

We build on long-term, sustainable partnerships.



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Dealing with prospects

We approach our prospects with a focus on lasting relationships.



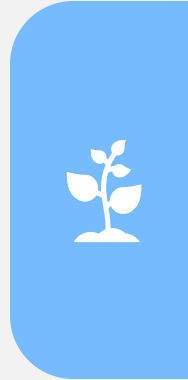
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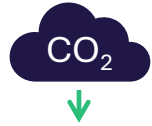
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Building sustainably

Our construction process is guided by 5 key principles.



5 ways Montea focuses on sustainability



Fossil free heating (no gas)



Airtight and energy-efficient loading docks



Green power and green roofs



Circular construction



Long-lasting roofing



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Location hunting

We prioritize future-focused criteria in choosing our locations.



Extensive land bank



How?

We focus on greyfields and brownfields

100% situated in **logistic and industrial zonings**

Future development potential: ± 1.1 million m² GLA

Extension potential by >50% vs. current portfolio

76% of the land bank are **grey/brownfields**



Acquired land bank
1.6 million m²



44% yielding at
5.7% yield on cost



Market value per m²
205 euro



Market value
320 million euro

Grey field vs brownfields

Greyfields refer to areas of underutilized, previously developed land often with outdated or abandoned buildings, such as old shopping centers, warehouses, or parking lots.

Brownfields are previously developed land that may be **contaminated** with hazardous waste or pollution and requires remediation before it can be used.

Both terms are used to describe the potential for redevelopment in areas that have been **previously built on**.



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Our people

We are committed to the driving force behind Montea: our people.





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Corporate expansion

Our roots are deep, expansive, and always resilient. And we continue to grow.





Transgenerational strategy



Location



Building



Tenancy

Space for Growth since 1976

OUR HISTORY OUR HISTORY OUR HISTORY OUR HISTORY OUR HISTORY



Our history



Founded in
Aalst, BE

1976



Expansion into
France

2006

IPO EURONEXT
Brussels and Paris



Expansion into
the Netherlands

2007

Start asset
rotation and
disposals

2010

2013

2015

2018

Yielding
land bank

2020

Expansion into
Germany



Launch of
Track 24

2021

Office opened
in Frankfurt



2023



Space for Growth since 1976

Montea is the outcome of the lifework of **Pierre De Pauw**, one of the founding fathers of Belgian logistic real estate since the late 1960s.

The launch of Montea's **IPO in 2006** marked the beginning of a noteworthy journey of growth.

Since then, Montea NV has been publicly listed on **Euronext Brussels (MONT)** and **Paris (MONTP)**.



France, 2007

Our first investment



PERSBERICHT

MONTEA concretiseert groei­strategie in Frankrijk

- Oprichting "Montea France" en realisatie eerste acquisitie in Frankrijk
- Aanvraag dubbelnotering op Euronext Parijs
- Overstap naar continumarkt Euronext Brussel

15 december 2006 – Embargo tot 17u45

MONTEA, de vastgoedbevak gespecialiseerd in logistiek en semi-industrieel vastgoed, betreedt de Franse markt door de oprichting van Montea France en de aankoop van een eerste pand in Frankrijk.

Hiermee zet MONTEA een belangrijke stap in haar uitgesproken groei­strategie, die in eerste instantie op de Franse markt gericht is.

Frankrijk als tweede thuismarkt

Om haar vastgoedbevak in Frankrijk uit te bouwen, werd Montea France SCI (Société Civile Immobilière) opgericht, met een kapitaal van 3.700.000 €. Montea France zal begin 2007 een aanvraag indienen voor het fiscaal gunstige "SIC" statuut (Société d'Investissements Immobiliers Cotée), met mogelijke inwerkingtreding vanaf 1 januari 2007.

Montea France heeft haar eerste aankoop afgerond. Het gaat om logistiek vastgoed met een strategische ligging in Savigny-le-Temple aan de rand van Parijs: 15.843 m² magazijn met uitbreidingspotentieel en 620 m² kantoorruimte op een terrein van 44.545 m². Het pand is voor 100% verhuurd aan Kuehne+Nagel, een van 's werelds grootste logistieke bedrijven, en is goed voor een jaarlijkse geïndexeerde huur­opbrengst van 805.731,30 €.

Met deze acquisitie is de uitbreiding van de vastgoedportefeuille buiten de Belgische thuismarkt een feit.



Belgium, 2010

Start as a developer



The Netherlands, 2013

Start as an investor



The Netherlands, 2014

Start as a developer



France, 2018

Start as a developer



Germany, 2022

Start as an investor and developer



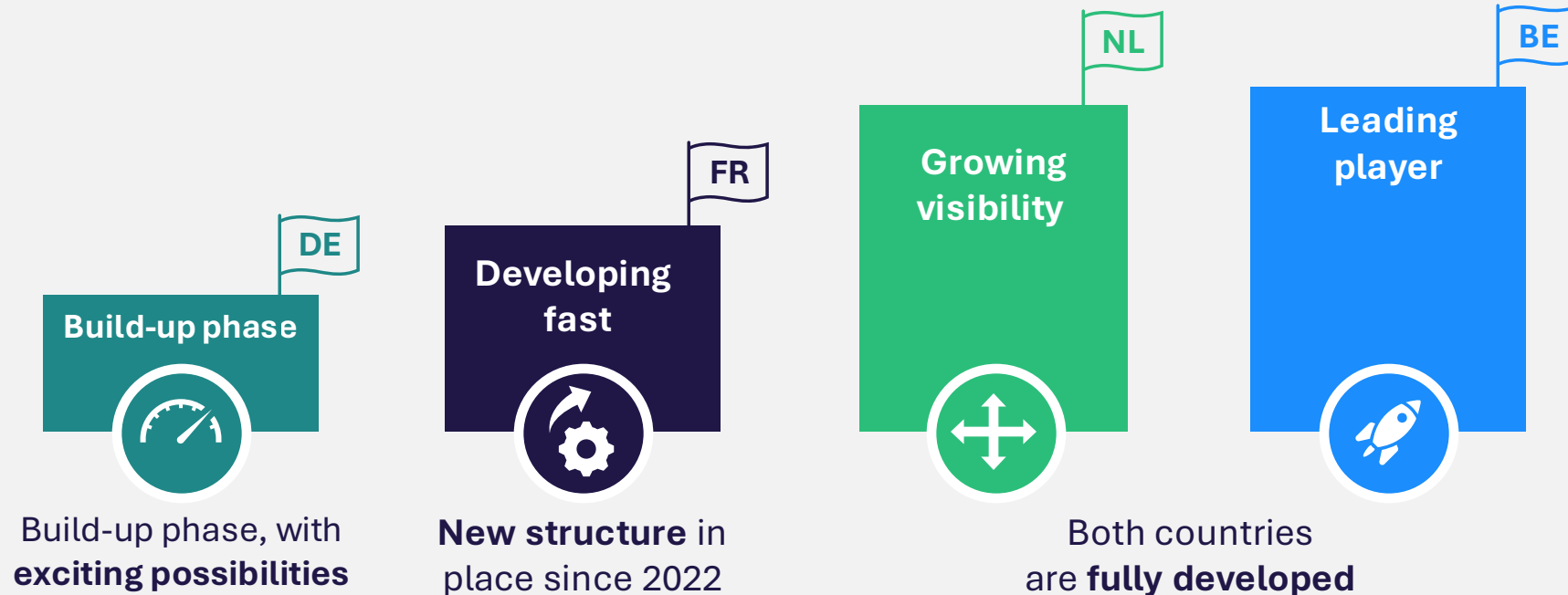
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Our business framework




Four stages

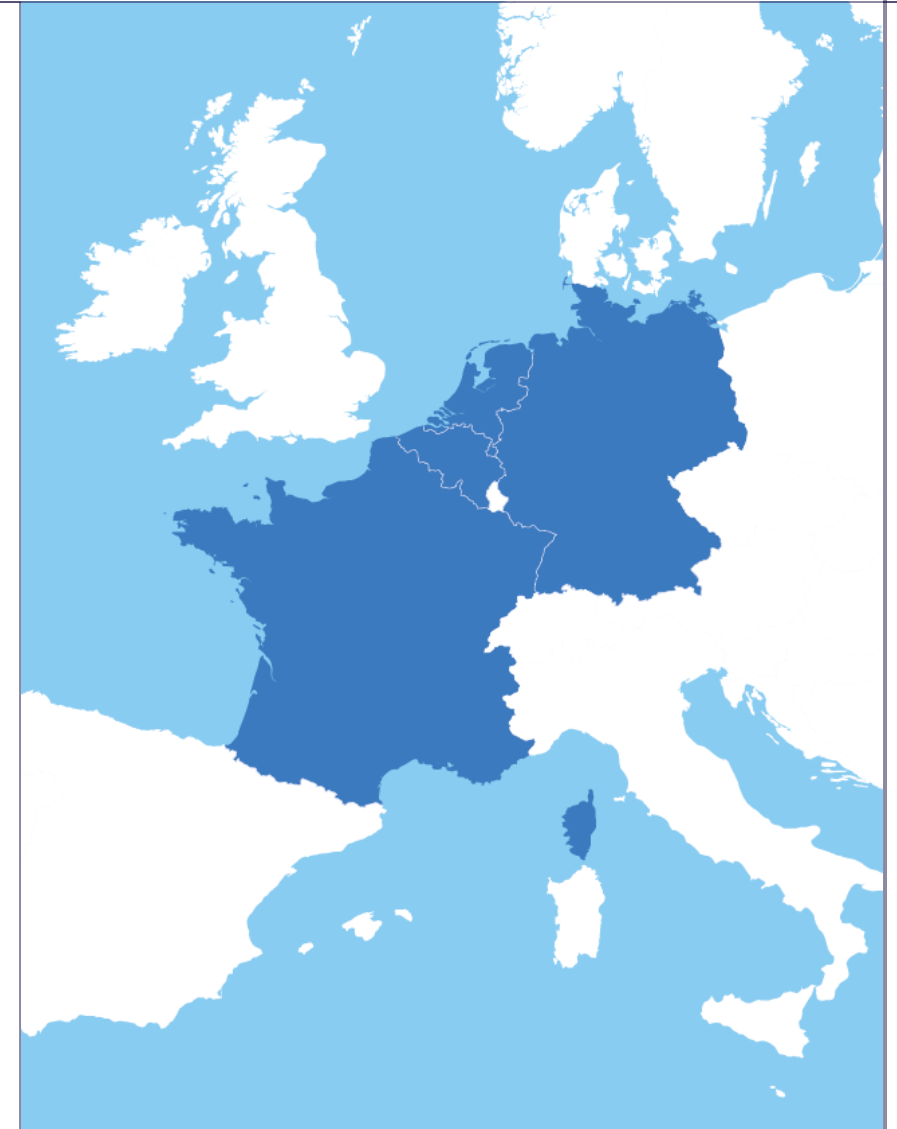
We have built strong foundations
in Belgium and the Netherlands;
We are accelerating in France and Germany too.



Land bank per country

Land bank per country in m²

					
Developed by 31/12/2025	329,366	12,000	464,800	0	806,166
Available after current pipeline	130,028	804,972	372,285	110,794	1,418,079
Total land bank per country	459,394	816,972	837,085	110,794	2,224,245
Available after current pipeline	130,028	804,972	372,285	110,794	1,418,079
Share available land bank per country	9%	57%	26%	8%	100%



4 countries, 4 teams, 1 goal



Business development

Growth through land bank and strategic partnerships



Asset management

Strategically overseeing and optimizing our portfolio



Property management

Ensuring optimal operation and profitability of our portfolio



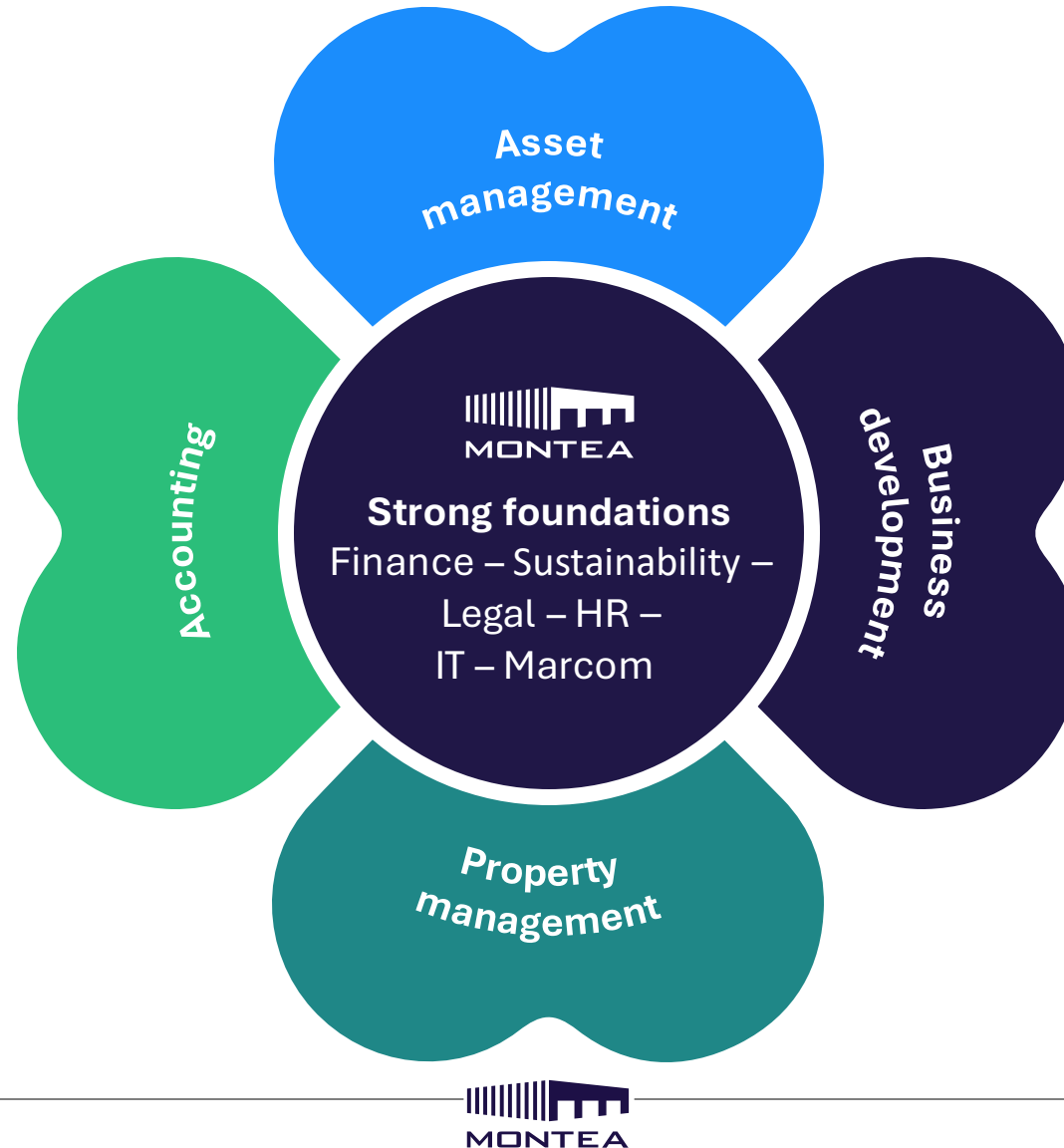
Accounting

Managing financial records and analyzing investments

General principles combined with local expertise



Backed by corporate services



Space for Growth