

SPACE FOR GROWTH



PRESS RELEASE - REGULATED INFORMATION
EMBARGO UNTIL 29/03/2018 – 7:00 PM

MONTEA ACQUIRES LOGISTICS BUILDING IN HOOFDDORP (NL)

Montea Nederland N.V. has reached an agreement with Kenick Capital B.V. from Moerdijk on the acquisition of a logistics building of 6,290 m² and 108 parking places on “De President” business park in Hoofddorp, the Netherlands. “De President” is a business park of ca. 100 hectares to the south of Hoofddorp.

The current tenant Idexx Europe B.V. will continue to rent the premises after the transfer of ownership under the current lease, which is for a fixed term until 30 June 2029 and will generate gross rental income of € 650,000 per year. This transaction represents a net initial yield of 6.95%.

Montea Comm.VA will finance this transaction by a contribution in kind of the claim of Kenick Capital B.V. on Montea Nederland N.V. to pay the purchase price in the capital of Montea Comm.VA within the limits of the authorized capital. This transaction will lead to a strengthening of Montea Comm. VA's equity by € 8,825,000, which corresponds to the investment value excluding transfer costs (€ 529,500).

A contribution agreement was signed today by and between Montea Comm.VA and Kenick Capital B.V. The contribution in kind will be remunerated by the issue of new Montea shares at an issue price per share equal to the volume-weighted average price of the Montea share on the Euronext Brussels market during 30 calendar days before the contribution date, minus the gross dividend still due for the period from 1 October 2017 to 31 December 2017, which is payable in May/June 2018 (coupon n° 19), namely a gross amount of € 0.54 per share (to be approved by the annual general meeting of shareholders of 15 May 2018). The new shares will share in the profit as of 1 January 2018.

The contribution will go through after the signing of the notarial deed of delivery and as soon as the Dutch notary has been able to verify that the transfer was carried out without entries in the Dutch public registers which were not known at the time the deed of delivery was signed.



ABOUT MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a public property investment company (PPIC – SIIC) under Belgian law, specialising in logistical property in Belgium, the Netherlands and France. The company is a leading player on this market. Montea literally offers its customers room to grow by providing versatile, innovative property solutions. This enables Montea to create value for its shareholders. Montea was the first Belgian real estate investor to receive the Lean & Green Star in recognition for showing that CO2 emissions have been effectively reduced by 26% in the Belgian portfolio. As at 31/12/2017, Montea’s portfolio of property represented total floor space of 968,948 m² spread across 54 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since 2006.

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FOR MORE INFORMATION

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