

SPACE FOR GROWTH



PRESS RELEASE – REGULATED INFORMATION
EMBARGO UNTIL 13/04/2018 – 7:00 AM

LIEGE AIRPORT (BE) - MONTEA SIGNS 2 NEW LEASES FOR FLEXPORTE CITY SITE



Montea «Space for Growth» - Flexport City site – Liège (BE)

ROISSY CHARLES DE GAULLE AIRPORT (FR) - MONTEA ACQUIRES 1,448 M² DISTRIBUTION CENTRE



Montea «Space for Growth» - Le Mesnil Amelot site (FR)

Given the growing interest in air freight and efficient real estate solutions, the sector is attaching more and more importance to the specific expertise that Montea has acquired in airport-related logistics real estate. In concrete terms, this leads to the projects below.

➤ **Liege Airport (BE) - Montea signs 2 new leases for Flexport City site**

As already announced in the press release of 8/11/2017, Montea started at Liège Airport with the development of ca. 20,000 m² in warehouse units and related offices. In phase 1 and 2, ca. 12,200 m² are being developed, 5,200 m² of which have already been let to Malysse-Sterima.¹ (phase 1).

In the meantime, Montea has let the remaining floorspace (phase 2) to (i) Easylog Solutions BVBA, under a lease for 3,728 m² for a term of 9 years, which will generate rental income of €186,805 per year (from October 2018); and (ii) ASFS BVBA, under a lease for 3,714 m² for a fixed term of 9 years, which will generate rental income of € 186,730 per year (from December 2018).

Both companies are active in air freight and are expanding their activities at Liège Airport because of the growing success of e-commerce related new business and the presence of international players.

The investment for phase 1 and 2 will amount to ca. € 9 million, and represent a return of 7.2%.

In view of the successful results and the strong interest shown by the market, Montea is now considering to proceeding further with phase 3, with ca. 7,500 m² floorspace.

➤ **Roissy Charles de Gaulle Airport – Acquisition of 1,448 m² building at Le Mesnil-Amelot (FR)**

Montea acquired a building in Le Mesnil-Amelot, uniquely situated at Roissy Charles de Gaulle airport. The 1,448 m² distribution centre is divided into 2 units and is let to BH Catering (918 m²) and SGSF Aéro (530 m²). The total investment value amounts to €1.7 million at an initial return of 7.2%. With this transaction, Montea's portfolio at this airport location exceeds 20,000 m².

ABOUT MONTEA "SPACE FOR GROWTH"

Montea Comm. VA is a public property investment company (PPIC – SIIC) under Belgian law, specialising in logistical property in the Benelux 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. On 8/05/2015 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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¹ For more information, see the press release of //11/2018 or go to www.montea.com.