

Transparency declaration following capital increase

Press release – From the sole director

Regulated information

23/11/2023 – 8:45 a.m.

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MONTEA.COM



Transparency declaration.

Disclosure pursuant to article 15 of the Transparency Act of 2 May 2007

Montea announces the new denominator in accordance with article 15 of the Transparency Act of 2 May 2007 (**Transparency Act**).

Following the capital increase in cash within the framework of the authorised capital via an exempt private placement by way of an “*accelerated bookbuilding*” with qualified and/or institutional international investors, with cancellation of the statutory preferential subscription rights of, and without allocation of priority allocation rights to, the existing shareholders (the **Offering**), 1,802,521 new shares were issued today.

The new shares were issued with coupon no. 26 et seq. attached, which confer the right to dividend as from 1 January 2023. The new shares will therefore participate in the results of the current financial year 2023 and the years beyond.

Following the completion of the Offering, the share capital of Montea on 23 November 2023 amounts to €410,074,807.77, represented by 20,121,491 fully paid-up ordinary shares. There are no preferred shares or subscription rights issued that entitle their holder to shares. Each of these shares carries one voting right at the general shareholders’ meeting and these shares thus represent the denominator for the purposes of notifications under the Transparency Act (i.e., notifications in case of reaching, crossing or falling below the relevant thresholds). In addition to the legal thresholds, set at 5% and multiples of 5%, article 9 of the articles of association of Montea provides for an additional threshold of 3% in accordance with the Transparency Act.

The 1,802,521 new Montea shares issued today are admitted to trading on the regulated markets of Euronext Brussels and Euronext Paris under the same ISIN-code as the existing shares of Montea (BE0003853703).

This information, as well as the shareholding structure, is available on the website of Montea (<https://montea.com/investor-relations/shareholder-structure>).

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This announcement is not for publication, distribution or release, directly or indirectly, in or into the United States of America. This announcement is not an offer of securities for sale into the United States. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "US Securities Act") and must not be offered or sold in the United States, except pursuant to an applicable exemption from the registration requirements of the US Securities Act. The issuer of the securities has not registered, and does not intend to register, any portion of the transaction in the United States of America. No public offering of securities is being made in the United States of America.

In relation to each Member State of the European Economic Area (each a Relevant Member State) an offer of securities to which this communication relates is only addressed to and is only directed at (i) qualified investors in that Relevant Member State within the meaning of Regulation ((EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC, and any implementing measure in each Relevant Member State of the EEA (the Prospectus Regulation)), in accordance with the prospectus exemption provided for in article 1.4(a) of the Prospectus Regulation ("Qualified Investors"), and (ii) up to 150 persons other than "qualified investors" with a minimum investment requirement of EUR 100,000 per person, in accordance with the prospectus exemptions provided for in articles 1.4(b) and 1.4(d) of the Prospectus Regulation.

In the United Kingdom, this communication is only addressed to and directed at, and any investment or investment activity to which this announcement relates is available only to, and will be engaged in only with, "qualified investors" (as defined in article 2(e) of the Prospectus Regulation as amended and transposed into the laws of the United Kingdom pursuant to the European Union (Withdrawal) Act 2018 and the European Union ("Withdrawal Agreement") Act 2020 (the "UK Prospectus Regulation")) who are also (i) "investment professionals" (as defined in article 2(e) of the Financial Services and Market Act 2000 (Financial Promotion) Order 2005, as amended (the "Order")), (ii) "high net worth companies, unincorporated associations, etc." (as defined in article 49(2)(a) to (d) of the Order), and (iii) other persons to whom it may otherwise lawfully be communicated and who can lawfully participate in the Private Placement (all such persons together being referred to as Relevant Persons). Persons who are not Relevant Persons should not take any action on the basis of this announcement and should not act or rely on it.

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ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a public regulated real estate company under Belgian law (GVV/SIR) that specialises in logistical property in Belgium, the Netherlands, France, and Germany. The company is a benchmark player in this market. Montea literally offers its customers the space they need to grow through versatile and innovative property solutions. In this way, Montea creates value for its shareholders. As of 30/09/2023 the property portfolio represented a total space of 1,921,172 sqm spread across 94 locations. Montea NV has been listed on Euronext Brussels and Euronext Paris since the end of 2006.

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MORE INFO

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