

# Press release

## Montea strengthens strategic position with the acquisition of the former Euro Shoe site in Flanders

Regulated information

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

Tuesday 02/12/2025 – 8.30 am



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**MONTEA**  
SPACE FOR GROWTH

**The Belgian listed real estate group Montea has acquired the former Euro Shoe site through a contribution in kind. This transaction enables Montea to expand its presence in Beringen (Limburg), a strategic logistics location just a stone's throw from the E313 and E314 motorways. In addition to excellent road connections to Antwerp, Liège and Brussels, the new acquisition also offers direct access to the Albert Canal, increasing flexibility in shipping options for the site's end user.**

The property value of the site amounts to €19.2 million. The expected NOI yield at market rent is at least 7%. Advanced negotiations regarding the leasing of this location are ongoing.

The multifunctional site covers 53,475 m<sup>2</sup>, including a warehouse of more than 20,000 m<sup>2</sup> and 2,500 m<sup>2</sup> of office space. The building, originally delivered in 2005 and renovated in 2023, also benefits from a spacious external parking area that allows for further expansion opportunities. With this acquisition, Montea strengthens its position in a highly sought-after region with limited land availability and reaffirms its investment strategy focused on prime-located properties with a preference for multimodal logistics hubs.

*"With this investment, Montea is taking over a site located in Limburg's key logistics hub for transport and distribution, with additional opportunities for expansion. Over the years, the location has already demonstrated its strong potential thanks to its strategic position and the flexibility it offers for constructing warehouse configurations."*

*— Xavier Van Reeth, Country Director Montea Belgium*

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

The contribution was realized in exchange for the issuance of 271,672 new Montea shares. The new shares were issued as a result of a capital increase following a decision by Montea's sole director, using the authorised capital. The issue price was set at € 70.66 per share, equal to the average closing price of Montea shares on Euronext Brussels during the thirty (30) calendar days preceding the date of the contribution deed.

The transaction has therefore led to a strengthening of shareholders' equity by € 19,196,904.00 of which an amount of € 5,536,659.22 was allocated to capital and an amount of € 13,660,244.78 to issue premium. The new Montea shares are of the same type and grant the same rights (including dividend rights for the 2025 financial year) as the existing Montea shares. Montea expects the new shares to be admitted to trading on the regulated markets of Euronext Brussels and Euronext Paris no later than 4 December 2025, under the same ISIN code as the existing Montea shares (BE0003853703).

## Disclosure under Article 15 of the Act of 2 May 2007 (the Transparency Act)

Upon completion of this capital increase and the issue of new shares, Montea's total capital as at 2 December 2025 will amount to € 476,949,385.41. From that date, Montea's capital will be represented by 23,402,884 fully paid-up ordinary shares. There are no preferential shares or shares without voting rights, nor any convertible bonds or subscription rights entitling the holder to shares. Each of these shares grants one voting right at the general meeting and therefore represents the denominator for the purposes of notifications under the transparency regulations. In addition to the statutory thresholds of 5% and multiples thereof, article 9 of the 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 (GVB/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, 2025 the property portfolio comprised a total lettable area of 2,341,586 m<sup>2</sup>, spread across 123 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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