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PRESS RELEASE MONTEA
Regulated information
October 4, 2024 – 2.30 p.m.

Final results of the capital increase

MORE INFORMATION
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MONTEA
SPACE FOR GROWTH

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With the public offer to subscribe to the capital increase and the private placement of scrips successfully being completed, the existing shareholders and new investors have committed to subscribe to 100% of the offer.

Today, October 4, 2024, the 1,758,280 unexercised Irreducible Allocation Rights [1] (in the form of Scrips) were offered for sale to investors by way of a private placement in the form of an "accelerated bookbuilding" (in other words, an accelerated private placement with composition of an order book) executed in the EEA, the United Kingdom and Switzerland in accordance with the applicable rules and regulations in such jurisdictions and on the basis of Regulation S of the US Securities Act as amended (the "**Private Placement of Scrips**").

Buyers of the Scrips have irrevocably committed themselves to exercise the Scrips and subscribe for 195,364 New Shares at the same subscription price and the same subscription ratio as the subscription through the exercise of Irreducible Allocation Rights, i.e. 1 New Share (at EUR 67.00 per New Share) for 9 Irreducible Allocation Rights.

With the public offer in Belgium and the successful Private Placement of Scrips successfully being completed, existing shareholders and new investors now have subscribed for 100% of the New Shares offered for a total amount of EUR 153,990,321.00. The gross proceeds of the offer hence equal the targeted maximum of EUR 153,990,321.00 and the net proceeds of the offer are approximately EUR 151.78 million (after deduction of estimated costs and expenses).

"The support and confidence of our shareholders are the cornerstone of this capital increase. This strengthening of our equity will enable us to make new strategic investments, further expand our market position and ensure our financial stability. Moreover, we will be able to fully exploit new opportunities to create sustainable value for all our stakeholders. We would like to expressly thank our shareholders for their continued support and commitment. We look forward to realizing Track27 together with them." **Els Vervaecke, Chief Financial Officer**

The net proceeds from the sale of the Scrips, after deducting the costs, expenses and charges of all types incurred by the Company in the context of the Private Placement of Scrips (the "**Net Proceeds of the Scrips**"), amount to EUR 1.05 per unexercised (or qualified as such) Irreducible Allocation Right. The Company expects that this amount shall be paid to these holders as from October 10, 2024.

Delivery of the New Shares is expected to take place on October 8, 2024. The New Shares will be tradable on the regulated markets of Euronext Brussels and Euronext Paris, in principle as from the same date.

The trading of the shares of the Company on the regulated markets of Euronext Brussels and Euronext Paris has been suspended, at the Company's request, as from the opening of the markets on October 4, 2024 until the publication of the press release relating to the results of the Private Placement of Scrips and the Net Proceeds of the Scrips. With this phase being successfully completed, the Company requested to lift this suspension.

ING Belgium SA/NV and Van Lanschot Kempen N.V. act as Joint Global Coordinators and Joint Bookrunners for this transaction, Belfius Bank NV/SA, in cooperation with Kepler Chevreux, BNP Paribas Fortis SA/NV and KBC Securities NV act as Joint Bookrunners.

[1] Unless otherwise stated in this press release, the capitalized terms in this press release have the meaning as defined in the Prospectus that was prepared in the context of the Offer.

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This document is neither an offer to sell nor an invitation of an offer to purchase the shares, or rights thereon, of Montea SA (the "Company", and such shares and rights jointly referred to as, the "Securities"). An offer to acquire securities will be made, and each investor should make its investment decision solely on the basis of the information contained in the prospectus that will be made publicly available in connection with the proposed offer. As soon as generally available, copies of the prospectus can be obtained free of charge on the Company's website or the Euronext website. This document is not a prospectus within the meaning of the Prospectus Regulation (as defined below) in relation to the offer.

This information does not constitute a request to receive monies, securities or any other consideration and, if sent in response to the information contained herein, will not be accepted. This announcement contains statements that are or may be considered to be 'forward-looking statements'. These forward-looking statements can be identified through the use of forward-looking terminology, including the words 'believe', 'estimate', 'anticipate', 'expect', 'intend', 'may', 'will', 'plan', 'continue', 'anticipate', 'foresee', 'ambition', 'possible', 'predict', 'plan', 'strive', 'want' or 'should', and they include statements by the company about the intended outcomes of its strategy. By their very nature, forward-looking statements entail risks and uncertainties and readers are warned that none of these forward-looking statements are any assurance of future results. The Company's actual results may differ materially from those forecast in the forward-looking statements. The Company assumes no obligation to publish any updates or amendments to these forward-looking statements unless it is legally required to do so.

Any offer of securities covered by this announcement is addressed and intended exclusively to persons in Member States of the European Economic Area ("EEA"), OTHER THAN BELGIUM, who are "qualified investors" within the meaning of Article 2(e) of Regulation 2017/1129 of the European Parliament and of the Council of June 14, 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and revoking Directive 2003/71/EC (the "Prospectus Regulation") ("Qualified Investors"), or such other investors who do not constitute an offer to the public as defined in the meaning of Art. 3.1 of the Prospectus Regulation.

In addition, this document is being distributed to and is only intended for (i) persons located outside the United Kingdom and (ii) to persons within the United Kingdom who are (A) "qualified investors" within the meaning of Article 2 of the Prospectus Regulation (Regulation (EU) 2017/1129) as it forms part of the withheld EU legislation as defined in the EU (Withdrawal) Act 2018 and (B) either (a) investment professionals falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 as amended (the "Order"), (b) "high net worth companies", (c) other persons to whom it may lawfully be communicated, falling within section 49(2)(a) to (d) of the Order, or persons to whom an invitation or inducement to engage in investment activities (within the meaning of Section 21 of the Financial Services and Markets Act 2000, as amended) may otherwise lawfully be communicated or may be induced to be communicated (all such persons in (a) to (d) above being collectively referred to as 'relevant persons'). The offer of securities covered by this document will only be available to, and any invitation, offer or agreement to subscribe for, purchase or otherwise acquire securities will only be entered into with, relevant persons. Individuals who are not relevant persons should not act or rely on this document or its contents.

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ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a listed real estate company under Belgian law (GVV/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 June 30, 2024 the property portfolio comprises a total lettable area of 1,926,268 m², spread across 97 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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MORE INFO

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