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TRACK27
GROWTH PLAN

Press release

ADVERTISING

Regulated information
September 25, 2024 – 8 a.m.

- Montea introduces Track27, its most ambitious growth plan to date
- Montea fast tracks its expansion in France with the acquisition of 17 sites
- Montea launches capital increase for a maximum of €154 million to finance Track27

MORE INFORMATION
www.montea.com

MONTEA
SPACE FOR GROWTH

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Track27 – new growth plan

Montea launches Track27, its most ambitious growth plan to date.

The **four-year growth plan** sets out the following objectives:

- Achieve a **combined investment volume** of **€1.2 billion** between 2024 and 2027.
  As a result of this growth the portfolio's value will increase by 50% to **€3.5 billion**. >35% of the targeted investment volume has already been executed or is in execution.

- **Increase EPRA earnings per share to €5.60 in 2027, an average annual growth rate of 6% compared to 2023.** 2025 EPRA earnings per share revised upwards to €4.90 (vs. €4.75)

- Montea aims to reduce **CO_2 emissions** of its existing portfolio by **45%** by the end of 2027 (compared to 2019)

- **Montea envisages an investment of over €75 million** in **green projects** by the end of 2027:
  - **Doubling** its **solar panel** capacity to **135 MWp**
  - Increasing its **battery energy storage capacity** to **100 MWh**

Significant expansion in France

- With the acquisition of Reverso, a portfolio of **17 strategically-located sites**, Montea is significantly increasing its presence in France. This increases the number of sites in France from 18 to 35.

- The Reverso portfolio comprises a built area of ca. 80,000 m² set on a total land area of 650,000 m², **offering significant potential for expansion and redevelopment**

- The fully let sites are primarily leased to Jacky Perrenot with an **average nine-year fixed term**

- The net initial yield on the **€150.7 million portfolio investment amounts to 5.6%.** Over the medium to long term, Montea expects to **bring this up to 7.0%** thanks to the significant expansion and redevelopment potential at nearly all sites of this strategically located portfolio

WARNING

Any investment in the New Shares, trading of Irreducible Allocation Rights and purchase of Scrips involves significant risks. Investors are requested to familiarize themselves with the whole of the Prospectus, and in particular the risks described in section 1 "Risk Factors" of this Securities Note and in the "Risk factors" chapter of the Registration Document (as amended, where applicable, by the Update of the Registration Document), before investing in the New Shares or trading the Irreducible Allotment Rights or acquiring the Scrips. Any decision to invest in the New Shares, trade in the Irreducible Allocation Rights or acquire Scrips in connection with the Offer should be based on all the information mentioned in the Prospectus. Potential investors must be able to bear the economic risk of an investment in the Shares, trading in the Irreducible Allocation Rights or the acquisition of Scrips, and a full or partial loss of their investment. The approval of the Prospectus should not be understood as a recommendation of securities to be offered or admitted to trading on a regulated market. The Prospectus is valid until 24 September 2025.

Capital increase

- In order to finance the full rollout of Track27, and in particular the acquisition of the Reverso portfolio as part of this growth plan, the Company is launching a capital increase for **a maximum of €154** million by way of a public offer of New Shares[1] in Belgium, followed by an accelerated exempted private placement of scrips.

- **Pre-commitments:** Family De Pauw and Patronale Life have irrevocably committed to exercise a part of their Irreducible Allocation Rights during the subscription period for a minimum amount of €26,32 million.

- **Issue price of €67.00 per new share**, representing a discount of 10.2% on the closing price of the shares on the regulated markets of Euronext Brussels and Euronext Paris on 24 September 2024, (€74.60) and a discount of 9.30% when the above closing price is reduced by the estimated value of the Irreducible Allocation Right, which will be detached on 25 September 2024 (after trading hours), resulting in a theoretical ex-rights price ("TERP") of €73.84.

- **Subscription Ratio**: 9 Irreducible Allocation Rights entitle the subscription for 1 New Share

- **Dividend right:** The New Shares will be delivered with coupon no. 28 et seq. attached and will therefore be **entitled to a dividend as from January 1, 2024**. A gross dividend of at least €3.60 per share is expected for the 2024 financial year (payable in 2025)

- **Subscription period:** Thursday September 26, 2024 (9 a.m. CEST) to Thursday October 3, 2024 (4 p.m. CEST). The private placement of Scrips is due to take place on 4 October 2024.

- The Prospectus can be consulted on https://montea.com/capital-increase-2024.

- ING Belgium SA/NV and Van Lanschot Kempen N.V. will act as Joint Global Coordinators and Joint Bookrunners for this transaction; Belfius Bank NV/SA, BNP Paribas Fortis SA/NV and KBC Securities NV, will act as Joint Bookrunners

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[1] Unless otherwise stated in this press release, the capitalized terms in this press release shall have the meaning defined in the Prospectus prepared in connection with the Offer.

1 Track27

With a solid financial base, Montea is not only positioned for growth, but also encourages it.
We are proud to present our four-year strategic plan, Track27, our most ambitious growth plan to date.

Result-based targets

- ✓ 2024 – 2027 investment volume of €1.2 billion, up 40% from the previous target of €860 million:
  - 2024: €400 million (versus €260 million)
  - 2025: €300 million (versus €200 million)
  - 2026-2027: €250 million per year (versus €200 million per year)

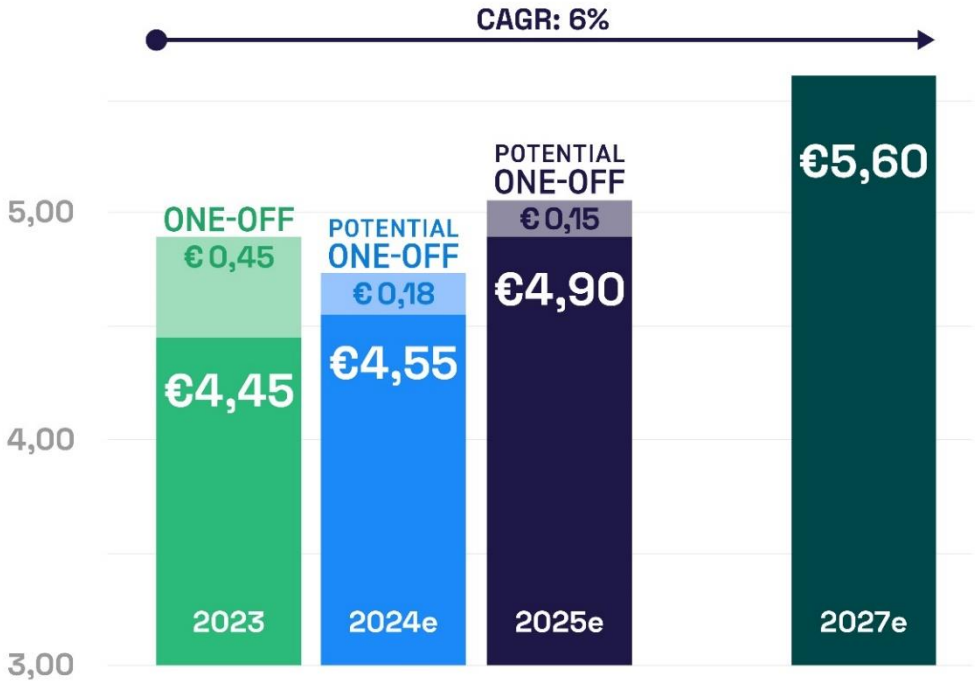
  Our growth plans include a mix of development projects on the extensive land bank, acquisitions of both existing buildings and plots of land and improvements to our existing portfolio. Montea is also investing in solar panels, battery energy storage and other sustainable solutions in the markets in which Montea is currently active.

  As a result, the portfolio's value is expected to increase by more than 50% over this period compared to 31/12/2023, to €3.5 billion.

- ✓ Targeted increase in EPRA earnings to €5.60 per share by 2027, resulting in an average annual growth rate of 6% compared to 2023:
  - Reconfirmation: 2024 EPRA earnings of €4.55 per share[2]
  - Upward revision: 2025 EPRA earnings to €4.90 per share (up from €4.75)[3]
  - New: 2027 EPRA earnings of €5.60 per share

Montea plans to achieve growth through disciplined capital allocation, with a clear focus on operational excellence.
Track27 is built on our solid financial position, characterized by:

- average cost of debt not exceeding 2.5%
- net debt/EBITDA (adj.) of circa 8x
- minimum occupancy rate of 98%
- operating margin of 90% by 2027



[2] Not taking into account the potential additional future positive effect on EPRA earnings of ca. €0.18 per share (based on a weighted average number of shares of 20,203,993 for the first six months of 2024), as a result of the FBI regime for FY 2023

[3] This forecast does not take into account a potential additional future positive effect on EPRA earnings of ca. €0.15 per share (based on a weighted average number of shares of 20,203,993 for the first six months of 2024) if Montea is granted the status of fiscal investment institution ('fiscale beleggingsinstelling', or FBI) in the Netherlands for FY 2024

Montea has made a strong start to its new four-year growth plan with **>35% of the targeted investment volume of €1.2 billion already invested** (€205 million) **or in execution** (€228 million) during the first nine months of 2024.

Invested	205 M€
In execution	228 M€
To go	767 M€

Qualitative targets

Montea aims to take up a leading role in sustainability. As of today, over 75% of our extensive 2 million m² land bank comprises grey- and brownfield sites. These sites have already been used for industrial purposes in the past, that we are now transforming into innovative real estate solutions for the logistics sector. In recent years, we have spent €15 million on land remediation.

It goes without saying that we ensure that all of our developments are fit for the future.

- ✓ All our new buildings will be carbon neutral, resulting in net zero greenhouse gas emissions
- ✓ We will double the capacity of solar panels on our roofs from 67 MWp to 135 MWp over the next four years, by investing approx. €27 million
- ✓ By investing around €50 million in 100 MWh of battery energy storage systems, we will be able to guarantee our clients have sufficient electricity during all times of the day and also help stabilize the grid
- ✓ In doing so, we aim to reduce CO_2 emissions from our existing portfolio (operational carbon) with 45% by the end of 2027 (compared to 2019)

Transgenerational strategy

At Montea, we consider our impact on future generations at every step, seeking long-term value creation over short-term profits. This is why we focus on sustainability and developing innovative logistics warehouses, whilst we continue to prioritise:

- ✓ Strategic top locations, which are relevant now and will remain so in the future
- ✓ Multimodal sites near ports, airports, motorways and railway stations
- ✓ Multifunctional buildings that we prefer to redevelop in partnership with our clients and partners, rather than sell

Our success is propelled by our people rather than our properties

Our team is our driving force. We aim for a minimum 90% retention rate. The *Human Capital Scan*, which was conducted independently, shows great pride among all Monteaneers. The involvement of Monteaneers is secured through option or share purchase plans. These plans have proven very successful in recent years, with a take up of more than 85% of the shares and options offered. Montea aims to maintain or even surpass this level in the future.

Conclusion

We have set the bar high, and our specialist leaders are already working hard to turn these ambitions into reality. Our teams, located across four countries, work closely together to support our clients in their international growth stories.

In short, our solid financial profile combined with strong market demand and, above all, our unparalleled drive, will ensure we successfully achieve the objectives set out in Track27.

These goals set out the next chapter in our story — a future shaped by innovation, sustainability and collective success.

2 Reverso - Montea fast tracks its expansion in France

Montea fast tracks its expansion in France via the acquisition of 17 strategically located sites, referred to as the Reverso portfolio. The total surface area of this portfolio is approximately 650,000 m², and is currently used mainly as a transportation hub for Jacky Perrenot. The low building density of just 12%, provides significant expansion and redevelopment potential which fits with Montea's strategy of holding a large land bank for further development. Half of the sites are located on "La Dorsale", the Lille-Paris-Lyon-Marseille logistics axis. Over a third of the sites are on the "Atlantic Arc", the up-and-coming logistics axis across Caen, Rennes, Nantes and Bordeaux.

The Reverso portfolio is fully let on an average fixed term of ca. nine years. Jacky Perrenot is the main tenant, one of the market leaders in the French transport sector with more than 75 years of experience in organizing transport for major players in the French transport industry. Montea was advised on the acquisition by BG2V (Legal), PWC (Financial & Tax), THEOP and B27 (Technical) and Etude Cheuvreux (Notary). The seller was advised on the transaction by Veil Joure (Legal), Racine (Financial & Tax), ETYO (Technical), Etude R&D (Notary), Eastdil Secured and JLL.

With the purchase of Reverso, Montea takes, with one single transaction, a major strategic step in France by increasing both the existing portfolio value by more than 60% compared to 30 June 2024, as well as significantly expanding future development potential. The investment will increase the number of French sites from 18 to 35. The total investment of €150.7 million will increase the value of the French portfolio from €255 million to €406 million, raising France's share of Montea's total portfolio from 10% to 15%. Annual rental income in France will be €21.1 million post-transaction. The fit for growth strategy and the recent expansion of the French and German teams are bearing fruit, leaving the already built-up teams in these countries well positioned to capitalise on such new growth opportunities and thus improve the operating margin to 90% by 2027.

With a build-out rate of 12% on the current sites, Montea is adding both profitable assets and new land for the land bank. The Company expects that obtaining building permits, despite France's applicable ZAN regulation, will be well possible as the sites are already largely covered with parking and thus no longer require conversion of undeveloped land to real estate.

The net initial yield on the portfolio is 5.6%. Montea expects to be able to improve this yield to 7.0% over the medium- to long-term, based on the expansion and redevelopment potential at nearly all the sites in this strategically located portfolio. This transaction is expected to close in Q4 2024, as soon as the usual preconditions are met.

"At Montea, we strongly believe in long-term value creation. With this portfolio acquisition, we are purchasing a significant land bank leased to a leading player in the French market. We look forward to working with Jacky Perrenot to create value in these strategic locations."

Luc Merigneux, Country Director, France

3 Capital increase

Offer

Each Existing Shareholder will receive one Irreducible Allocation Right per Existing Share held at the end of the trading day on 25 September 2024. The Irreducible Allocation Rights are expected to be tradable separately from the Existing Shares on the regulated Euronext Brussels market during the entire Subscription Period, i.e. from Thursday 26 September 2024 (9 a.m. CEST) to Thursday 3 October 2024 (4 p.m. CEST).

Existing Shareholders holding Irreducible Allocation Rights and other holders of Irreducible Allocation Rights may subscribe to the New Shares from 26 September 2024 (9 a.m. CEST) to 3 October 2024 (4 p.m. CEST), subject to the terms and conditions set out in the Prospectus, at an Issue Price of €67.00 per New Share and at a Subscription Ratio of 9 Irreducible Allocation Rights for 1 New Share.

The Offer consists of a maximum of 2,298,363 New Shares, having the same rights as the Existing Shares, including dividend rights for the current financial year from January 1, 2024.

The capital increase was approved within the scope of the authorized capital.

Issue price

The Issue Price is €67.00 per New Share and was set on 24 September 2024 (after close of trading) by the Company in consultation with the Joint Global Coordinators and Joint Bookrunners based on the closing price of the Shares on the regulated markets of Euronext Brussels and Euronext Paris on 24 September 2024 and reflecting a discount that is ordinarily applied for this type of transaction.

The Issue Price is 10.2% below the closing price of the Share on the regulated markets of Euronext Brussels and Euronext Paris on 24 September 2024 (€74.60). Based on that closing price, the TERP after detachment of coupon no. 27 is €73.84, the theoretical value of an Irreducible Allocation Right is €0.76 and the discount of the Issue Price compared to the TERP is 9.3%.

Pre-commitments

Family De Pauw and Patronale Life have irrevocably committed to exercise a part of their Irreducible Allocation Rights during the Subscription Period and to subscribe for the capital increase for a minimum amount of €26,32 million.

Reasons for the Offer and use of proceeds from the issue

If the offer is fully subscribed, the net proceeds of the Offer may be estimated at €151.78 (after deducting provisions and expenses borne by the Company in connection with the Offer). These net proceeds will be used to strengthen capital to carry out the new Track27 growth plan (see above) and expand the property portfolio. The net proceeds will be used in particular to fund the Reverso deal (see above), which forms part of Track27.

Irreducible Allocation Rights

The Irreducible Allocation Rights (coupon no. 27) will be detached from the Shares on 25 September 2024 (after close of trading— ex-coupon 25 September 2024) and are expected to be tradable on the regulated market of Euronext Brussels under ISIN code BE0970185881 during the Subscription Period. The buying or selling of Irreducible Allocation Rights may give rise to certain costs.

Dividend rights

The New Shares will be delivered with coupon no. 28 et seq. attached and will therefore be entitled to a dividend from January 1, 2024. A gross dividend of at least €3.60 per share is expected for the 2024 financial year (payable in 2025). This estimate of course depends on the actual results of the current 2024 financial year and the approval by the ordinary general shareholders' meeting scheduled for May 20, 2025.

Private placement of Scrips

The (i) Irreducible Allocation Rights that have not been exercised on the closing date of the Subscription Period and (ii) registered Irreducible Allocation Rights, (x) for which a properly completed and signed subscription form was not received on time; (y) that could not be sold in the name of the Company and for the account of the relevant Existing Shareholder (despite an instruction to do so given by the relevant Existing Shareholder in a subscription form requesting the sale of an Irreducible Allocation Right that was completed and signed on time) because the market for Irreducible Allocation Rights had not developed or proved to be illiquid; or (z) for which the total Issue Price was not paid on time (all of which will qualify as unexercised Irreducible Allocation Rights); will automatically be converted into an equal number of Scrips, which will be sold by the Joint Global Coordinators to Belgian and international institutional investors by way of a private placement of scrips in the form of an "accelerated bookbuilding" of Scrips (in other words, an accelerated private placement with formation of an order book).

The private placement of Scrips will take place as soon as possible after the close of the Subscription Period, in principle on 4 October 2024.

Buyers of Scrips must subscribe for the remaining New Shares at the same price and at the same Subscription Ratio as those applicable to the subscription through the exercise of Irreducible Allocation Rights.

The price at which the Scrips will be sold will be set by the Company, with the assistance of the Joint Global Coordinators, taking account of the results of the accelerated bookbuilding. The net proceeds of the sale of the Scrips, after deducting the costs, expenses and charges of any kind incurred by the Company in connection with the private placement of Scrips (the "Net Proceeds of the Scrips") will be made available by the Company in due proportion to the holders of the unexercised Irreducible Allocation Rights (or Irreducible Allocation Rights that are deemed to be unexercised) on presentation of coupon no. 27, as from 10 October 2024. If the Net Proceeds of the Scrips divided by the total number of unexercised Irreducible Allocation Rights is less than €0.01, they will not be distributed to the holders of unexercised Irreducible Allocation Rights but transferred to the Company. The amount available for distribution (i.e. the Net Proceeds of the Scrips) will be announced by press release on 4 October 2024.

Admission to trading and listing of the New Shares

A request for the admission to trading of the New Shares on the regulated markets of Euronext Brussels and Euronext Paris will be submitted. The New Shares are expected to be tradable as from 8 October 2024 under the same ISIN code as the Existing Shares (BE0003853703).

Payment and delivery of the New Shares

Subscribers must pay the Issue Price in full, in euros, together with all applicable stock exchange taxes and charges. Subscriptions via Irreducible Allocation Rights or Scrips will be paid for by debiting the buyer's account (in euro) with a value date of 8 October 2024.

The terms of subscription and final payment date will be communicated to registered Existing Shareholders by means of a letter or email sent to them. In particular, the Issue Price for the New Shares subscribed on the basis of registered Irreducible Allocation Rights must have accrued (been credited) to the Company's bank account no later than 3 October 2024 at 3 p.m. (CEST). This is an absolute requirement for proceeding with the issue and delivery of any New Shares for which Existing Shareholders who hold registered Shares have subscribed.

New Shares that are issued on the basis of Irreducible Allocation Rights associated with registered shares will be recorded as registered shares in the Company's share register on or around 8 October 2024. The New Shares that are issued on the basis of Irreducible Allocation Rights associated with dematerialized Shares or Scrips will be delivered in dematerialized form on or around 8 October 2024.

Prospectus

The Prospectus consists of the Securities Note (including all information incorporated by reference therein), the Registration Document (including all information incorporated by reference therein) and the Summary. The Registration Document consists of the Company's Universal Registration Document for the 2023 financial year, which was filed with the FSMA without prior approval on April 18, 2024 in accordance with Article 9 of the Prospectus Regulation (the "URD 2023"), as updated by the Update of the Registration Document (which constitutes an amendment to the Universal Registration Document for the financial year 2023 within the meaning of article 9, paragraph 7 of the Prospectus Regulation). This aims to provide potential investors in the Offer with a document that provides an overview of recent developments and trends within or with an impact on the Company, taking place between the date of the URD 2023 and the date of the Prospectus.

The URD 2023 was filed with the FSMA on April 18, 2024, without prior approval and the Update of the Registration Document was approved by the FSMA on 24 September 2024. The Securities Note and the Dutch language version of the Summary relating to the Offer were also approved by the FSMA on 24 September 2024.

The Prospectus is available today for the investors free of charge at the Company's registered office (Industrielaan 27, box 6, 9320 Erembodegem). The Prospectus will also be made available to the investors free of charge as from 25 September 2024 (before start of trading) at ING Belgium SA/NV ("ING") on its website www.ing.be/aandelentransacties and at Belfius Bank NV/SA on its website www.belfius.be/montea2024, BNP Paribas Fortis SA/NV on its website https://www.bnpparibasfortis.be/beleggingsnieuws and KBC Securities NV on its website http://www.kbc.be/Montea2024. In addition, the Prospectus can be consulted today on the Company's website https://montea.com/capital-increase-2024.

Subscriptions

Subscription requests may be submitted directly and free of charge at the counters of ING Belgium SA/NV, Belfius Bank NV/SA, BNP Paribas Fortis SA/NA and KBC Securities NV and/or through any other financial intermediary. Investors are encouraged to obtain information about any fees charged by these other financial intermediaries. There may also be expenses in relation to the purchase and sale of Irreducible Allocation Rights. Investors are encouraged to obtain information about any fees charged by financial intermediaries.

Legislation under which the Shares are created and applicable jurisdiction

The New Shares will be issued in accordance with Belgian law.

Syndicate

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

Expected time line for the Offer

Press release on the announcement of the Offer and modalities	September 25, 2024 (before start of trading)
Publication of the Prospectus on the Company's website	September 25, 2024 (before trading hours)
Detachment of coupon no. 27 to exercise the Irreducible Allocation Rights	September 25, 2024 (after trading hours)
Start of Subscription Period for the exercise of the Irreducible Allocation Rights	September 26, 2024, at 9:00 a.m. (CEST)
Start of listing of the Irreducible Allocation Rights	September 26, 2024, at 9:00 a.m. (CEST)
Finale Date by which the Company must receive the subscription forms of Existing Shareholders holding registered shares and want to trade their Irreducible Allocation Rights or transfer these to a securities account	October 1, 2024, 9:00 a.m.
Final date by which (i) the subscription form for registered Irreducible Allocation Rights must be received by the Company and (ii) the Issue Price must be received by the Company	October 3, 2024, at 3:00 p.m. (CEST)
End of Subscription Period for the exercise of the Irreducible Allocation Rights and end of listing of Irreducible Allocation Rights	October 3, 2024, at 4:00 p.m. (CEST)
Suspension of trading of Montea shares on Euronext Brussels and Euronext Paris until publication of the press release on the results of the Offer (i.e. including the private placement of Scrips)	October 4, 2024 (at start of trading)
Press release on the results of the Offer with Irreducible Allocation Rights	October 4, 2024
Private placement of Scrips	October 4, 2024
Press release on the results of the Offer including the private placement of Scrips and the amount owed to the holders of Irreducible Allocation Rights (Net Scrips Proceeds) that are unexercised (or qualifies as such) — followed by the resumption of trading of the Shares	October 4, 2024
Payment of the New Shares subscribed with dematerialized Irreducible Allocation Rights and Scrips	October 8, 2024 (before start of trading)
Statement of completion of the capital increase	October 8, 2024 (before start of trading)
Delivery of the New Shares to the subscribers	October 8, 2024
Admission to trading of the New Shares on Euronext Brussels and Euronext Paris	October 8, 2024
Press release on the capital increase and the new denominator for the purposes of the transparency legislation	October 8, 2024
Payment of the Net Proceeds of the Scrips	October 10, 2024

The Company may adjust the dates and timings of the capital increase and the periods that are indicated in the above calendar and in the Prospectus. In such case, the Company will notify Euronext Brussels and Euronext Paris and inform the investors by way of a press release and on the Company's website. Insofar as legally required, the Company will also publish a supplement to the Prospectus.

DECLARATION IN APPLICATION OF ARTICLE 37 OF THE RREC ACT

In accordance with Article 37 of the RREC Act, the transactions planned by the Company must be notified to the FSMA, and the relevant data must be made public, if certain persons falling within the scope of article 37, §1 of the RREC Act, act directly or indirectly as counterparty to those transactions or derive any financial benefit from them.

Pursuant to Article 37, §1 of the RREC Act, it is hereby announced that the following persons falling within the scope of 37, §1 (may) act as counterparties to the planned transaction or (may) derive any form of financial benefit from it:

- Montea Management NV, with registered office at 9320 Erembodegem, Industrielaan 27, company number 0882.872.026 (Register of Legal Entities Ghent, Dendermonde division), as sole director of the Company;
- Mr. Dirk De Pauw, as director of the sole director;
- Mr. Jo De Wolf, as director of the sole director and effective leader;
- Mr. Peter Snoeck, as director of the sole director;
- Mr. Jimmy Gysels, as an effective leader;
- Mr. Koen Van Gerven, as director of the sole director;
- Elijarah BV, represented by Mrs Els Vervaecke, as a member of the executive management;
- The reference shareholder: Family De Pauw.

The public offer to subscribe to new shares in cash, and the associated capital increase, strengthens Montea's equity and therefore its (legally limited) debt ratio. This will allow Montea to carry out its upcoming transactions in the future and therefore meet its growth objectives as set out in Track27.

The planned transaction is in the interest of the Company and within the ordinary course of the Company's business strategy.

The issue price of the newly issued shares will be determined by Montea in consultation with the banks advising on the capital increase, in line with the stock market price of Montea shares on Euronext Brussels and Euronext Paris, including a discount that is customarily applied for this type of transaction. In other words, the planned transaction will be carried out under normal market conditions, as required by article 37, §3 of the RREC Act.

Disclaimer

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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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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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