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PRESS RELEASE MONTEA
Regulated information
October 4, 2024– 10:35 a.m.

Successful take-up of 91.5% new shares through exercise of irreducible allocation rights in the context of the public offer

Launch of accelerated private placement of scrips

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MONTEA
SPACE FOR GROWTH

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Successful completion of the first phase of the public offer following a take-up of 91.5% of the new shares. Launch of accelerated private placement of 1,758,280 Scrips after the publication of this press release.

In the context of the public offer in Belgium to subscribe to 2,298,363 New shares [1] at an issue price EUR 67.00 per share, which ended on October 3, 2024, Montea received subscriptions for 2,102,999 New Shares further to the exercise of Irreducible Allocation Rights. This represents a take up of 91.5% of the maximum offer amount of EUR 153,990,321.00.

The 1,758,280 Irreducible Allocation Rights, represented by coupon no. 27 (i) that were not exercised on the last day of the Subscription Period, or (ii) that are attached to registered Existing Shares (x) for which no duly completed and signed subscription form was received on time, (y) that could not be sold in the name of the Company and for the account of the relevant Existing Shareholder by the Joint Global Coordinators because the market for Irreducible Allocation Rights did not develop or proved to be illiquid, or (z) for which the total Issue Price was not paid on time, were automatically converted into an equal number of Scrips.

These Scrips will be sold to Belgian and international 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**").

The Private Placement of Scrips will take place as from the publication of this press release. Buyers of Scrips have to subscribe to the New Shares that are still available at the same price and same Subscription Ratio as was applicable to 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 in the form of Scrips.

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**") 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 October 10, 2024. If the Net Proceeds of the Scrips divided by the total number of unexercised Irreducible Allocation Rights is less than EUR 0.01, these will not be distributed to the holders of unexercised Irreducible Allocation Rights but transferred to the Company.

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 (if any). The results of the Private Placement of Scrips and the Net Proceeds of the Scrips (if any) will be announced by means of a press release, in principle on October 4, 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.

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 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.

PRESS CONTACT

lnna.maslova@montea.com | +32 53 82 62 62

MORE INFO

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