Successful offering of new shares via ABB

Press release – From the sole director

Regulated information

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MONTEA
SPACE FOR GROWTH

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Successful exempt private placement of 1,602,364 new Montea shares.

Successful offering

Montea successfully placed 1,602,364 new shares, corresponding to 9.76% of the existing shares, at €64.00 per new share through a private placement with an accelerated bookbuilding procedure with qualified and/or institutional investors (the **Offering**). The issue price represents a discount of 7.11% compared to the 3-days' average prior to the date of the Offering (€68.90 per share). The Offering raised gross proceeds of € 102,551,296.

The total demand for the new shares exceeded multiple times the maximum number of shares that was offered in the context of the Offering.

The net-proceeds of the Offering will, first and foremost, be used to continue the Track'24 growth plan, by unlocking the potential of the company's significant landbank via in-house developments at an average net initial yield of at least 6%. In addition, in today's challenging energy climate, Montea aims to further leverage energy and other sustainability investments in line with its 2030/2050 sustainability plan, with a particular focus on measures to increase energy efficiency and the use of renewable energy sources (e.g., solar panels, LED lighting, heat pumps and battery storage). This operation will also lower the debt ratio and underpin the sound balance sheet in times of high market volatility, weakening macroeconomic outlook and increased interest rates. The targeted net proceeds will, pro forma, reduce the debt ratio to ca. 39%. Last, but not least, the proceeds will further increase the liquidity position of Montea and enable the company to respond swiftly to investment opportunities, with a focus on sustainable, multimodal and multifunctional logistics properties located at prime strategic locations.

The new shares will be issued with coupons no. 25 et seq. attached. The new shares therefore confer the right to dividend as from 1 January 2022, an expected gross dividend of €3.30 per share. The new shares will be issued in accordance with Belgian law and are ordinary shares that represent the capital, in the same form as the existing shares, fully paid-up, with voting rights and without nominal value. The new shares will confer the same rights as the existing shares.

The new shares will be issued through use of the Company's authorised capital, as set forth in article 6.3(c) of the Company's articles of association, which allows the Company to increase its share capital with an amount of up to EUR 32,656,181.05 (excluding share premium) through contributions in cash with cancellation of the statutory preferential subscription rights and without allocation of priority allocation rights to its existing shareholders, in accordance with article 7:191 of the Belgian Code of Companies and Associations and article 26, §1, third paragraph of the Belgian Act on regulated real estate companies of 12 May 2014. The authorised capital was approved by the extraordinary general meeting of the Company held on 18 May 2021 and the Company has not yet used its authorised capital in accordance with article 6.3(c) of its articles of association since that date.

As part of the Offering, trading of the Montea share was temporarily suspended and shall resume today (9 November 2022) as of the start of the trading day.

The Company has submitted a request to Euronext Brussels and Euronext Paris for the admission to trading of the new shares to be issued as a result of the capital increase, in accordance with the prospectus exemption provided for in article 1.5(a) of the Prospectus Regulation. The new shares are expected to be admitted to trading on the regulated markets of Euronext Brussels and Euronext Paris immediately after their issue, expected on or around 14 November 2022. The new shares will have ISIN-code BE0003853703, which is the same code as the existing shares.

As part of the offering, the Company has committed to a 90-day standstill period, subject to customary exceptions. The standstill period can only be waived with the consent of the Joint Global Coordinators.

BNP Paribas Fortis SA/NV and ING Belgium NV/SA are acting as Joint Global Coordinators, and ABN Amro Bank N.V., acting in cooperation with ODDO BHFS SCA, Belfius Bank SA/NV, acting in cooperation with Kepler Cheuvreux S.A. (including its branch offices and affiliates), and KBC Securities SA/NV are acting as Joint Bookrunners.

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In the United Kingdom, this press release is only addressed to and directed at, and any investment or investment activity to which this information 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 by virtue of the European Union (Withdrawal) Act 2018 and the European Union (Withdrawal Agreement) Act 2020 (the "UK Prospectus Regulation") who are also (x) persons who have professional experience in matters relating to investments falling within the definition of "investment professionals" in article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order"), or (y) "high net worth companies, unincorporated associations, etc." in the sense of article 49(2) (a) to (d) of the Order, or (z) are persons to whom such information may otherwise lawfully be communicated (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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In other selected jurisdictions, to certain qualified and/or institutional investors, in accordance with applicable restrictions.

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ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a public real estate investment company under Belgian law, specializing in logistics real estate in Belgium, the Netherlands, France and Germany. The company is a benchmark player in this market. Montea literally offers its customers room to grow, using flexible and innovative real estate solutions. In this way, Montea creates value for its shareholders. As at 30/09/2022, the real estate portfolio represents a total surface area of 1,857,023 m², spread across 92 locations. Montea NV has been listed on Euronext Brussels (MONT) and Paris (MONTP) since the end of 2006.

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