

SPACE FOR GROWTH

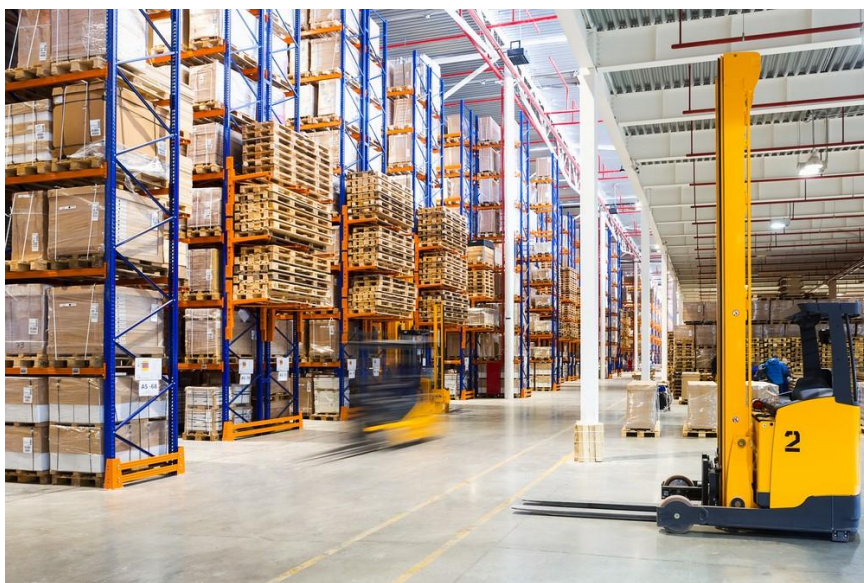


PRESS RELEASE — REGULATED INFORMATION
EMBARGO UNTIL 11/10/2018 — 7:00 AM

OCCUPANCY RATE MONTEA RAISES TO 100% IN BELGIUM

FIVE NEW LEASE AGREEMENTS FOR A TOTAL SURFACE OF MORE THAN 40,000 m²:

- 16,700 m² LET TO DECATHLON IN WILLEBROEK, DE HULST
- 500 m² LET TO TG-H BENELUX IN WILLEBROEK, DE HULST
- 8,100 m² LET TO EC HUB IN MILMORT
- 7,300 m² LET TO SINOTRANS IN LIÈGE, LIEGE AIRPORT
- 8,700 m² LET TO WWL IN GHENT, HULSDONK



Montea managed to optimize the occupancy rate in Belgium in the last quarter from 94.7% to 100%.

➤ **New lease agreement with Decathlon for 16,700 m² in Willebroek, MG Park De Hulst**

At the end of 2017, Montea acquired a 47,000 m² distribution centre, which is rented to Decathlon¹. Decathlon has now concluded an additional lease agreement for ca. 16,700 m² on the same site but in an adjacent building and this for a fixed term of 9 years. The entire distribution for Decathlon Benelux (www.decathlon.be) is organized from De Hulst.



➤ **New lease agreement with TG-H Benelux for 500 m² in Willebroek, MG Park De Hulst**

In March 2017, Montea acquired ca. 14,000 m² of logistics floor space at MG Park De Hulst², which are let to Metro. The last 500 m² of office space available were in the meantime let to TG-H Benelux. This company belongs to the Swedish New Wave Group, a global player in the field of high quality work clothing and promotional textile (www.texet.be).



➤ **New lease agreement with EC HUB for 8,100 m² in Milmort**

Montea and EC HUB have concluded a lease agreement for more than 6 years for an ca. 8,100 m² unit in Herstal-Milmort (Liège). The new tenant of Chinese origin is active in the e-commerce sector. (www.ec-hub.com).

➤ **New lease agreement with Sinotrans for 7,300 m² in Liège, Liège Airport**

At the end of 2017, Montea announced the launch of a new development project at Flexport City³, the logistics zone of Liege Airport. The 3 last available units (ca. 7,300 m²) have in the meantime been rented to Sinotrans for a 9-year term (with the option to terminate the lease after 3 years). Sinotrans is one of the largest Chinese freight forwarders (www.sinotrans.com).



¹ For more information, cf. the press release of 6/11/2017 or go to www.montea.com.

² For more information, cf. the press release of 30/03/2017 or go to www.montea.com.

³ For more information, cf. the press release of 6/11/2017 or go to www.montea.com.

Luc Partoune, Chief Executive Officer Liège Airport: *“With Sinotrans Liège Airport strengthens its economic ties with China. Several Chinese airlines are already operating at Liège Airport, including Air China Cargo and Unitop. I am particularly delighted with the choice made by Sinotrans, which confirms the excellence of Liège Airport for cargo and more specifically for cross border e-commerce.”*

➤ **New lease agreement with WWL for 8,700 m² in Ghent, Hulsdonk**

In October 2016, it was announced that SAS AUTOMOTIVE BELGIUM NV, the former supplier of Volvo, was forced to close. The company therefore terminated the existing lease early, i.e. on 31 January 2017. The building was



divided into two units, one of which was let to Facil Europe BVBA⁴. Montea and WWL (WALLENIIUS WILHELMSEN Logistics Zeebrugge NV) have signed a tenant agreement for the unit in question, that can be terminated on annual basis. The new lessee specializes in the supply of innovative and sustainable worldwide forwarding and logistics solutions for manufacturers of cars, lorries, heavy equipment and specialized types of cargo (www.2wglobal.com).

Positive impact on Montea's key parameters of the above mentioned transactions

The aforementioned rental agreements together represent € 1.7 million of additional rental income on an annual basis.

Peter Demuyne, Chief Commercial Officer Montea: *“On 30 June 2018, Montea posted an occupancy rate of 96.6% for the total portfolio. The aforementioned rental transactions are part of a pro-active commercial policy with quality lessees. Based on our present view of the logistics market and our portfolio, we should be able to close 2108 with a total occupancy rate for the 3 countries of over 98%.”*

ABOUT MONTEA “SPACE FOR GROWTH”

Montea Comm. VA is a public property investment company (PPIC – SIIC) under Belgian law specialising in logistical property in Belgium, France and the Netherlands, where the company is a benchmark player. Montea literally offers its customers room to grow by providing versatile, innovative property solutions. In this way, Montea creates value for its shareholders. Montea was the first Belgian property investor to be awarded the Lean & Green Star in recognition of effectively reducing CO2 emissions in the Belgian portfolio by 26%. On 30/09/2018 Montea's property portfolio represented total space of 1,087,893 m² across 60 locations. Montea Comm. VA has been listed on Euronext Brussels (MONT) and Paris (MONTP) since 2006.

PRESS CONTACT

Jo De Wolf | +32 53 82 62 62 | jo.dewolf@montea.com

FOR MORE INFORMATION

www.montea.com

⁴ For more information, cf. the press release of 13/03/2018 or go to www.montea.com.