

# PRESS RELEASE

REGULATED INFORMATION

Under embargo until 28/05/2010 – 06:00 PM



## **MONTEA acquired a 75,000 m<sup>2</sup> « A-class » logistic platform at Saint-Cyr-en-Val (Orléans, France) for EUR 35.3 million**

**The warehouse is leased for a fixed 9-year duration to the logistic service provider FM Logistics for a gross rental yield of 8.5%**

**Aalst, 28 May 2010 - MONTEA (NYSE Euronext/MONT/MONTP) has announced today the acquisition of an « A-class » logistic platform nearby Orléans (Saint-Cyr-en-Val 45).**

**An « A-class » logistics platform of 75,000 m<sup>2</sup>, ideally located in the logistics zone at the south of Orléans**

The site, with a surface area of 152,149 m<sup>2</sup>, is situated on a prime location in a 210-ha park near Orléans. Orléans is the 5<sup>th</sup> largest logistic zone in France, with distribution capacity across all of France via the A10 / E05 / E09 and E60 access roads.

Built between 1996 and 2006, the warehouse complies with ICPE standards (Installations classées pour la protection de l'environnement) 1510, 1530-2, 2662-1.b, 2910.a.2 and 2925. The building consists of 9 units with a clearance of >13m70 and a total of 88 loading docks.



Montea "More than warehouses" - FM Logistics site | Saint-Cyr-en-Val (Orléans)

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### Logistic platform for the FM Logistics group in the Orléans region

The entire building is leased to the FM Logistics group for a fixed period of 9 years with an annual rental income of EUR 3,000,000, going into effect on 01/07/2010. The Saint-Cyr-en-Val logistic platform is used for distribution of electronic household appliances (e.g. Seb-Moulinex, LG Goldstar).

FM Logistics is an independent logistic company which was founded in 1967 by the Faure and Machet families. Today the group has 12,000 employees in 12 different countries in the consumer goods supply chain. The turnover was EUR 677 million in 2008. FM Logistics is one of the top 10 logistics companies in Europe and one of the top 5 logistic companies in France ([www.fmlogistics.com](http://www.fmlogistics.com)).

### Investment of EUR 35.3 million which will generate a gross rental yield of 8.5%

The total amount of the transaction is EUR 35.3 million, including all costs. This amount is lower than the valuation of the real estate expert of 28/04/2010 and will be fully funded by bank loan and/or a possible capital increase<sup>1</sup>.

The transaction will probably be finalized early July 2010.

This new investment makes a positive contribution towards the increase of terms of the lease agreements, which currently averages 5.6<sup>2</sup> years.

*“With this investment, Montea has taken a big step forward in its development in the French real estate market. The building itself is high-quality, as well as the location and the top tenant,” points out **Montea CEO Dirk De Pauw**. “This transaction emphasizes Montea’s strategy of becoming a reference player in the market for qualitative logistic and semi-industrial property, not only in Belgium but in France as well.”*

### Impact of this transaction on the property portfolio of Montea

With this investment the part of the property portfolio amounts to 38% in France.

### ABOUT MONTEA – ‘MORE THAN WAREHOUSES’

Montea Comm. VA is a property investment company (Sicafi – SIIC), specialized in logistics and semi-industrial real estate in Belgium and France. The company wants to become a reference player in this market. Montea offers more than just storage sites and wants to give leasing clients flexible and innovative property solutions, thus creating value for its shareholders. As from 31/03/2010 the company’s property totaled 375,315 m<sup>2</sup> distributed over 31 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since end of 2006.

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### FOR MORE INFORMATION

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<sup>1</sup> We refer to the press release of 7 May 2010 for more information ([www.montea.com](http://www.montea.com)).

<sup>2</sup> Based on the deadline of the lease agreement.