

# PRESS RELEASE

REGULATED INFORMATION

Embargo until 9/11/2010 – 08.00 AM



## MONTEA raises its occupancy rate to 93.6%

### Two new lease agreements for 9,543 m<sup>2</sup> and 10,415 m<sup>2</sup>

Aalst, 9<sup>th</sup> November 2010 – MONTEA (NYSE Euronext/MONT/MONTP) announces today the signing of a new lease agreement with the interior and furniture company, Pomax, plus a second new lease contract with the logistics company, Stockage Industriel (Vincent Logistics). As a result of the active commercial policy it has implemented over the past quarter, Montea has succeeded in increasing its occupancy rate<sup>1</sup> in a difficult market from 91.2% to 93.6%. These new transactions bring the prospect of an occupancy rate of 95% by the end of the year within reach.

#### *9,543 m<sup>2</sup> leased for 9 years to Stockage Industriel in Herstal-Milmort*

Montea and Stockage Industriel (Vincent Logistics) have signed a 9-year lease agreement (with an option to terminate after 3 years) for a unit extending over 9,543 m<sup>2</sup> in Herstal-Milmort (Liège). The new tenant, which specialises in the storage and logistics, will use the space to store dry food. The lease transaction with Stockage Industriel was handled by property brokers Jones Lang LaSalle and King Sturge.

The site at Herstal-Milmort is divided into 4 different units. At the end of October, Montea also announced the lease of another unit to S.M.I.W<sup>2</sup>.



Montea « More than warehouses » - site Herstal-Milmort

#### *10,415 m<sup>2</sup> leased for 9 years to Pomax in Mechelen*

The interior and furniture company, Pomax, will move into its new unit at the Montea site in the Zandvoortstraat, Mechelen, at the end of this year. The lease agreement between Pomax and Montea is for a period of 9 years and 7 months (with an option to terminate after 3 years).

<sup>1</sup> This occupancy rate is calculated based on m<sup>2</sup>.

<sup>2</sup> For more information, see the press release dated 27th October 2010.

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Pomax is leasing 10,208 m<sup>2</sup> of storage space and 207 m<sup>2</sup> of offices, giving the new tenant over 45% of the entire site in Mechelen. The warehouse space will be used mainly to store furniture, as well as interior and gift items. The lease transaction with Pomax was handled by property brokers King Sturge and DTZ.



Montea « More than warehouses » - site Mechelen

### **93.6% occupancy rate**

On 30<sup>th</sup> of June 2010, Montea had an occupancy rate of 91.23%. In its annual report, Montea stated that its greatest priority in 2010 was to address the issue of vacancies in its portfolio. The lease agreements with Pomax and Stockage Industriel are part of the active commercial policy implemented by Montea to achieve that aim. Based on its current view of the logistics market, Montea management is confident that it will round off the fourth quarter with an occupancy rate of 95%, in line with its objectives.

### **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 31/06/2010 the company's property totaled 375,779 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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