

PRESS RELEASE

REGULATED INFORMATION

Embargoed until 10/06/2010 – 6:30 PM



Capital increase of maximum EUR 39,951,054 through issuance of maximum 2,048,772 new shares at a subscription price of EUR 19.50 per share

- **Capital increase of maximum EUR 39,951,054**
- **Subscription price: EUR 19.50 per new share Montea represents a discount of 10.96%¹ compared to the theoretical price (after separation of the Right and after separation of the pro rata dividend for the period from 1/1/2010 till the capital increase, foreseen on 2 July 2010)**
- **7 Rights give the right to subscribe to 4 new shares**
- **The reference shareholders² Family De Pauw, Banimmo and Holding Communal have committed to a hard underwriting for a minimum amount of EUR 24.90 million**
- **Coupon nr 5, representing the subscription right, will be separated on 10 June 2010 after closing of the stock exchange**
- **Subscription period: from Friday 11 June 2010 until and including Friday 25 June 2010**
- **Placement of scrips will be in principle on Tuesday 29 June 2010**
- **Coupon nr 6, representing the pro rata temporis dividend, will be separated on 1 July 2010 after closing of the stock exchange**
- **New shares will be delivered coupon nr 7 and following attached**
- **ING and Dexia act as Joint Global Coordinators and Joint Bookrunners**

Aalst, 10 June 2010 – Following the decision of the Sicafis' Extraordinary General Shareholders' meeting of 31 May 2010, the board of directors of the Statutory Manager of Montea Comm. VA concluded on 10 June 2010 to proceed with a capital increase with preferential subscription right (the Right) through the issuance of maximum 2,048,772 new shares Montea at a subscription price of EUR 19.50 per share (the Subscription Price) on the basis of 4 new shares for 7 existing shares (the Ratio).

Subscription period

At the close of the regulated market of Euronext Brussels on Tuesday 10 June 2010, the shareholders of Montea Comm. VA. will receive one Right per existing share. The Right, represented by coupon nr 5, will be separated from the existing shares on 10 June 2010 after Euronext Brussels closes on that day and will be listed on Euronext Brussels (ISIN code BE0970114170) from 11 June 2010 until and including 25 June 2010.

The holders of Rights are entitled, subject to the applicable securities law, to subscribe for new shares at the Subscription Price and in accordance with the above mentioned Ratio during the subscription period from 11 June 2010 until and including 25 June 2010.

¹ Based on the 30 days' average.

² The reference shareholders Family De Pauw and Banimmo have unconditionally joined all their preference Rights to assert and register on the new shares (includes the exercise of their preference Rights) for a total amount of EUR 21.13 million (i.e., their actual pro rata of the total offer). The Holding Communal has unconditionally joined his preference Rights to assert and register on the new shares for minimum EUR 3.77 million

PRESS RELEASE

REGULATED INFORMATION

Embargoed until 10/06/2010 – 6:30 PM



The Rights which are not exercised at the end of this subscription period will be automatically converted into scrips. The scrips will be sold to institutional investors by means of a private placement. This will in principle take place on Tuesday 29 June 2010. Investors, purchasing these scrips, have the irrevocable obligation to exercise these subscription Rights at the Subscription Price and in accordance with the Ratio.

The net proceeds of the sale of the scrips will be attributed to holders of these Rights, unless the average sale price per scrip is less than EUR 0.05.

The results of the public offer will be announced on or around 30 June 2010. The payment of the subscription price, the settlement of the capital increase and the quotation of the new shares on Euronext Brussels are foreseen for 2 July 2010.

Use of the net proceeds of the capital increase

The Company plans to use the largest part of the net proceeds of the Offer to finance the acquisition program and to invest additionally on existing sites in order to raise the value of these sites.

The Company has signed a binding agreement in relation with the purchase of a 75,000 m² A-class logistics platform in Saint-Cyr-en-Val (Orléans) with an estimated investment value of EUR 35.3 million, coupled to a lease agreement with the seller. The tenant FM Logistics shall rent this building as of 1 July 2010 for a fixed nine year duration with a yield of 8.5% (see press release of Friday 28 May 2010). The Company expects to receive lease income from the seller as from July 2010. In this respect, the Company closed already a binding agreement with the selling party. The Company will apply, according to the expectations, EUR 29 million of the proceeds of the Offer to finance this acquisition; the company will use the remaining amount of the investment value (i.e. approx. 6.3 million) for taking over the existing debt of the seller.

The Company has in addition signed on this moment a binding agreement with Coca-Cola Enterprises Belgium concerning the development of a new, sustainable distribution centre for Coca-Cola Enterprises Belgium. The construction of this site becomes the first Belgian logistics building meeting the French HQE standard on sustainability. The investment value is estimated on EUR 9.3 million with a gross yield of 7.8%. This building with Coca-Cola Enterprises Belgium as the tenant, and after completion of the project, shall probably bring in rental income as from September 2011. In this respect, the Company closed already a binding agreement for a fixed 12 year duration. According to the expectations the Company will finance the complete investment amount of EUR 9.3 million by the proceeds of the Offer.

Dividends

The new shares give right to a (pro rata temporis) dividend per share (in case of a pay out profit) from the date of issue, in principle 2 July 2010. For this, coupon nr 6 will be separated just before the issue of the new shares (after closing of the stock exchange). This coupon represents the Right to receive a part of the dividend for the actual year, calculated pro rata temporis for the period from 1 January 2010 and the issue date of the new shares, in principle 2 July 2010, subject to the decision of the shareholders' meeting in 2011 (if applicable).

PRESS RELEASE

REGULATED INFORMATION

Embargoed until 10/06/2010 – 6:30 PM



The coupon will be separated on 1 July 2010, but will be paid on the same date with the coupon which is the balance of the dividend (coupon nr. 7 or if necessary, one of the following coupons). This coupon will be preserved by the banks at the same manner as to which the banks preserve separated coupons. The value will be assessed on the time of publication, as described below.

The new shares will be issued with coupons nr 7 and following attached.

Coupon nr 7, or one of the following coupons, represents the right to receive a part of the dividend (if there is one) for the actual year, calculated pro rata temporis for the period from the issue date of the new shares, in principle 2 July 2010, and 31 December 2010, subject to the decision of the shareholders' meeting in 2011.

If all other aspects remain unchanged, and after investigation of the forecasts, the Company has the objective to distribute for 2010 a gross dividend of 8%³.

On the basis of this approach, the capital increase will lead, taking into account the above state hypothesis, for 2010, to the following expected adjusted gross dividends:

- per existing share, EUR 0.97 gross (calculated pro rata temporis for the period from 1 January 2010 and the issue date of the new shares, in principle 2 July 2010) and EUR 0.87 gross (calculated pro rata temporis for the period from the issue date of the new shares, in principle 2 July 2010 and 31 December 2010)
- per new share, EUR 0.87 gross (calculated pro rata temporis for the period from the issue date of the new shares, in principle 2 July 2010)

Engagement of the reference shareholders

Family De Pauw and, representing 52.89% of the share capital, have committed to exercise all there Rights during the subscription period and to subscribe to the capital increase. Holding Communal, representing 12.57% of the share capital, has committed to exercise Rights during the subscription period and to subscribe to the capital increase for a minimum amount of EUR 3.77 million.

Prospectus

On 10 June 2010, the Banking Commission has approved the Prospectus regarding the capital increase with preferential Rights. Subject to some restrictions, the prospectus in Dutch en French, just like the summary of the prospectus in English, can be received, free of charge, at the registered office of Montea Comm. VA or by telephone from ING at 02 464 60 04 and from Dexia on 0800 92 478. This prospectus will also be available on the following internet sites: www.montea.com, www.ing.be, www.dexia.be

Any decision to invest in Montea Comm. VA should be based on a thorough review of the prospectus, including the risk factors provided therein. Montea has only taken steps for a public offering of new shares and Rights in Belgium and France. No securities will be sold in any jurisdiction in which an offer, invitation or sale are illegal without prior registration or approval under the financial legislation of that jurisdiction.

³ Based on 30 days average end stock rates, corrected with the payment of the dividend for the accounting year 2009 (on the date of the Prospectus equal to EUR 24,24) and on a theoretical ex-right price and pro rata temporis dividend price, equal to EUR 21,90.

PRESS RELEASE

REGULATED INFORMATION

Embargoed until 10/06/2010 – 6:30 PM



Expected timetable

Separation of coupon n° 5, representing the Right of the closing of the Stock Exchange	10 June 2010
Publication in the Financial press of the “placard” with regards to the Offer(Subscription price/ratio/total amount of the Offer)	10 June 2010
Availability of the Prospectus to the public	11 June 2010
Opening of the subscription with Rights	11 June 2010
Closing date of the subscription with Rights	25 June 2010
Announcement via press release of the results of the Offering with Rights	29 June 2010
Accelerated private placement of the not exercised Rights in the form of Scrips	29 June 2010
Pricing and allocation of the Scrips	29 June 2010
Announcement via press release of the results of the Offering	30 June 2010
Separation of coupon nr 6, representing the pro rata temporis dividend	1 July 2010
Payment of the price for the New Shares by the subscribers	2 July 2010
Realisation of the capital increase	2 July 2010
Delivery of the New Shares to the subscribers	2 July 2010
Listing of the New Shares on Euronext Brussels	2 July 2010
Payment to holders of unexercised Rights	5 July 2010

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 m² distributed over 31 locations. Montea Comm. VA has been listed on NYSE Euronext Brussels (MONT) and Paris (MONTP) since end of 2006.

PRESS CONTACT

Joris Bulteel
Whyte Corporate Affairs
+32 2 738 06 21
JB@whyte.be

FOR MORE INFORMATION

www.montea.com

PRESS RELEASE

REGULATED INFORMATION

Embargoed until 10/06/2010 – 6:30 PM



This press release does not constitute an offer to sell securities or an invitation to make an offer to buy securities in Montea Comm. VA and no securities will be sold in any jurisdiction in which an offer, invitation or sale are illegal without prior registration or approval under the financial legislation of that jurisdiction. This notice is not an offer to sell securities in the United States of America, Canada, Australia or Japan. The securities have not been and will not be registered under the US Securities Act of 1933, as amended, and may not be offered or sold in the United States of America unless registered or exempt from registration under the Act.

Giving notice or disseminating information about a capital increase of Montea Comm. VA to the public in jurisdictions other than Belgium, where prior registration or approval is required for such purpose, is not allowed. No steps have been or will be taken with regard to the offer of Rights, scrips or shares outside Belgium in any jurisdiction where such steps would be mandatory. The issue, exercise or sale of Rights, scrips and subscription to or purchase of shares, Rights or scrips are subject to specific legal or regulatory restrictions in certain jurisdictions. Montea. Comm. VA will not be liable if such restrictions are violated by any person whosoever. This notice is not an offer document or prospectus in connection with an offer of securities by Montea Comm. VA.