

# Rabo Securities Daily Note

18 February 2010



## Befimmo - 10Q1 trading update: No surprises

Price	Target	Rating	Market Cap.	Sector
EUR 57.88	EUR 65.00	Hold	EUR 972 m	Real Estate
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Forecast	2009	2010E	2011E	2012E
EPS Recurring	4.84	4.78	4.47	4.46
P/E	12.0	12.1	12.9	13.0
EV/ EBITDA	18.8	17.5	17.3	17.0
P/FCFPS	12.0	12.1	12.9	13.0
Dividend Yield (%)	7.6%	6.7%	6.8%	6.9%

- As expected, Befimmo's 10Q1 trading update revealed little surprises. Cash flow per share fell a little short of our expectations, but the portfolio value held up well over the quarter. In addition, Befimmo now officially announced the first lettings of the Axento project.

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- Befimmo's portfolio was valued at EUR 1,921m, marginally higher than our EUR 1,908m estimate. The value decline in Brussels CBD (56.4% of the portfolio) was less than anticipated, while Wallonia and the city of Luxembourg realised a positive revaluation, while we anticipated on flat values.
- Befimmo's net cash flow per share of EUR 1.13 was a little less than our estimate of EUR 1.19. Net rental income of EUR 30.9m was only modestly lower than our EUR 31.6m estimate.
- As expected, Befimmo left its 10FY dividend guidance unchanged at EUR 3.90 per share.
- Befimmo officially announced the first lettings in the Axento building in Luxembourg. Currently c. 67% of the 12,100 sqm floor space is let (6,500 sqm offices and 1,600 sqm retail).