

## Western Europe Morning Notes

6 December 2011

### **Befimmo: aims to raise €75m in a 4 year bond, yield 4.75%**

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Befimmo today announced that it plans to issue another bond targeted exclusively at retail investors. Subscription is open from 8 December to 27 December. The funds will be used for corporate refinancing and spreading of the average debt maturities (currently 3.79 years). The yield on these bonds is slightly higher than the yields on Belgium government bonds finalized just yesterday. Of a total amount of €5.7bn raised, retail investors bought €710m of 3.5% notes due December 2014, €4.7bn of 4% securities, and €305m of 4.2% notes maturing in December 2019. Befimmo raised €162m in retail bonds in April this year, with a maturity of 6 years and a coupon of 4.5%. Befimmo, in our view, offers value for defensive investors. For more optimistic investors, we recommend considering FdR (€49.36, BUY), Klépierre (€21.60, BUY), and Beni Stabili (€0.34, BUY).

**Price: €50.4. Last published: target price: €66.3; recommendation: BUY**

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