



Hold

Recommendation unchanged

Share price: EUR 46.93

closing price as of 15/11/2012

Target price: EUR 50.00

Target Price unchanged

Reuters/Bloomberg

BEF8.BR/BEF8.BE

Market capitalisation (EURm)	833
Current N° of shares (m)	18
Free float	81%
Daily avg. no. trad. sh. 12 mth	20,411
Daily avg. trad. vol. 12 mth (m)	1
Price high 12 mth (EUR)	53.71
Price low 12 mth (EUR)	42.72
Abs. perf. 1 mth	1.84%
Abs. perf. 3 mth	-1.61%
Abs. perf. 12 mth	-12.38%

Key financials (EUR)	12/11	12/12e	12/13e
Gross Rental Income (m)	156	128	128
EBITDA (m)	129	105	105
EBITDA margin	78.1%	77.0%	76.6%
Portfolio Result (m)	(12)	(29)	(18)
Net Financial Result	(29)	(30)	(33)
Net Profit (adj.)(m)	105	68	65
Funds From Operations	105	68	65
EPS (adj.)	6.22	3.89	3.69
DPS	4.93	3.45	3.69
IFRS NAVPS	57.14	54.35	53.30
EPRA NAVPS	56.64	53.85	53.30
Premium(Discount)	(12.0%)	(13.6%)	(12.0%)
Earnings adj. yield	13.2%	8.3%	7.9%
Dividend yield	10.5%	7.4%	7.9%
EWEBITDA	14.1	17.6	18.2
P/E (adj.)	8.1	12.1	12.7
Int. cover(EBITDA/Fin.Int)	4.4	3.4	3.1
Net debt/(cash) (m)	874	941	995
Net Debt/Total Assets	43.1%	45.6%	47.2%

3Q guidance exceeded

The facts: A trading update for the first nine months made of some key figures has been released.

Net rental income emerged at EUR 96.7m, an increase of 3.8% on the first nine months of 2011 and recurrent earnings (EPRA) of EUR 57.8m, an increase of 6.4%. EPS recurrent emerged at EUR 3.30.

The payment of an interim dividend of EUR 2.59 (payment on 20 December) was confirmed.

The occupancy rate was pretty unchanged at 95.54%.

The average length of leases was 9.41 years coming from 9.62 years at the end of June.

Befimmo commented that these figures are ahead of guidance.

NAV was EUR 57.52 (EPRA NAV) or EUR 57.87 (IFRS) pretty slightly ahead of the figures for 1H, being respectively EUR 56.67 and EUR 57.27.

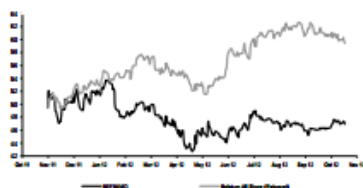
The fair value of the portfolio was EUR 1.980.4m similar to the figure at end June.

Our analysis: the increase of the net rental income was better than anticipated although it is unclear to which extent the new leases signed during 1H (13,500sqm) on top of 6,600smq in 3Q have already participated to this performance.

The decrease in the fair value of the portfolio was limited to -0.39% in the CBD and to -2.27% in the periphery.

Befimmo guided for a new guidance exceeding by 5% its previous figure of EUR 3.86 so that it would become EUR 4.05. We will upward our expectation of EUR 3.89 per share.

Conclusion & Action: With a net rental income ahead of expectations, the company has upped its guidance by 5% so that we will adjust (but to a lower extent) our own estimates. No change in TP and recommendation based on NAV (stable during this 3Q) and DCF.



Shareholders: AG Insurance 19%;

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