

Exane Market Commentary**16 November 2012****Author: Nick Webb****4) Befimmo – raising guidance in the Q3 results**

>Befimmo has increased its FFO/share guidance for FY2012 by 5%. The better outlook is due to: “the impact of recently announced transactions and changes in the Company’s real-estate and financial costs”.

>Previous guidance was for FFO/share of EUR3.86, so a 5% uplift would imply EUR4.05, close to the current consensus estimate of EUR4.00.

>Befimmo has also confirmed the EUR2.59 interim dividend per share and guided to a final dividend of EUR0.86 – leaving the total of EUR3.45 in-line with existing guidance and consensus.

>Elsewhere, trends are pretty stable, with occupancy virtually unchanged at 95.5% and the property portfolio continuing its modest decline in value (-0.37% in Q3, in-line with the run rate for the first half of the year).

>Construction has resumed on the new Finance Centre at Rue Paradis following the rejection of an appeal to suspend it.

Source: Company

Exane BNPP view:

>A reassuring release from Befimmo. Raising the guidance is clearly a positive step although the fact that consensus estimates have already moved close to this level will probably limit the short-term impact on the shares.

>Otherwise, everything appears to be proceeding in line with expectations.

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