

Kempen & Co Property Daily

Thursday, 31 May 2012



- **Kempen & Co News** – Befimmo: finalizing its US PP for a total amount of EUR 150m

BEFB BB | CLOSE: EUR 46.315 (2.65%) | RATING: NEUTRAL | PT: EUR 51.00

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Befimmo has closed a private placement of registered Notes for a total amount of EUR 150m (i.e. USD 165m and GBP 22m). This placement is divided into three series: (i) GBP 22m of notes with a maturity of seven years, (ii) USD 75m of notes with a maturity of seven years, and (iii) USD 90m of notes with a maturity of eight years. Befimmo hedged the currency risk by at the same time concluding Cross Currency Rate Swaps. Although no indication of pricing was given in the press release, we expect the margin to be just over 250bps as indicated in our morning note of 15 May.

Update on change of control clause: The Note Purchase Agreement includes a change of control clause which gives each investor the right to request the early redemption of its Notes at par if a change of control occurs resulting in either: if Befimmo is rated "Investment Grade" (at least BBB- (Standard & Poor's), Baa3 (Moody's) or BBB- (Fitch)), a rating downgrade below this level or, if Befimmo is rated below "Investment Grade", such rating not being subsequently raised to "Investment Grade". *For further information please contact Robert Woerdeman (+31 (0)20 348 8458; robert.woerdeman@kempen.nl)*

