



## Hold

Recommendation unchanged

Share price: EUR 53.02

closing price as of 15/05/2014

Target price: EUR 54.00

Target Price unchanged

Reuters/Bloomberg

BEFB.BR/BEFB.BB

Market capitalisation (EURm)	1,122
Current N° of shares (m)	21
Free float	73%
Daily avg. no. trad. sh. 12 mth	26,009
Daily avg. trad. vol. 12 mth (m)	1,381
Price high 12 mth (EUR)	53.35
Price low 12 mth (EUR)	45.65
Abs. perf. 1 mth	1.86%
Abs. perf. 3 mth	4.43%
Abs. perf. 12 mth	2.21%

Key financials (EUR)	12/13	12/14e	12/15e
Gross Rental Income (m)	137	140	139
EBITDA (m)	114	114	108
EBITDA margin	78.3%	78.8%	75.1%
Portfolio Result (m)	(11)	(5)	0
Net Financial Result	(22)	(24)	(21)
Net Profit (adj.)(m)	84	79	76
Funds From Operations	84	79	76
EPS (adj.)	4.22	3.98	3.82
DPS	3.45	3.50	3.60
IFRS NAVPS	55.09	55.75	56.41
EPRA NAVPS	55.09	55.75	56.41
Premium/(Discount)	(8.4%)	(4.9%)	(6.0%)
Earnings adj. yield	8.0%	7.5%	7.2%
Dividend yield	6.5%	6.6%	6.8%
EV/EBITDA	18.0	18.6	19.9
P/E (adj.)	11.9	13.3	13.9
Int. cover(EBITDA/Fin.int)	5.1	4.9	5.1
Net debt/(cash) (m)	978	1,010	1,027
Net Debt/Total Assets	43.5%	44.1%	44.3%

## 1Q trading update

**The facts:** 1Q trading update, made of some key figures and comments, has been released.

**Our analysis:** EPS current was EUR 1.01, in line with Befimmo expectations and slightly better than our expectations, on the back of net rental income up by 6.2% to EUR 34.5m and an operating margin of 90.7%, somewhat above historical figures but below the figure of 1Q which benefitted from one-offs.

The net rental income was bolstered up by the inclusion of the Blue Tower and the AMCA building acquired last year that overshadowed the negative impact from the sale of the smaller Mons I and the renovation of the Triomphe I.

Befimmo commented that it seems that a stabilization of the market "appears to be confirmed". On a like for like basis, the value of its portfolio was up by 0.3%, made of a negative figure in Wallonia (-1.67%) and in Brussels periphery (0.84%). The yield on the current rents was pretty stable at 6.78%, from 6.80% in December.

EPRA NAV was EUR 55.62 (EUR 54.34 at the end of December) and EUR 55.09 on an IFRS basis.

The remaining average length of leases was 9.02 years.

The LTV was 44.21%.

The company confirmed its forecast of a dividend of EUR 3.45 per share.

**Conclusion & Action:** Figures in line with Befimmo guidance which confirmed it dividend guidance of EUR 3.45 per share. No change in TP and recommendation.



Shareholders: AG Insurance 15%; AXA Belgium 10%;  
Own shares 2%;

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