

03 December 2014

REAL ESTATE MONTHLY

November: Sustained low LT rates boost REIT stocks

STRONGEST climber	STEEPEST descent
RET BB 6.70%	BANI BB -4.39%

RECENT NEWS FLOW

- **30 Sept. results** (Discussion of Universe): Most companies see EPS and NAV increasing y/y. Debt ratios on the rise.
- **Aedifica** (Strong German expansion): Acquiring a portfolio of 8 rest homes for more than €60m at an attractive yield.
- **Intervest Offices & Warehouses** (Logistics expansion): Acquisition of 77k m² logistics along E314 for €33m.
- **Leasinvest RE** (Swiss entry): Recording first retail acquisition in Switzerland.
- **WDP and Befimmo** (Acquisitions via shares): Paying earlier-announced projects via new share issues.
- **B-REIT** (Universe update): COFB, BEFB, WDP, AED, RET, LEAS, INTO, MONT, CPINV and QRF have new status.

RATING/TP CHANGES

- **Aedifica**: TP raised from €51 to €52
- **Leasinvest RE**: TP raised from €86 to €88
- **Befimmo**: TP raised from €56 to €59
- **Retail Estates**: TP up to €68, rating down to Hold

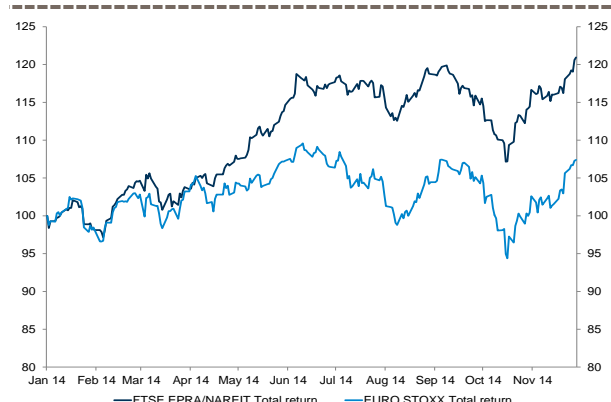
NEW TOP PICKS LIST

- **1. Montea**
- **2. Immobel**
- **3. Intervest Offices & Warehouses**
- **OUT: Retail Estates**

COVERAGE OVERVIEW

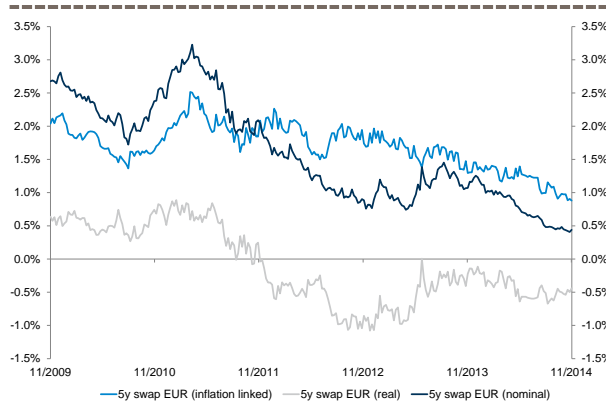
- We cover 10 Belgian REITs and 4 Belgian developers. We compare portfolios, valuation, graphs and financials

EPRA EUROPE VS. EUROSTOXX YTD



Source: Thomson Reuters Datastream

SWAP RATES EUROPE



Source: Thomson Reuters Datastream

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RECENT NEWS FLOW

30 SEPTEMBER 2014 RESULTS

WDP (Hold, €58 PT)

WDP: WELL ON TRACK TO ATTAIN FY GUIDANCE

WDP's 9M14 results (5.8% EPS growth) don't contain any surprises; the company is on track to attain its guided EPS growth to € 4.05 by year-end, enabling DPS growth from € 3.25 to € 3.40. The portfolio metrics remain strong, while the debt ratio is temporarily high at 58%, but mgmt. guides for 56% by year-end. We therefore expect a contribution in kind in Q4. Like-for-like rental growth is neutral.

Montea (Accumulate, €35 PT)

MONTEA: Q3 BEAT AND ABSORPTION OF LT VACANCIES

The results clearly reflect the company's qualitative progression. The portfolio growth via larger, newly-built and 100% LT-let assets is giving a significant boost to the operating margin, while the risk profile is also enhanced, through higher occupancy and average lease duration. This combines with a sound balance sheet thanks to the capital increase. The company furthermore performs strongly by renting its vacancies in Nijvel and Bornem. We reiterate our positive stance.

Qrf (Hold, €26.5 PT)

QRF: 9M14 TU: FY OUTLOOK CONFIRMED

The trading update contained little new information in material terms. The portfolio has grown YTD from €114m to €139m and the new portion of inner-city retail stands at 73%. Outlook of €1.30 DPS confirmed.

Cofinimmo (Hold, €91.5 PT)

COFINIMMO: 9M14 UPDATE STRONGLY CONFIRMED EXP.

Cofinimmo's 9M14 results strongly confirmed expectations. The decline in non-cash writeback of lease payments sold (income) is being comfortably offset by the lower cash interest charges. L-f-l rental growth came in at 1.0% (0.8% for offices only) and the average cost of debt dropped markedly from 3.9% to 3.5%, thus improving the overall performance. We see stable portfolio metrics and lower balance sheet risk. We believe the company will be able to attain its EPS guidance and make no changes to our estimates. Looking ahead, we expect marginal NAV growth and stable EPS. We therefore stick to our Hold rating. Expansion into German senior housing could act as a TP trigger.

Aedifica (Hold, €52 PT)

AEDIFICA: SOLID Q1 TRADING UPDATE

Growth in senior housing income is strong (+35% y/y), but the smaller furnished apartments and hotel segments are suffering from rental pressure (l-f-l evolution hotels -8% and apartments -3%). Nonetheless, we see the portfolio benefiting from slight yield compression. With a pipeline of € 156m, we see strong organic growth opportunities confirmed. In addition, we also remain convinced of accelerated external growth in Belgium and Germany. Overall portfolio and balance sheet metrics remain attractive. FY15 DPS guidance of € 1.93 could be upped as earnings are already ahead of projections.

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Befimmo (Hold, €59 PT)**BEFIMMO: GOOD SET OF 9M14 RESULTS, STABLE OUTLOOK**

Befimmo's EPRA earnings slightly exceeded our estimates on the back of higher NRI (though marginally neg. I-f-I rental growth) and lower-than-expected property charges. However, the Brussels letting market remains weak, reflected in persistently negative I-f-I rental growth and the lack of new long-term lease contracts. Given the higher EPRA results, we however expect the company to slightly outperform its FY guidance and therefore up our FY14E EPS from € 3.90 to €3.97. FY14E DPS of €3.45 unchanged.

Leasinvest RE (Hold, €88 PT)**LEASINVEST RE: 9M14 NUMBERS ON TRACK**

Leasinvest RE reported a steep (17% y/y) rise in operating result, in-line with expectations. The portfolio and balance sheet metrics remain largely unchanged. We believe the company is on track to record a rise in EPS and DPS y/y. This organic rise could be tempered in Q4 by upcoming vacancies, but this is well-balanced by the recent portfolio expansion in Switzerland. We detect an improved retail profile with unique geographic spread, generating steadily-growing CFs.

Banimmo (Accumulate, €9 PT)**BANIMMO: Q3 TU REFLECTS IMPROVING PORTFOLIO QUALITY**

Rental income generation fell short of expectations. However, the H1 guidance for increased letting activity in the Belgium office portfolio was confirmed. We no longer expect Banimmo to sell its Alma Court building in FY14 and will therefore adjust our estimates downward. We see solid progress in the development activities. The disposal objective is also on track, with over €50m of proceeds. The company benefited from the strong share rise in MONT to sell its stake.

Atenor (Accumulate, €40 PT)**ATENOR: 9M14 TU: PROJECTS ARE RUNNING SMOOTHLY**

Atenor's projects are, as expected, making good progress, with many in the commercialization phase. The company has confirmed its FY guidance for a net result in-line with last year. We strongly reiterate our Accumulate rating and € 40 PT, on the back of the attractive prospects.

Retail Estates (Hold, €68 PT)**RETAIL ESTATES: SOLID H1, ATTRACTIVE MARKET**

With NRI increasing 14.6% y/y and the net current result 18.7% y/y, Retail Estates kicked off strongly. Portfolio expansion furthermore proves well-achievable, but a realistic view shows that we should not expect rental indexation. We however detect a strong trigger in a cost of debt reduction. We leave our investment case unchanged; Hold and € 68 PT which reflects the company's strong track record and prospects.

Aedifica (Hold, €52 PT)**AEDIFICA MAKES LEAP IN GERMANY**

On 4 November, Aedifica acquired, subject to conditions, 8 rest homes in Germany at a double net yield of c. 7%, providing a contractual value of more than € 60m. The homes are rented to a single tenant Residenz-Gruppe Bremen for a fixed long-term lease of 25 years.

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This acquisition is good news because i) it allows for better tenant and geographic diversification in a market that tends to structure more at a European level and, ii) it occurs at an attractive yield, which exceeds that of Belgian in triple net terms. This growth is debt-funded, which is certainly value accretive given the low financing rates available in the market. The foreseen optional dividend and the contribution in kind in December are comforting with regard to the debt ratio evolution (FY15E of 50%) and reflect sound balance sheet management.

We leave our EPS estimates unchanged, but the increased use of equity raisings at above NAV leads to higher NAV growth. Increased external portfolio growth might act as a TP trigger.

INTERVEST OFFICES & WAREHOUSES – LOGISTICS ACQ.

INTO (Accumulate, €24 PT)

On 7 November, Intervest Offices & Warehouses achieved a coup by acquiring 77k m² of logistics in Opglabbeek, along the E314, for approx. €33m, which corresponds to an initial gross yield of 8.1% (83% occupancy). The asset is rented to several tenants with an average lease maturity (first break) of 5.3 years.

The net contribution value amounts to €26.2m after debt takeover and is funded by the issuance of €26.2m new shares (€19.2 issue price). The total site includes 71k m² of storage, 6k m² of mezzanine, offices & social space, and approx. 12k m² of development terrain. This transaction reduces the debt ratio by 1.4% to 47.6%.

We are pleased to see Intervest executing its rebalancing strategy towards logistics. The transaction puts the company on track to attain its goal, not only improving the overall CF quality, but also strengthening the balance sheet via the issuance of new shares. This however is also an indirect reflection of how selling off part of the office portfolio is proving challenging.

LEASINVEST RE ENTERS SWITZERLAND

Leasinvest RE (Hold, €88 PT)

On 12 November, Leasinvest RE entered Switzerland through the big door. It used debt to acquire three retail units (100% occupied), for a total of €37.8m, corresponding to a 6% net yield. The two out-of-town and one inner-city assets have an average lease maturity of 5.85 years.

The new segment spread equals 46% retail, 34% offices and 20% of logistics & semi-industrial. The new geographic breakdown is as follows: Luxembourg 58%, Belgium 37% and Switzerland 5%. The debt ratio is assumed to increase from 53.80% at 1H14 to 55-56% at end-FY14.

We applaud the transaction, as the company has added a very stable retail market with characteristics that are comparable to Belgium i.e. customers have high spending power, rents are indexed annually and rental contracts span 5/10/15 years.

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We are furthermore increasingly positive on the company as it has created a truly unique profile with a focus on retail, combined with opportunistic office investments, across Belgium, Luxembourg and Switzerland, generating gradually increasing cash flows per share. Looking ahead, we expect the Swiss retail portfolio to grow to €200m - €300m.

WDP ACQUIRES SITE IN TIELT (100% PAID IN SHARES)

WDP (Hold, €58 PT)

WDP has announced the issuance of € 50m of new shares, at € 56 p.s., to pay for the previously-announced turnkey logistics site in Tielt. Recall that the site includes a new logistics project of 32k m², leased to Kuehne + Nagel on a fixed 5-year term, and a second phase being started up of 16k m², also intended for Kuehne + Nagel. Today, phase 1 is complete, while delivery of phase 2 is scheduled for 2H15.

The newly-issued shares will immediately be resold by the asset-seller to the Jos De Pauw Family at the issuance price. This shareholder executed a private placement of € 37.5m of its shares at € 56 p.s. A contribution in kind is exactly what we were guiding for in our recent comments following the Q3 update, in order for the company to achieve its targeted debt ratio of 56%. Hence, developments are fully in-line with expectations.

BEFIMMO ACQUIRES OFFICE ASSET (70% PAID IN SHARES)

Befimmo (Hold, €59 PT)

Befimmo executed a capital increase, resulting from the agreement on the contribution in kind signed with AXA Belgium for the leasehold on 35 Rue aux Choux, valued at € 15.2m. 70% of this contribution has been paid in new Befimmo shares and 30% in cash. Befimmo has hence increased its shareholder equity by € 10.8m through the issue of 186,853 new shares.

As a reminder, 35 Rue aux Choux (5.1k m²), situated in the Brussels CBD, is let for a residual fixed term of 8.5 years to the Vlaamse Gemeenschap at a gross yield of c. 7.5%. This operation will have an accretive effect on EPRA EPS of approx. € 0.02 and a beneficial effect on the LTV ratio, which will be reduced by 0.15%.

B-REIT INTRODUCTIONS

As expected, we see the Belgian REITs receiving overwhelming shareholder approval to change statute towards the new GVV/SIR /RREC (Gereguleerde Vastgoed Vennootschap/ Société Immobilière Réglementé/ Regulated Real Estate Company) or B-REIT. The Belgian REITs that have unanimously attained the status to date are: Home Invest Belgium, Montea, WDP, Aedifica, Retail Estates, Vastned Retail Belgium, Wereldhave Belgium, Leasinvest RE and Qrf. Befimmo, Cofinimmo, Intervest Offices & Warehouses and Care Property Invest received 99.93%, 99.8%, 99.99% and 98.4% majority.

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RATING/TP CHANGES AND TOP PICKS

In this section, we provide an insight into the recent rating and TP changes, new trading ideas and our top picks.

RATING AND TP CHANGES

AEDIFICA: TP LIFTED

Aedifica (Hold, €52 PT)

Following the announcement of more than € 60m portfolio growth in Germany, we lifted our target price. The combined effect of strong expected external portfolio expansion with increased NAV growth strengthens our forecasts and valuation model. Hence, our valuation range increases from €48-51.5 to €48.6-52.6. We therefore upped our TP from €51 to €52 (dividend yield 15E of 3.7%).

LEASINVEST RE: TP LIFTED

Leasinvest RE (Hold, €88 PT)

With Switzerland, the company has added a very stable and comparable market to its portfolio, reducing the overall risk profile. Furthermore, the company is markedly improving its portfolio, which reflects a unique offering of a strong retail focus combined with opportunistic offices investments spread across attractive markets.

The higher-than-expected growth in a very stable new retail market improves the portfolio quality, while we see a sound rise in EPS and DPS y/y ahead, in-line with the company's track record. We up our target price from €86 to €88. Hold rating maintained.

BEFIMMO: TP LIFTED

Befimmo (Hold, €59 PT)

Even though we only expect meagre yield compression for the portfolio and see low rental upside potential given the lack of corporate demand (i.e. weak market conditions), we are convinced of the portfolio's location, enabling Befimmo to benefit from solid occupancy and hence a stable valuation. This in view of the extremely-low LT interest rates leads us to believe that Befimmo deserves to trade at a dividend yield below 6%. We therefore up our TP from €56 to €59, which is within our valuation range of €54-€60 p.s.

RETAIL ESTATES: TP LIFTED, RATING CUT

Retail Estates (Hold, €68 PT)

Retail Estates is performing strongly. We increase our TP from €66 to €68 after updating our valuation model. However, at this level, we believe it is no longer attractive to step in. Quoting at a FY15E dividend yield of 4.6% and FY16E dividend yield of 4.9%, the company is priced in line with pan-European retail investors. We therefore lower our rating to Hold, as a further share rise will require more attractive forecasts.

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TOP PICKS**Montea (Accumulate, €35 PT)****1. MONTEA: GROWTH IN LOGISTICS**

Montea is a real growth story. The pure player in logistics is recording 39% portfolio expansion in FY14 on the back of a healthy logistics market with rich opportunities ahead. Management has also enabled growth by setting up a strong network of relationships/partnerships with developers and land providers. The recent portfolio growth in newly-built assets that have long-term leases with single tenants is furthermore increasing efficiency, thereby directly strengthening cash flow generation. In order to ensure continued balance sheet quality, the company raised new equity in June of this year. Additionally, we see an opportunity for the company to decrease the average cost of financing, as the equity raising enabled a debt reduction and current financing rates are more attractive. Furthermore, we believe that the company's growth in general should make it possible to negotiate lower financing costs.

These improvements benefit the shareholder. In FY15, we expect the company to post 5% NAV growth and a 6.4% dividend yield. We rate Accumulate with a €35 target price.

IMMO (Buy, €50 PT)**2. IMMOBEL: A PEARL IN REAL ESTATE DEVELOPMENT**

Immobel has attained a level at which its pipeline of residential and land-banking activities generates sufficient income to cover the company's annual operating expenses, while the profit generated by the office development projects is the icing on the cake. This is a good illustration of the advantages of portfolio diversification.

At year-start, the company closed the sale of its mastodon project Bel Air RAC1, a prime-located office building leased on a long-term to a triple A tenant. This deal not only gives a strong boost to earnings, but it also significantly improves the balance sheet ratios. History moreover shows that Immobel has always handled its balance sheet with care, thus helping to reduce the non-negligible risk attached to developing.

We believe that the company offers a well-diversified portfolio in segmental and geographic terms (with Polish activities acting as a growth engine), conservative balance sheet management and an attractive pipeline of projects. With a company book value of roughly €50 p.s., we furthermore detect an undervaluation, as the book value reflects only the projects' cost price, while the company's track record shows good profitability. We therefore rate the stock a Buy, with a TP of €50.

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INTO (Accumulate, €24 PT)

3. INTERVEST OFFICES & WAREHOUSES: UNDERVALUED

We add IO&W as a trading idea to our top pick list. IO&W outperforms our coverage in terms of dividend yield. Furthermore, it quotes relatively cheaply at a P/NAV14E of only 1.09x, while logistics players trade at between 1.40-1.50x and office players at 1.05x-1.15x (except for Cofinimmo trading at 0.90x). We believe the portfolio rebalancing to logistics will benefit shareholders by increasing cash flow quality and visibility. We also believe that a steady dividend payment will remain possible in the coming three years. As downside risks, we signal the 54% stake of NSI as a potential overhang and sustained low interest from investors in non-prime offices.

OUT: RETAIL ESTATES

Retail Estates' share price has rallied strongly over the past months. The company's fundamentals remain attractive, but we believe one should become cautious from a valuation point of view.

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OVERVIEW COVERAGE

OVERVIEW TABLE

OVERVIEW REAL ESTATE

Company	Premium P/NAV*	Div. yield	Type	Segment	Geographic spread	CP	TP	Up(down)side	Rating
Cofinimmo	0.0%	5.9%	REIT	Offices/Residential/Other	BE/FR/NL	€93.77	€91.5	(2.4%)	Hold
Befimmo	10.2%	5.6%	REIT	Offices	BE/LUX	€61.54	€59	(4.1%)	Hold
Warehouses De Pauw	63.4%	5.9%	REIT	Logistics	BE/NL/FR/RO	€57.36	€58	1.1%	Hold
Aedifica	28.0%	3.6%	REIT	Residential	BE/G	€54.38	€52	(4.4%)	Hold
Retail Estates	34.7%	4.5%	REIT	Retail	BE	€69.25	€68	(1.8%)	Hold
Leasinvest RE	25.4%	5.2%	REIT	Retail/Offices/Logistics	BE/LUX	€89.02	€88	(1.1%)	Hold
Intervest Offices & Warehouses	15.5%	6.4%	REIT	Offices/Logistics	BE	€22.27	€24	7.8%	Accumulate
Montea	43.6%	5.8%	REIT	Logistics	BE/FR/NL	€32.70	€35	7.0%	Accumulate
Care Property Invest	91.4%	3.8%	REIT	Residential	BE	€16.55	€14	(15.4%)	Hold
Qrf	16.2%	4.9%	REIT	Retail	BE	€26.30	€26.5	0.8%	Hold
Atenor	91.4%	5.2%	Developer	Offices/Residential/Retail	BE/LUX	€38.18	€40	4.8%	Accumulate
Immobel	-14.0%	7.5%	Developer	Offices/Residential/Landbank	BE/LUX/PL	€42.89	€50	16.6%	Buy
Banimmo	-20.8%	1.9%	Developer	Offices/Retail/Other	BE/FR	€7.55	€9.0	19.2%	Accumulate
Ghelamco	*	*	Developer	Offices/Residential/Other	BE/FR/PL/R/RO	*	*	*	*

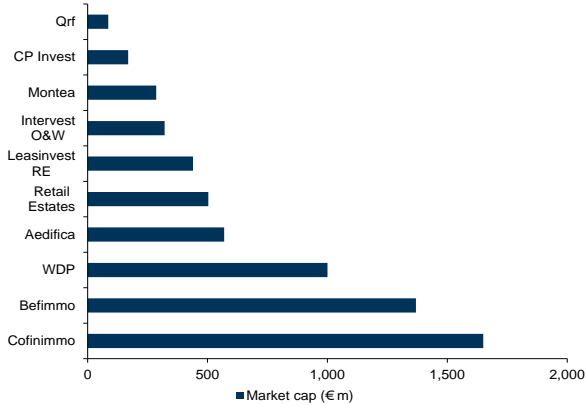
Source: KBC Securities

*NAV (EPRA) 1H14

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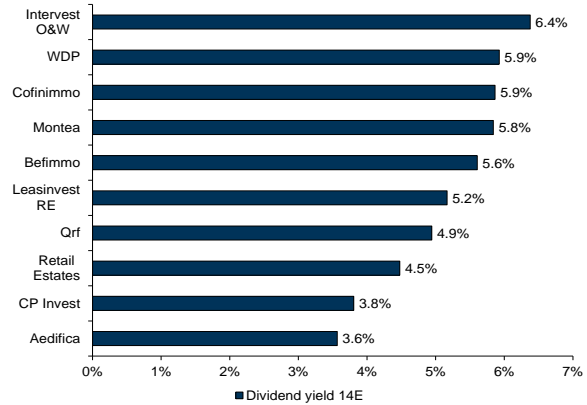
OVERVIEW GRAPHS & FINANCIALS

MARKET CAPITALIZATION



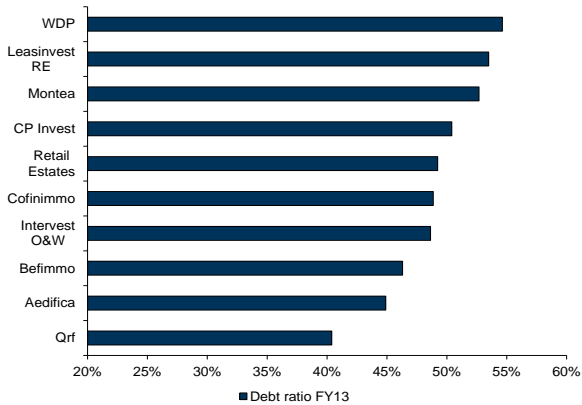
Source: KBC Securities

DIVIDEND YIELD FY14E



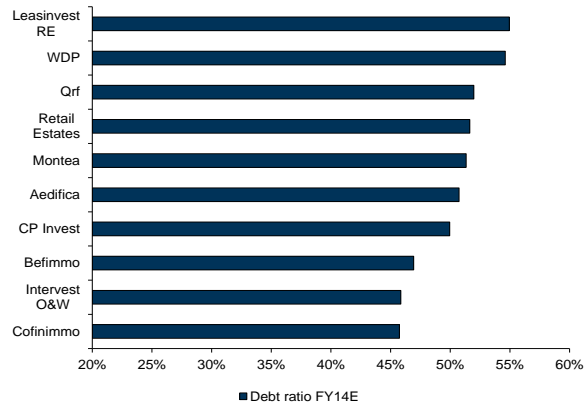
Source: KBC Securities

DEBT RATIO FY13



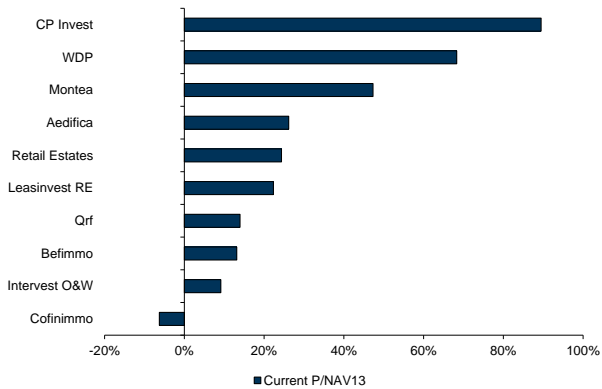
Source: KBC Securities

DEBT RATIO FY14E



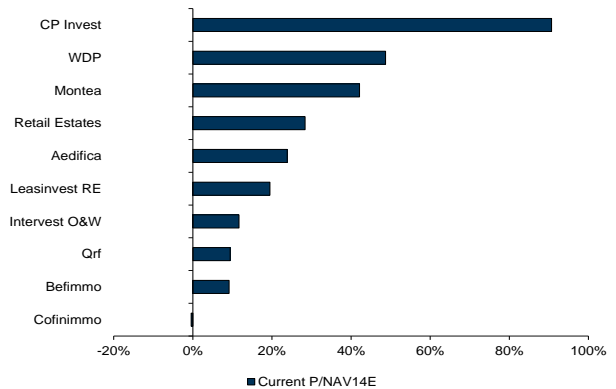
Source: KBC Securities

CURRENT PRICE / NAV FY13



Source: KBC Securities

CURRENT PRICE / NAV FY14E



Source: KBC Securities

Company (REITs)	in €		2011	2012	2013	2014E	2015E	2016E		2011	2012	2013	2014E	2015E	2016E	
Cofinimmo	Market cap	1,650	NAV	104.1	102.3	98.9	94.2	96.1	97.1	LTV ratio*	52%	52%	50%	46%	47%	46%
COFB BB	Price	93.77	EPS	7.45	7.61	6.78	6.66	6.66	6.63	Debt ratio**	52%	50%	49%	46%	46%	46%
Hold	Target price	91.5	DPS	6.50	6.50	6.00	5.50	5.50	5.50	ICR	2.85	2.94	2.81	3.24	3.21	3.25
Befimmo	Market cap	1,369	NAV	57.4	54.2	54.4	56.4	58.8	60.0	LTV ratio	44%	48%	45%	45%	43%	43%
BEFB BB	Price	61.5	EPS	5.35	4.25	4.24	3.97	3.99	4.03	Debt ratio	44%	50%	46%	47%	45%	45%
Hold	Target price	59.0	DPS	4.93	3.45	3.45	3.45	3.45	3.60	ICR	4.17	3.30	4.33	3.95	3.93	3.90
WDP	Market cap	1,000	NAV	33.3	34.6	33.9	38.6	41.3	42.6	LTV ratio	55%	57%	55%	55%	54%	55%
WDP BB	Price	57.4	EPS	3.42	3.67	3.85	4.08	4.28	4.58	Debt ratio	55%	56%	55%	55%	53%	54%
Hold	Target price	58.0	DPS	2.94	3.10	3.25	3.40	3.60	3.80	ICR	3.35	3.48	3.74	3.48	3.38	3.31
Aedifica	Market cap	569	NAV	40.5	42.2	41.9	42.4	43.9	45.5	LTV ratio	46%	51%	36%	44%	50%	49%
AED BB	Price	54.4	EPS	1.87	2.14	1.95	2.05	2.15	2.33	Debt ratio	45%	50%	36%	45%	51%	50%
Hold	Target price	52.0	DPS	1.82	1.86	1.86	1.90	1.94	2.05	ICR	2.38	2.44	2.77	2.82	2.59	2.39
Retail Estates	Market cap	503	NAV	47.2	49.2	51.6	52.2	53.9	56.2	LTV ratio	52%	49%	56%	46%	49%	50%
RET BB	Price	69.3	EPS	3.31	3.39	3.62	3.62	3.81	3.97	Debt ratio	53%	51%	56%	49%	52%	53%
Hold	Target price	68.0	DPS	2.70	2.80	2.90	3.00	3.10	3.25	ICR	2.23	2.21	2.32	2.58	2.62	2.47
Leasinvest RE	Market cap	440	NAV	68.6	70.6	71.9	74.5	76.5	79.4	LTV ratio	49%	59%	56%	58%	59%	59%
LEAS BB	Price	89.0	EPS	4.77	5.26	4.88	5.43	5.44	5.59	Debt ratio	47%	56%	53%	55%	56%	56%
Hold	Target price	88.0	DPS	4.15	4.40	4.50	4.60	4.70	4.80	ICR	3.19	3.30	3.17	2.96	2.81	2.65
Intervest Off & War	Market cap	321	NAV	20.7	19.7	20.2	19.9	20.3	20.5	LTV ratio	50%	51%	49%	45%	45%	45%
INTO BB	Price	22.3	EPS	1.43	1.75	1.70	1.57	1.65	1.59	Debt ratio	50%	51%	49%	46%	45%	45%
Accumulate	Target price	24.0	DPS	1.73	1.76	1.53	1.42	1.48	1.43	ICR	2.86	3.23	3.23	3.02	3.54	3.58
Montea	Market cap	286	NAV	23.0	22.2	22.4	23.0	24.2	24.6	LTV ratio	49%	50%	53%	52%	52%	51%
MONT BB	Price	32.7	EPS	1.82	2.00	2.05	1.94	2.28	2.51	Debt ratio	50%	51%	53%	51%	52%	51%
Accumulate	Target price	35.0	DPS	1.84	1.93	1.97	1.91	2.10	2.20	ICR	2.87	3.03	3.20	3.07	3.18	3.00
Care Property Inv	Market cap	169	NAV	8.1	8.2	8.4	8.7	9.0	10.3	LTV ratio	n/a	n/a	n/a	n/a	n/a	n/a
CPINV BB	Price	16.6	EPS	0.50	0.56	0.78	0.73	0.85	0.78	Debt ratio	47%	51%	50%	50%	53%	38%
Hold	Target price	14.0	DPS	0.51	0.55	0.63	0.63	0.71	0.73	ICR	4.04	3.00	3.42	3.48	3.36	4.04
Qrf	Market cap	86	NAV	n/a	n/a	22.8	24.0	24.8	26.2	LTV ratio	n/a	n/a	24%	41%	52%	55%
QRF BB	Price	26.3	EPS	n/a	n/a	0.02	1.35	1.65	1.86	Debt ratio	n/a	n/a	40%	52%	61%	63%
Hold	Target price	26.5	DPS	n/a	n/a	0.00	1.30	1.56	1.77	ICR	n/a	n/a	2.25	3.89	3.08	2.63

Source: KBC Securities

*LTV ratio: net financial debt / portfolio fair value, **Debt ratio: calculated in accordance with RD of 7 December 2010

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Company (Developers)	in €			2011	2012	2013	2014E	2015E	2016E		2011	2012	2013	2014E	2015E	2016E
Atenor	Market cap	201	NAV	19.5	19.6	20.0	20.6	23.0	25.6	net debt/equity	0.96	1.34	1.67	1.49	1.23	1.00
ATEB BB	Price	38.2	EPS	2.25	1.88	2.29	2.31	3.44	3.65	Debt ratio*	45%	58%	57%	56%	54%	52%
Accumulate	Target price	40.0	DPS	2.00	2.00	2.00	2.00	2.00	2.10	ICR	3.63	2.26	4.34	4.15	5.58	5.70
Immobel	Market cap	177	NAV	44.4	45.6	44.4	49.2	50.6	55.0	net debt/equity	0.75	0.85	1.47	0.78	0.82	0.71
IMMO BB	Price	42.9	EPS	3.93	2.84	0.36	6.40	2.95	5.85	Debt ratio	45%	45%	57%	45%	44%	41%
Buy	Target price	50.0	DPS	1.75	1.40	0.00	3.20	1.45	2.90	ICR	4.05	2.95	1.19	1.21	1.22	0.39
Banimmo	Market cap	86	NAV	12.3	12.5	11.0	9.7	9.8	11.6	net debt/equity	1.58	1.76	1.85	1.99	1.95	1.51
BANI BB	Price	7.6	EPS	0.61	0.57	-0.37	0.28	0.25	1.83	Debt ratio	57%	59%	60%	61%	61%	56%
Accumulate	Target price	9.0	DPS	0.27	0.27	0.00	0.14	0.14	0.90	ICR	1.90	1.85	1.01	1.44	1.64	4.07
Ghelamco	Market cap	-	NAV	-	-	-	-	-	-	net debt/equity	0.64	0.94	0.94	0.84	0.92	0.91
	Price	-	EPS	-	-	-	-	-	-	Debt ratio	n/a	n/a	n/a	n/a	n/a	n/a
No Rating	Target price	-	DPS	-	-	-	-	-	-	ICR	6.70	7.60	1.78	2.01	3.65	3.13

Source: KBC Securities

*Debt ratio: financial debt / total assets

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CALENDAR

Date	Company	Event
6-Feb-15	Cofinimmo	Results FY
10-Feb-15	Intervest Offices & Warehouses	Results FY
11-Feb-15	WDP	Results FY
12-Feb-15	Montea	Results FY
13-Feb-15	Retail Estates	Results Q3
19-Feb-15	Leasinvest RE	Results FY
19-Feb-15	Befimmo	Results FY
24-Feb-15	Aedifica	Results 1H
Feb-15	Banimmo	Results FY
Feb-15	Qrf	Results FY
4-Mar-15	Atenor	Results FY
25-Mar-15	Immobel	Results FY
17-Apr-15	Care Property Invest	Results FY

RECENT PUBLICATIONS

Date	Company	Title
15-Oct-14	Ghelamco	H1 break even, but positive outlook
1-Oct-14	Atenor	Ready for the prosperous years
4-Sept-14	Aedifica	Being senior in elderly care
1-Sept-14	Immobel	Attractive pearl in real estate

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ACCUMULATE	Expected total return (including dividends) between 0% and 15% over a 6-month period
HOLD	Expected total return (including dividends) between -5% and 5% over a 6-month period
REDUCE	Expected total return (including dividends) between -15% and 0% over a 6-month period
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