Befimmo

Presentation

Kempen & Co Property Seminar

23 May 2019 - Amsterdam

www.befimmo.be

Agenda

01	Befimmo at a glance	3
02	Office market	7
03	Portfolio results	14
04	Dynamic and proactive management of the portfolio	22
05	Financial results	34
06	Financial structure	38
07	Forecasts & dividend policy	43
08	Share performance	45

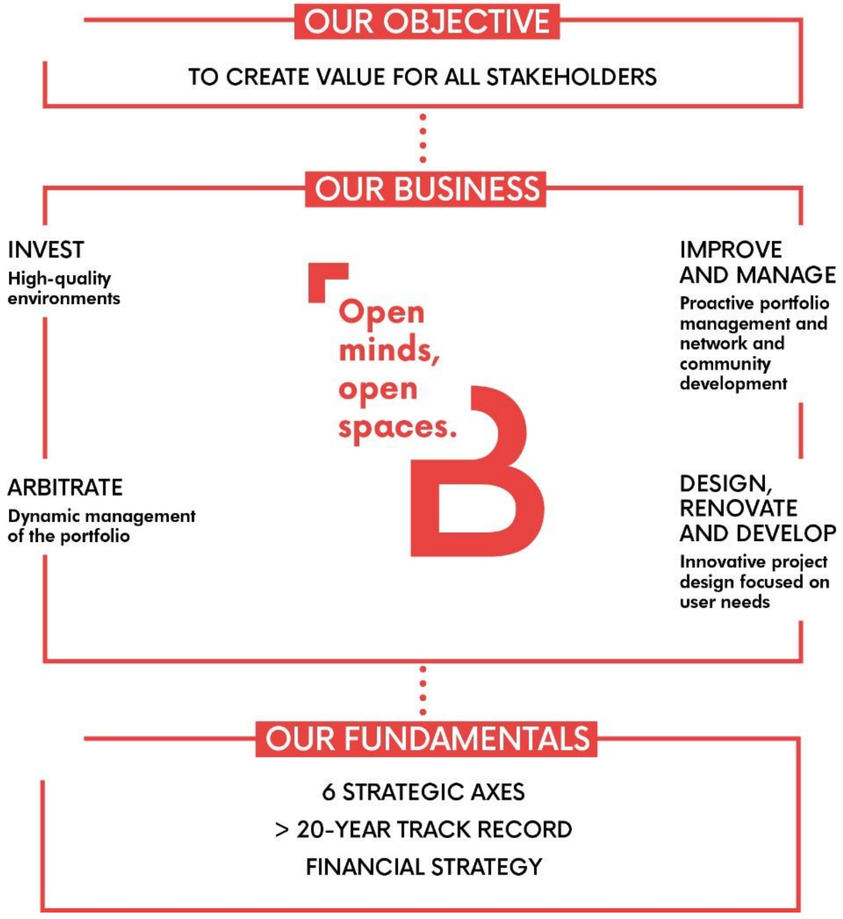
1 Befimmo at a glance

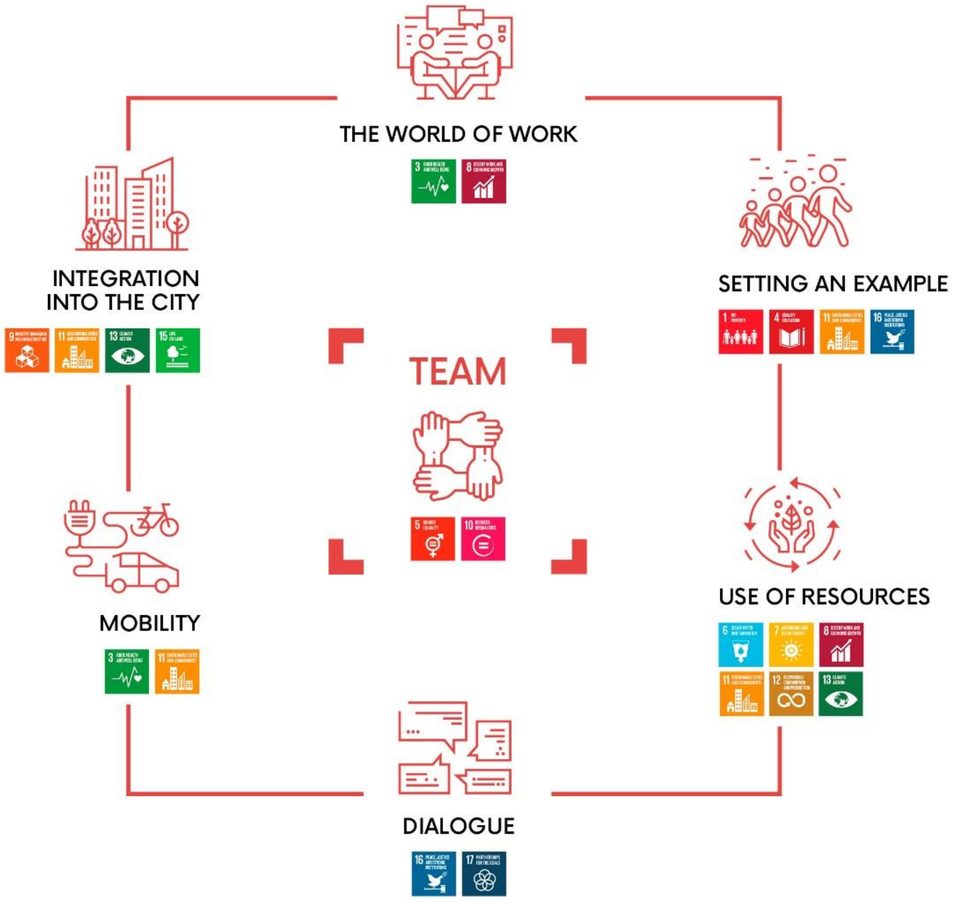
Befimmo at a glance

- Befimmo is a BE-REIT (SIR/GVV)
- Pure player in quality offices since 1995
- Portfolio of €2.7 billion as at 31 March 2019
- Duration of leases (up to next break) of 7.52 yrs as at 31 March 2019
- Occupancy rate of 95.22% as at 31 March 2019
- LTV-ratio of 41.82% as at 31 March 2019
- Rental income 2018: ±€144 million
- Listed on Euronext Brussels

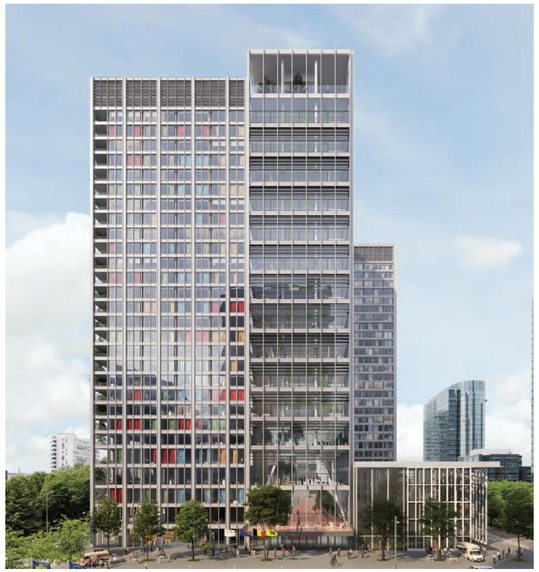
Befimmo at a glance

A business model based on strong fundamentals



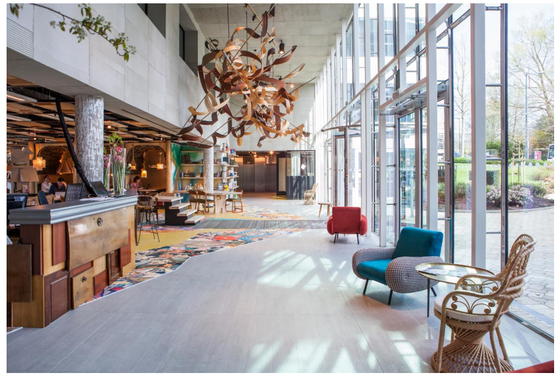


Key transactions 2019
Befimmo is putting its announced plan into action



ZIN: signature of the lease with Flemish Authority

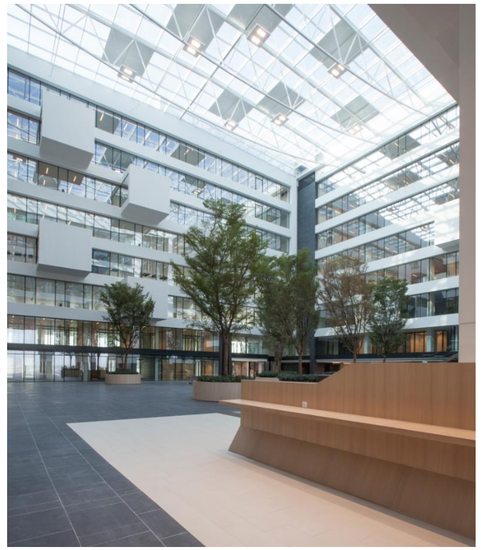
- The 70,000 m² of office space already pre-let for 18 years
- Capital gain (IAS 40) of €49 million



Silversquare: extension and development of new coworking spaces ongoing

Pavilion

- Transaction carried out as part of the dynamic management of the portfolio
- Distributable capital gain of €14.6 million (€0.57 per share)



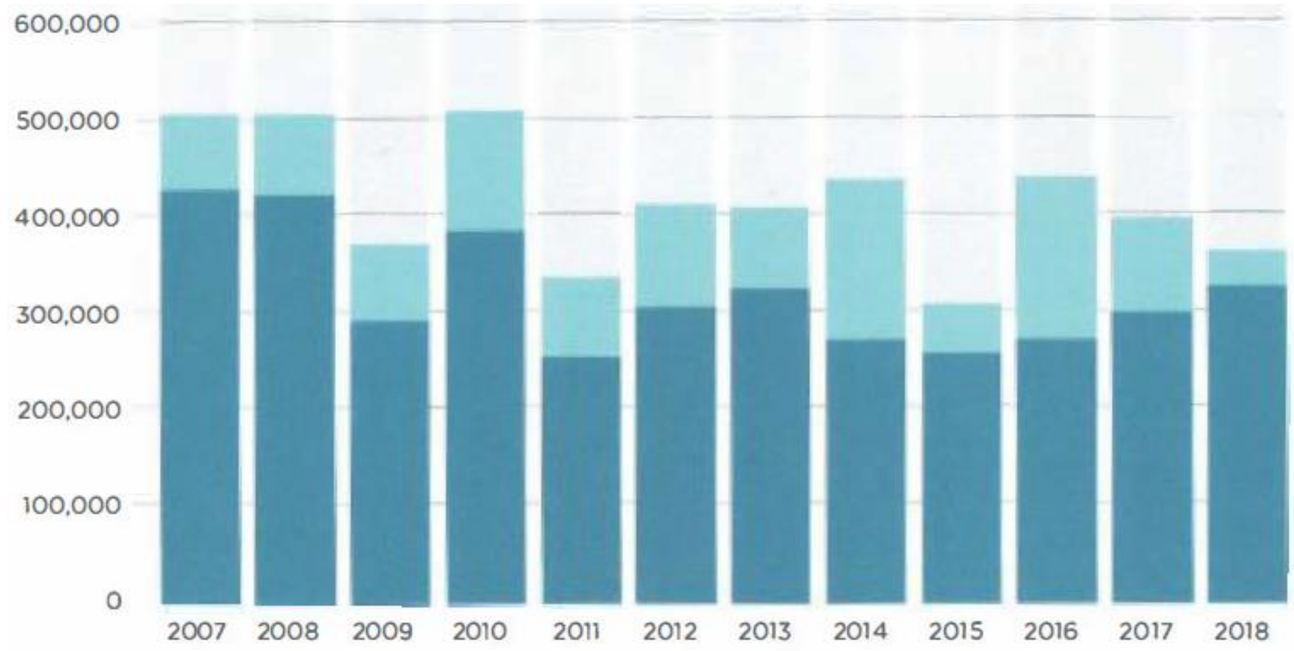
Merger by acquisition of Beway by Befimmo

- Creation of capacity for accretive growth

2 Office market

Increase of take-up coming from the private sector

Public vs Private take-up (in m²)

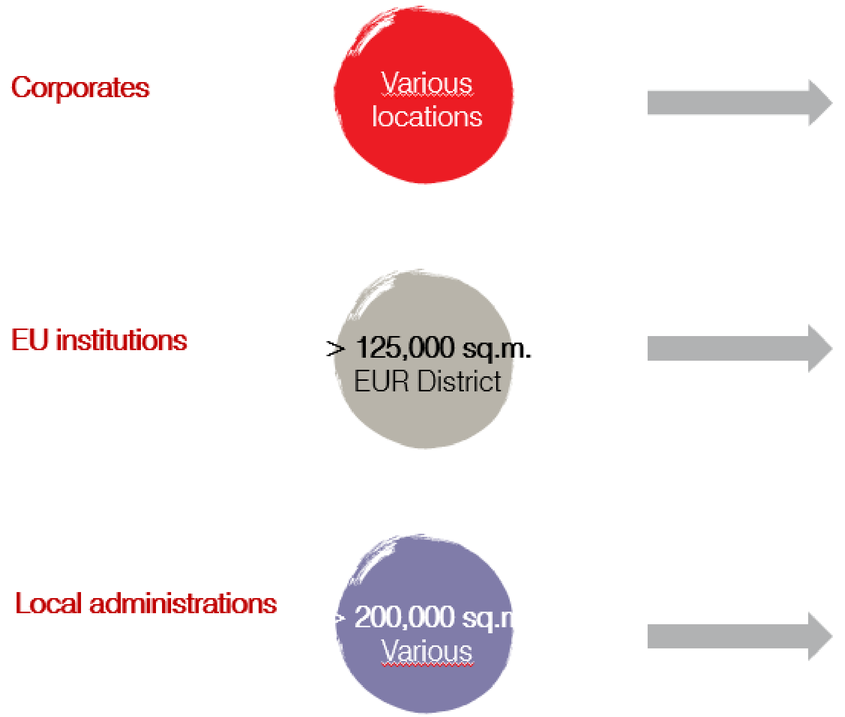


- Take-up of the private sector has been on the increase since 2015 and attained a total of 330,000 m² in 2018, its highest level since 2010

- Strong demand anticipated in the next 2 or 3 years:
  - Corporates transforming into Smart Ways Of Working
  - Public institutions are back: Flemish Government (70,000 m²), National Bank (30,000 m²), Brussels region (>40,000 m²), European Commission (100,000 m² - 2024), etc.

Brussels office market | Occupier market

500,000 sq.m. take-up in 2019? 239,000 sq.m. in Q1 alone, of which 74% in projects.



PwC: 23,000 sq.m. : *signed*

ING: c. 10,000 sq.m. : *signed*

Ingenico, Schindler, Delhaize, Bosch, Odoo : > 30,000 sq.m. : *signed*

Flex operators still hunger for space : 38,000 sq.m. *signed in Q1. 2019 may be at least similar to 2018*
Conference Center: 25,000 sq.m. *pending.*

EFTA: 9,200 sq.m.: *signed*

EU Commission 2024 target: 100,000 sq.m. replacement demand. *Short list: H1 2019. Signature: end of year + H1 2020*

Flemish Community (70,000): *signed*
Bpost (15,000): *signed*
Brussels Region (> 40,000): *pending Q2 2019*
Bureau du Plan, (c. 6,000 sq.m.): *pending Q2 2019*
BNB/NBB (15-20,000),
SNCB / NMBS (80,000 sq.m.)
Other: Schools, etc.

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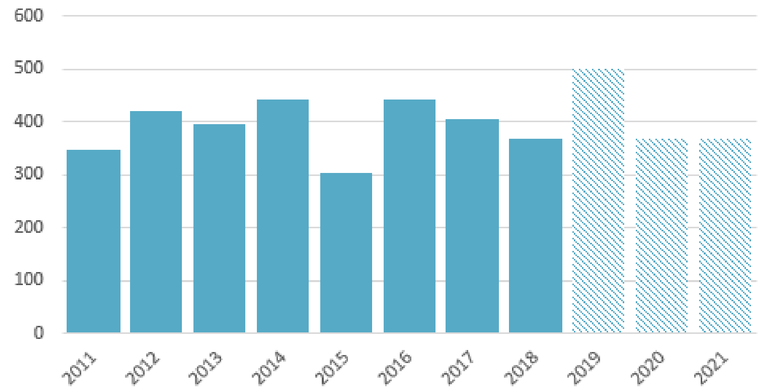
Brussels office market | Occupier market

Very strong start of the year

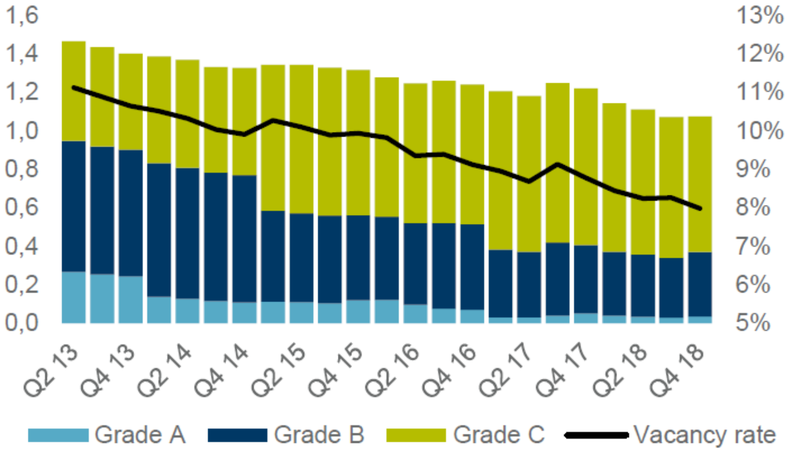
Brussels take-up (000 m²)



235,000 m²

Q1 2019 office take-up in Brussels

Vacancy by building grade (m²) and Brussels vacancy rate (%)



7.7%

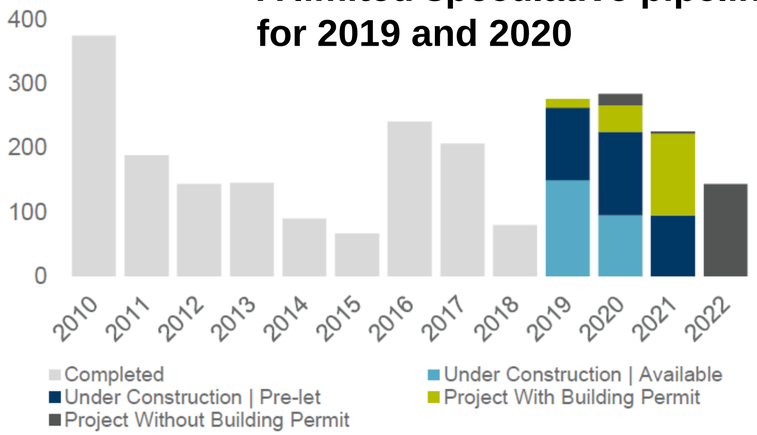
Q1 2019 vacancy rate

(lowest level since 2001)

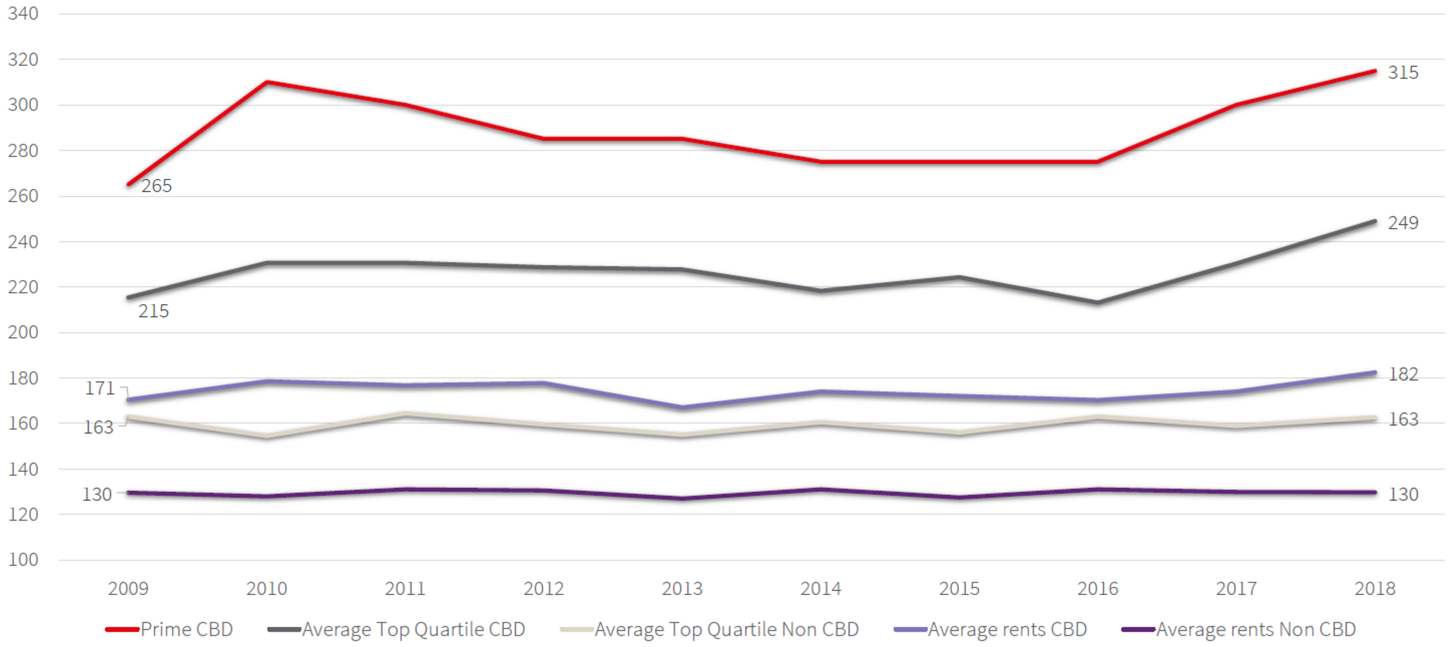
Almost no grade A vacancy

New supply and pipeline, in 000s m²

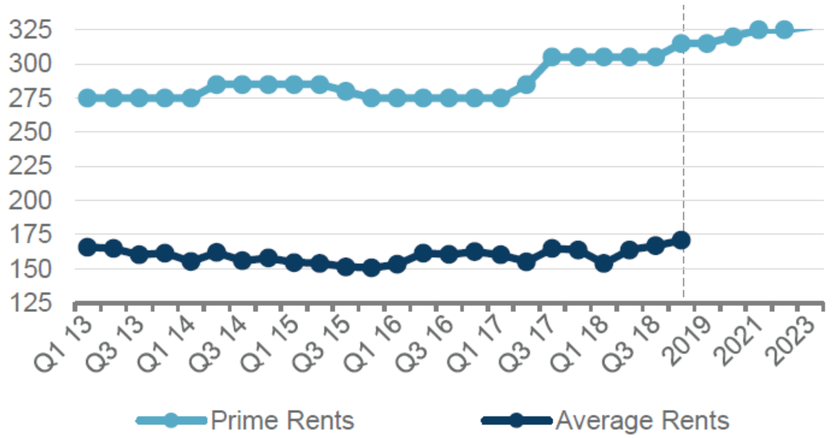
A limited speculative pipeline for 2019 and 2020



Rental values are up to record high, but only in CBD

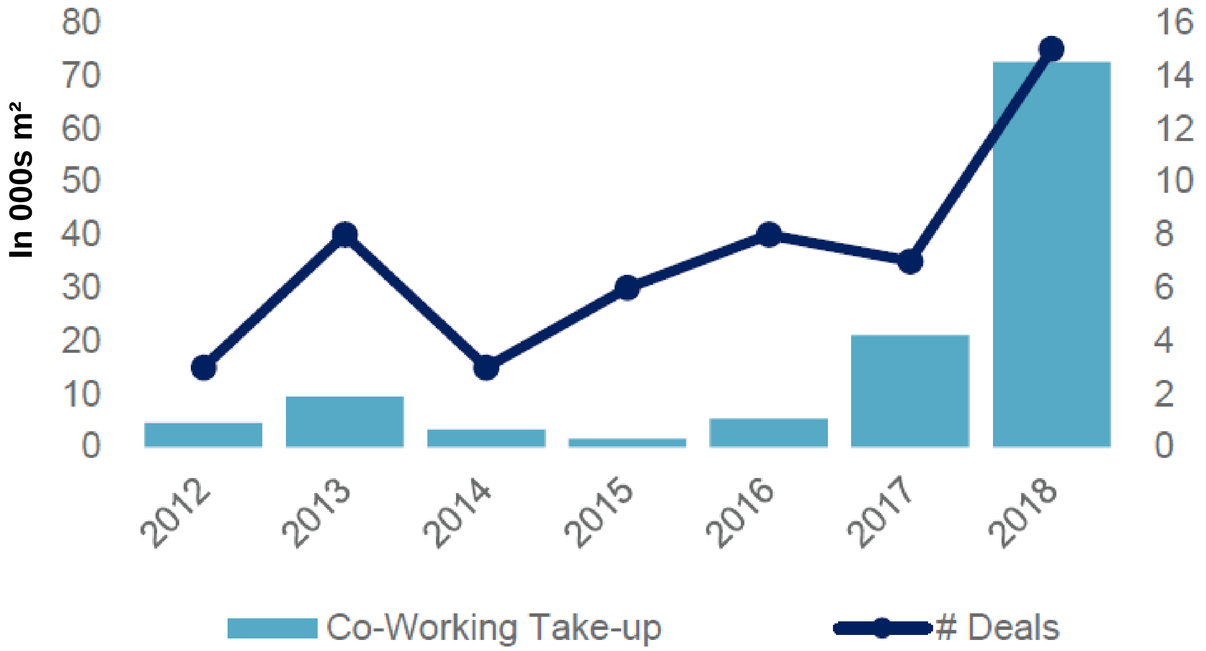


Prime and average rents, in €/m²/year



Brussels office market | Coworking market

Coworking take-up (in 000s m²) and # of deals



72,500 m²

2018 Brussels co-working take-up

= 20%

total letting activity 2018

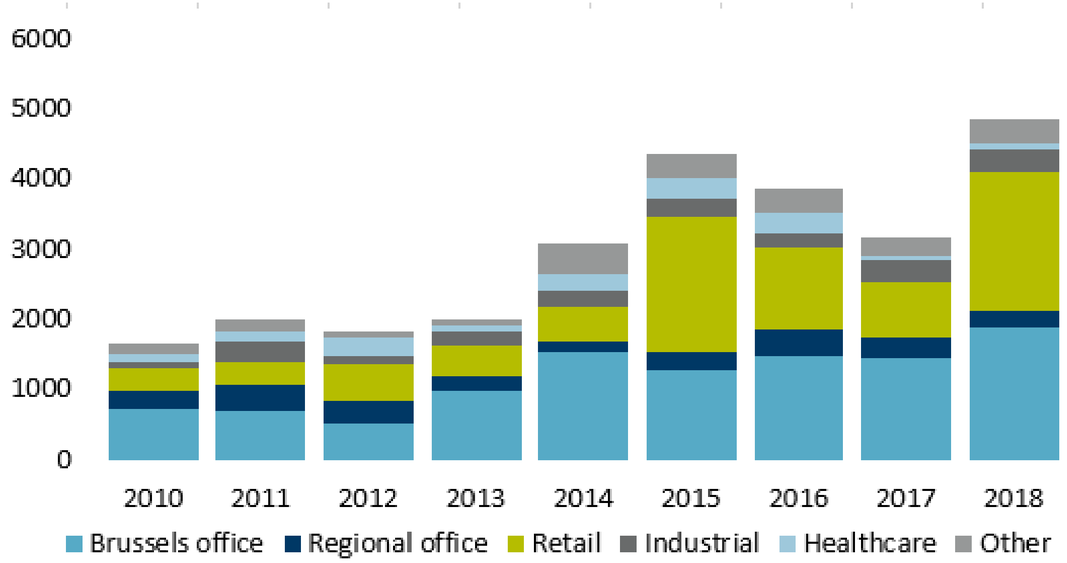
= 1%

total Brussels office stock

In line with average of main European cities (excluding UK)

Brussels office market | Investment market

Invested volumes in Belgium by sector, in € millions



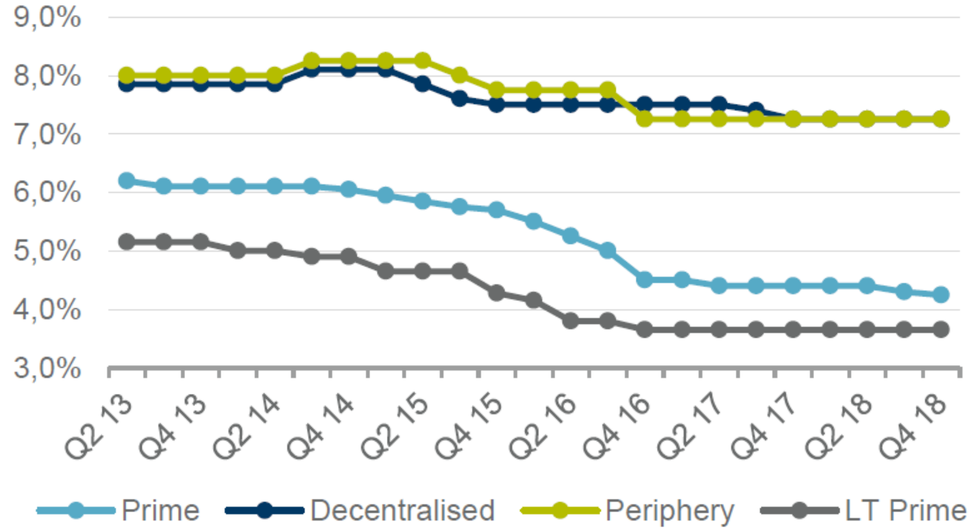
€1.9 billion

2018 Brussels office investment

€0.43 billion

Q1 2019 Brussels office investment (60% from foreign investors)

Prime office yields



3 Portfolio results

Portfolio results | Key figures

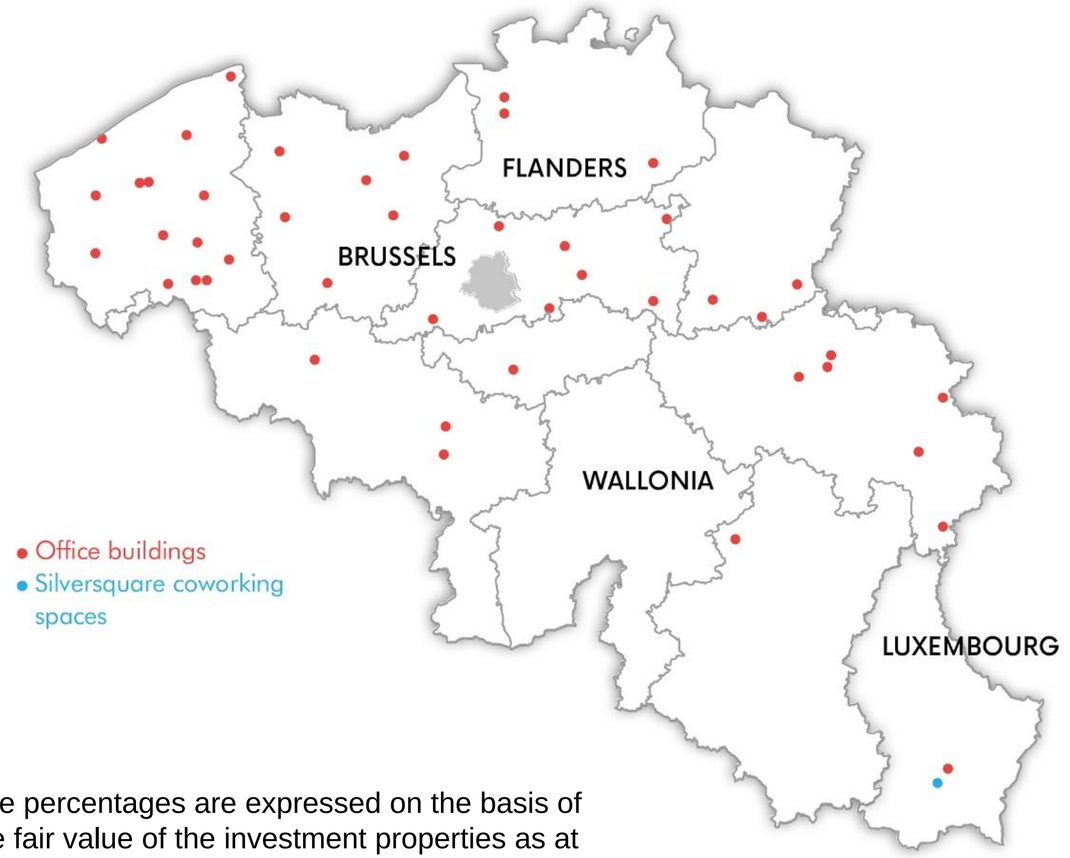
Befimmo perimeter excluding Silversquare

	31.03.2019	31.12.2018
Fair value of portfolio (in € million)	2 740.7	2 655.3
Gross initial yield on properties available for lease[(a)]	5.46%	5.98%
Gross potential yield on properties available for lease[(a)]	5.71%	6.29%
“Spot” occupancy rate of properties available for lease[(a)]	95.22%	94.50%
Weighted average duration of current leases up to next break[(a)]	7.52 years[(b)]	6.96 years[(b)]
Weighted average duration of current leases up to final expiry[(a)]	8.17 years	7.52 years
EPRA Vacancy Rate[(c)]	3.92%	4.28%
EPRA Net Initial Yield (NIY)	4.94%	5.69%
EPRA Topped-up NIY	5.17%[(d)]	5.80%[(d)]

(a) This is a real-estate indicator. For more information, please see Appendix II to the Annual Financial Report 2018.
(b) Excluding WTC 2, where the lease expired at the end of 2018, the weighted average duration of leases up to the next break would be 7.75 years as at 31 December 2018.
(c) Corresponding to the availability rate of properties available for lease, calculated based on the ERV taking account of the future signed contracts.
(d) As of 31 March 2019 the "Future rent on signed contracts" is no longer included in the calculation of the EPRA Topped-up NIY. The percentage as of 31 December 2018 has therefore been restated based on this change.

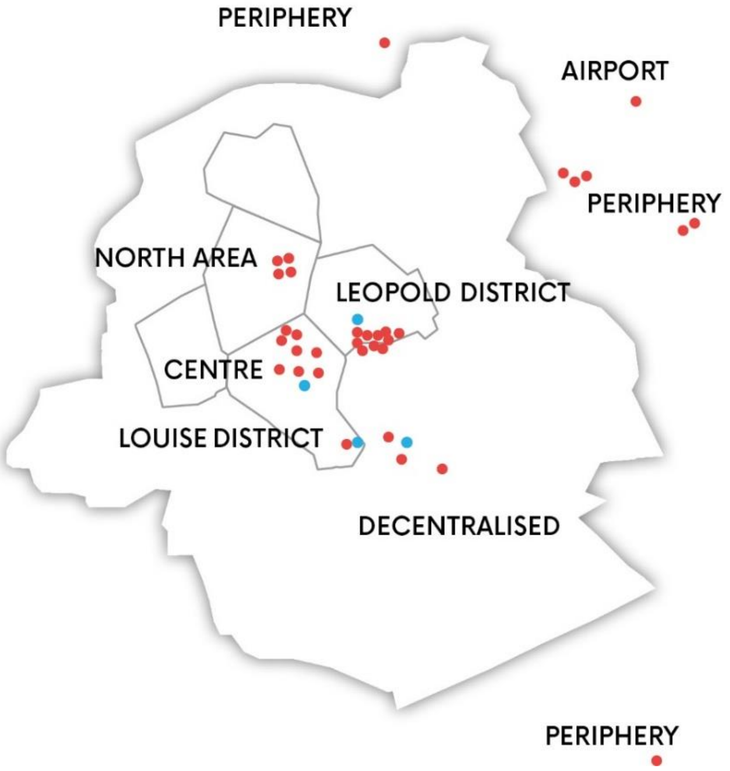
Portfolio results | Geographical situation

68.9% Brussels
17.9% Flanders
8.6% Wallonia
4.6% Luxembourg



68.9% of the portfolio located in Brussels

of which **60.5%** in Central Business District

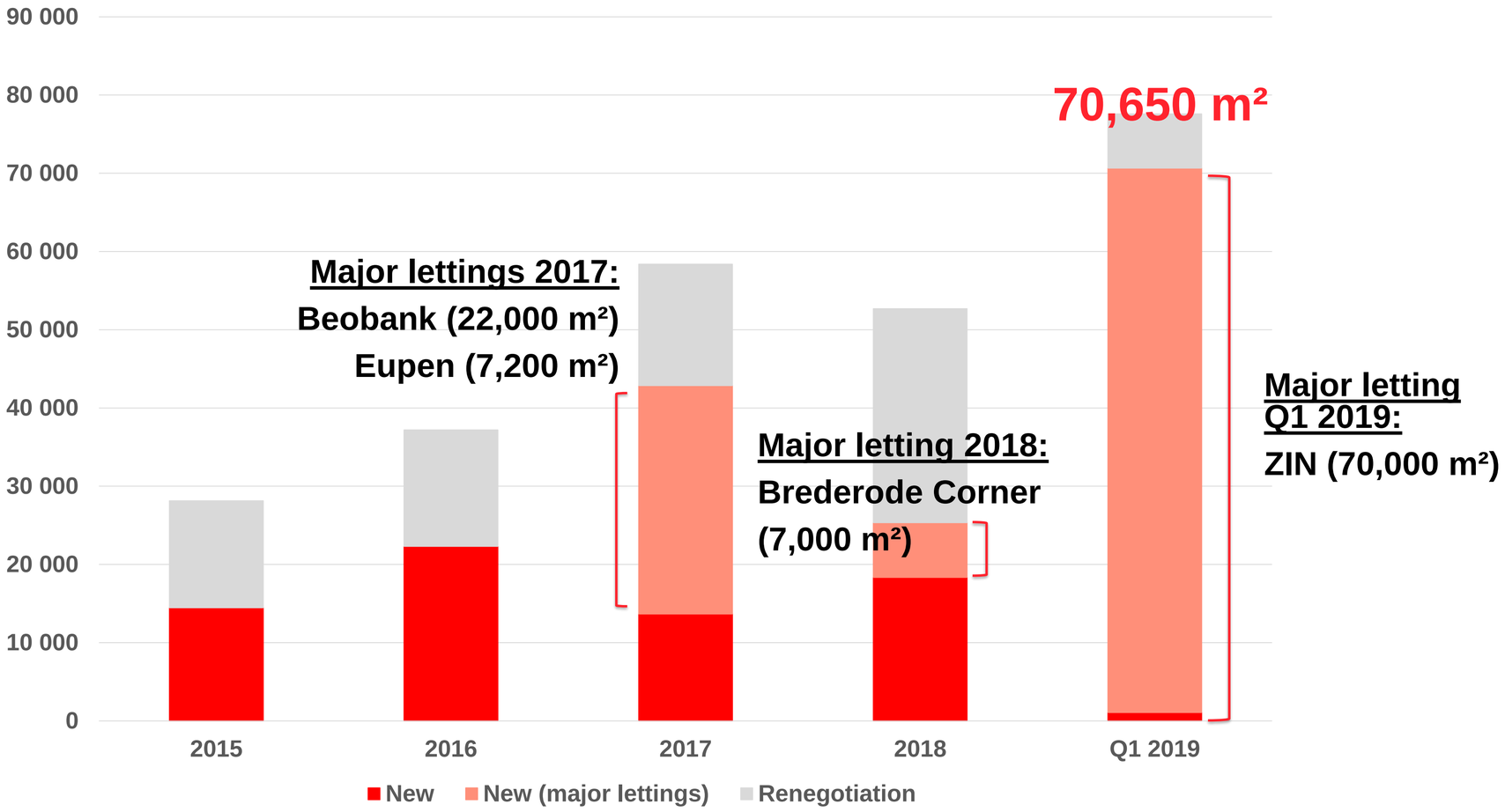


The percentages are expressed on the basis of the fair value of the investment properties as at 31 December 2018.

Portfolio results

Befimmo perimeter excluding Silversquare

Strong letting activity (in m²)



95.22%

Q1 2019 Occupancy rate*

(*calculated on the properties available for lease)

+4.36%

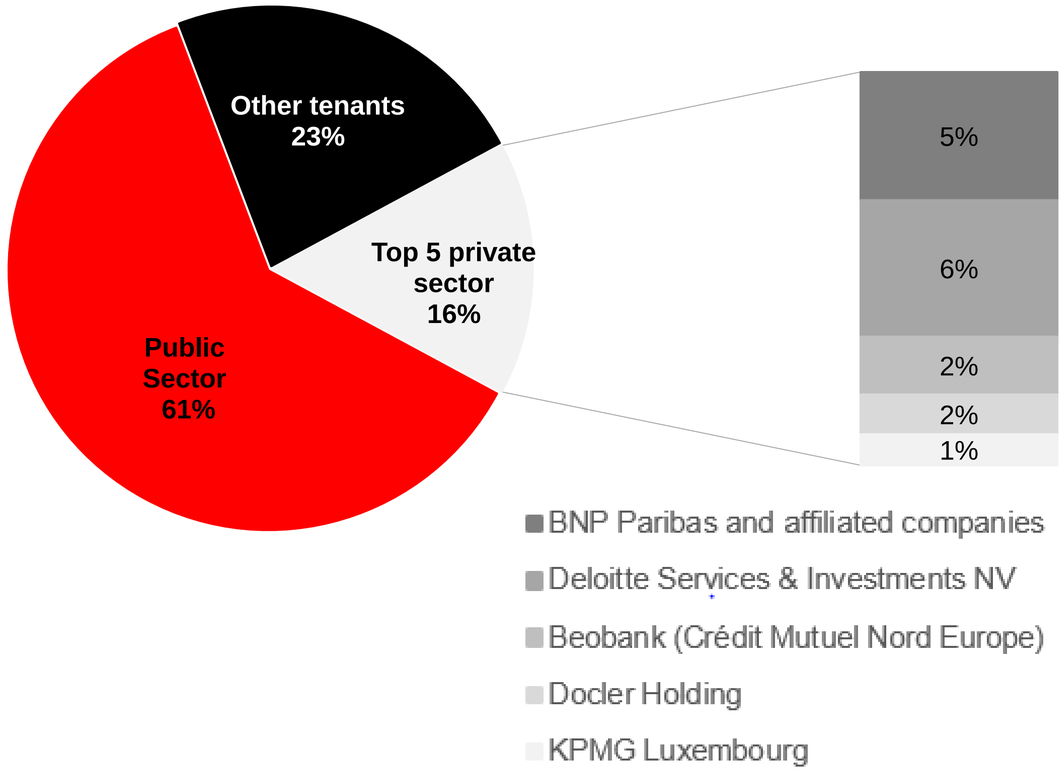
Like-for-like net rental income (Q1 2019 vs Q1 2018)

Portfolio results

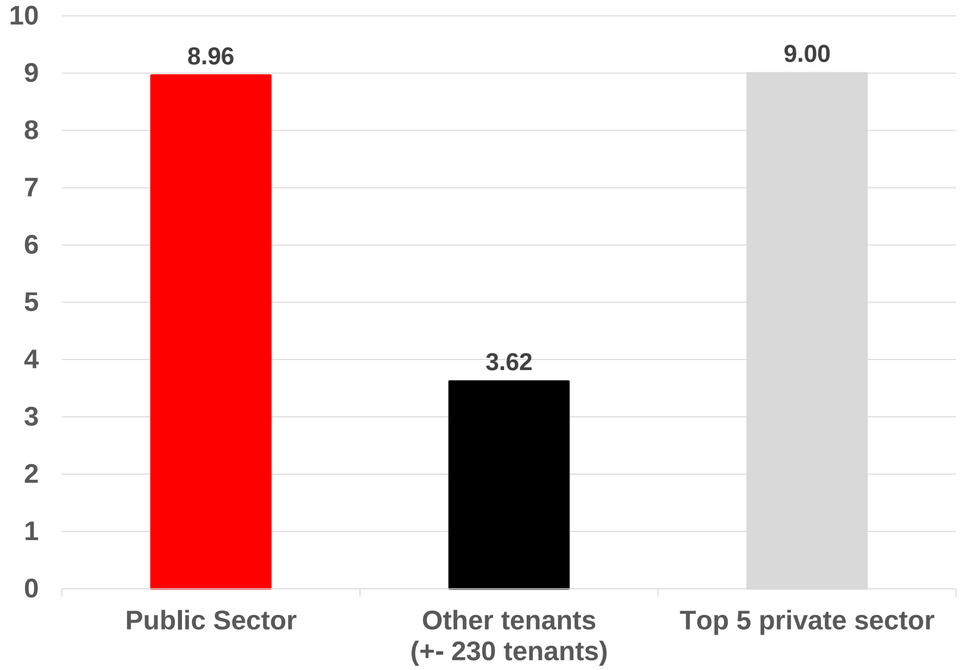
Befimmo perimeter excluding Silversquare

Top tenants as at 31 December 2018

% of gross rent under current lease agreement (excl. WTC 2[(a)])



Duration (yrs.) up to 1st break (excl. WTC 2[(a)])



7.75 yrs

Average duration as at 31 December 2018 (excl. WTC 2)

[(a)] Expiry as at 31 December 2018.

Portfolio results

Change in fair value of the property portfolio (as at 31 March 2019)

Offices	Change over the quarter [(a)] (in %)	Proportion of portfolio[(b)] (31.03.2019) (in %)	Fair value (31.03.2019) (in € million)	Fair value (31.12.2018) (in € million)
Brussels CBD and similar[(c)]	0.61%	51.8%	1 419.1	1 440.6
Brussels decentralised	-2.63%	2.9%	79.3	81.7
Brussels periphery	-0.59%	4.4%	119.4	116.5
Flanders	0.20%	17.3%	473.5	474.3
Wallonia	-0.32%	8.0%	219.8	220.2
Luxembourg city	10.18%	4.9%	135.0	122.6
Properties available for lease	*0.76%*	*89.3%*	*2 446.1*	*2 455.8*
Properties that are being constructed or developed for own account in order to be leased	*20.41%*	*10.7%*	*294.5*	*199.5*
Investment properties	**2.56%**	**100.0%**	**2 740.7**	**2 655.3**
Total	**2.56%**	**100.0%**	**2 740.7**	**2 655.3**

Signature of the lease of the office part in the ZIN project generates an initial unrealised increase in value of €49 million (IAS 40)

[(a)] The change over the first quarter of fiscal year 2019 is the change in fair value between 1 January 2019 and 31 March 2019 (excluding the amount of investments and divestments).
[(b)] The proportion of portfolio is calculated on the basis of the fair value of the portfolio as at 31 March 2019.
[(c)] Including the Brussels airport zone, in which the Gateway building is situated.

Portfolio results | Dynamic portfolio rotation

Hypothetic disposal(s) for an amount of €100 million

(€ per share)	2019	2020	2021
Forecasted EPRA earnings	*3.31*	*3.13*	*3.16*
Impact on EPRA earnings (loss building contribution)	-0.07	-0.15	-0.14
Capital gain on investment value	0.84		
Cumulated impact on distribution capacity	**0.77**	**0.62**	**0.48**

(This scenario is not included in the calculation of the EPRA earnings forecast.)

- Befimmo plans to increase turnover in its portfolio
- This will allow recovering of the investment value and cristallization of capital gains
- Realised capital gains could partially be used to cover the absence of contribution to EPRA earnings of the properties sold (for more than 4 years, sufficient time to make new investments creating value)

Portfolio results | Dynamic portfolio rotation

Granting of a 99-year leasehold on the Pavilion building

- €93 million
- Net distributable capital gain of €14.6 million (€0.57 per share)
- IRR of 7.12%
- Impact on LTV ratio is -2.06% (based on data as at 31 December 2018)

→ Transaction made at the right time in the life cycle of the building and of the overall Befimmo portfolio

Next steps: other transactions in preparation

4

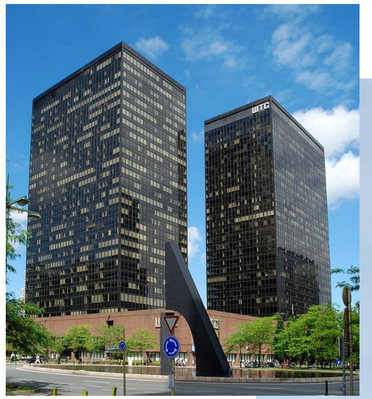
Dynamic and proactive management of the portfolio

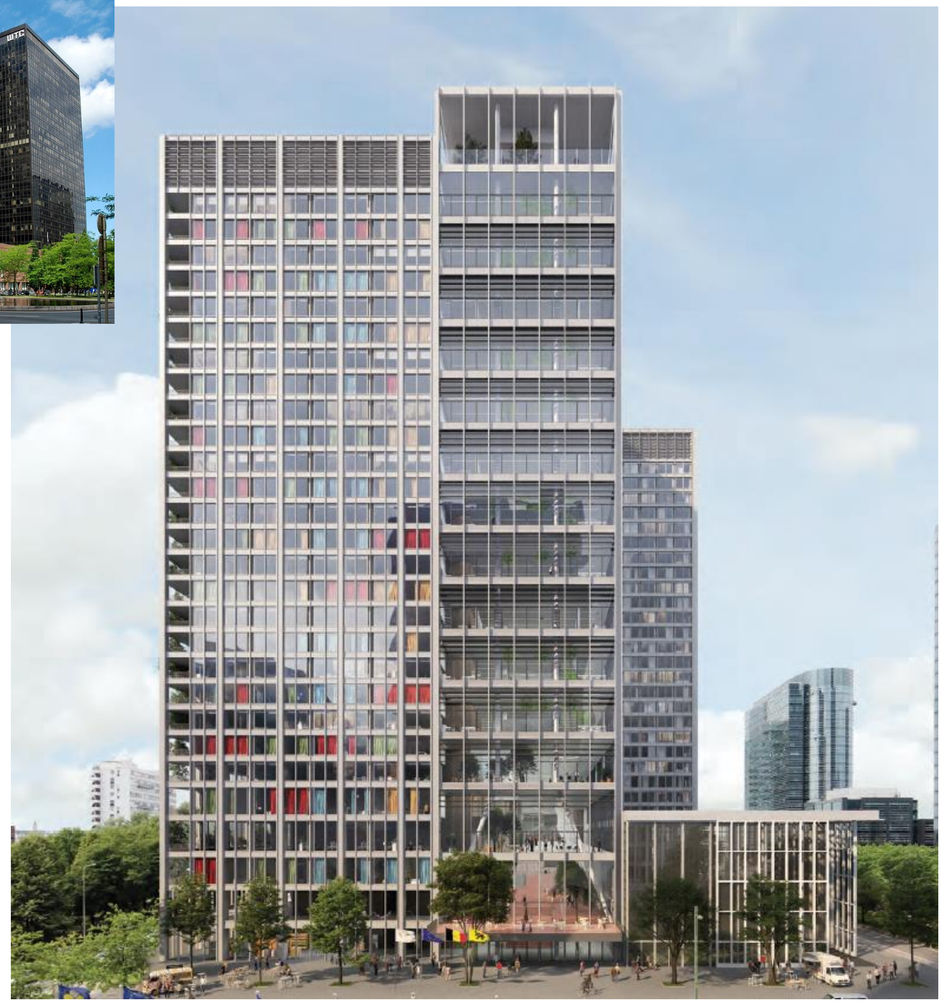
Dynamic and proactive management of the portfolio

	Rental space	Type	Start of the works	Completion	Rental situation	Important comments	Total investment (in € million)
***Committed* ongoing projects**							
Brederode Corner (Brussels CBD, Centre)	7 000 m²	Renovation	Q1 2018	Q1 2020	100% pre-let (6/9 years)	Lease concluded 2 years before delivery	20
Eupen – Rathausplatz (Eupen, Wallonia)	7 200 m²	Renovation and construction	Phase 2: Q4 2018	Phase 2: Q4 2019	100% pre-let (24 years)	Public tender won in 2017	14
Quatuor (Brussels CBD, North)	60 000 m²	Construction	2018	2021	22 000 m² pre-let (15 years) 10 000 m² Silversquare coworking	Break even Further commercialisation ongoing	157
ZIN (Brussels CBD, North)	110 000 m²	Reconstruction	2020	2023			375
	Offices: 70 000 m²				100% pre-let (18 years)	Public tender won in March 2019	
	Coworking & sports, hospitality, retail: 10 000 m²				Silversquare coworking (5 000 m²)	/	
	Hotel: 16 000 m²				/	Negotiation of a lease agreement in progress	
	Residential: 14 000 m²				/	Commercialisation in 2023	
Paradis Express (Liège, Wallonia)	35 000 m²	Construction	2019	2021			
	Offices: 21 000 m²				6 700 m²: signature pending	Further commercialisation ongoing	50
	Residential: 14 000 m²				1 building sold in state of future completion 4 buildings close to exit	/	
***Ongoing projects* to be committed**							
WTC 4 (Brussels CBD, North)	53 500 m²	Implementation of the permit	According to commercialisation		No development at risk	No development at risk	140

Dynamic and proactive management of the portfolio

ZIN | Brussels North area





Development of a multifunctional site covering 110,000 m²:

- 70,000 m² of office space
- 5,000 m² of coworking
- 14,000 m² of housing – 127 apartments
- 16,000 m² of hotel – 240 rooms
- 5,000 m² of sport, hospitality and retail space

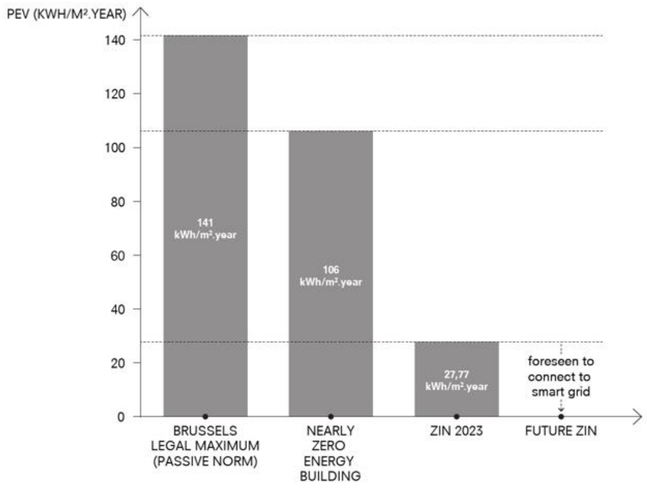
Largest transaction on the Brussels office market in over ten years

- 70,000 m² let to the “Flemish Authority”
- Fixed 18 years lease term
- Start of lease in 2023

Dynamic and proactive management of the portfolio

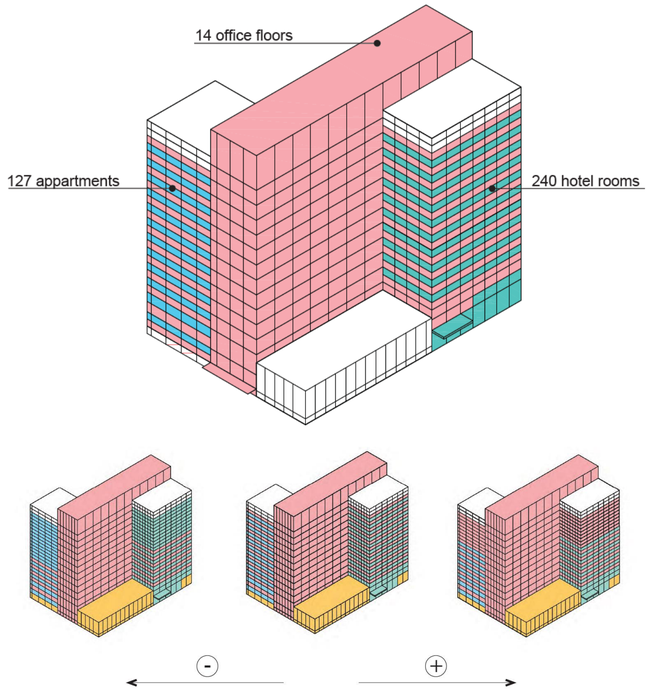
Sustainable design

- Almost energy neutral
- Breeam “Excellent” certification



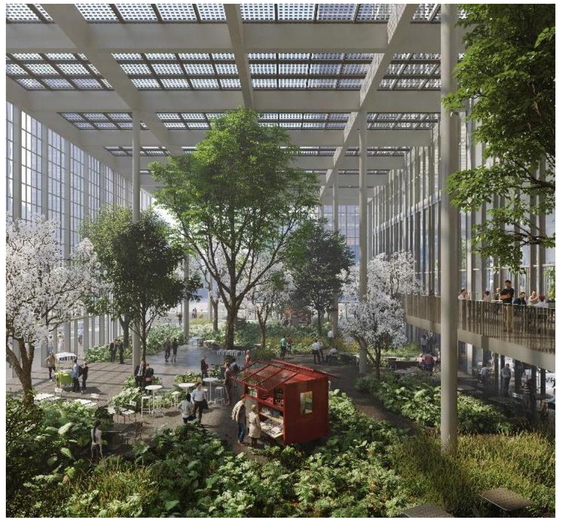
Working, housing, living

- Fusion of functions
- Spacious floors with free heigt of 5m



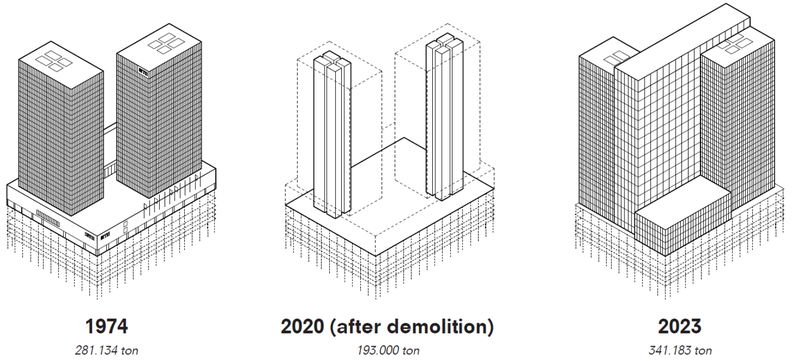
Making city

Project fully integrated into the existing urban system and open to the city



Adaptable building

- Circular philosophy
- 95% of the existing is being kept, re-used or recycled
- Adaptable to the needs of tomorrow



Dynamic and proactive management of the portfolio

ZIN | A smooth process and teamwork

31.12.2016

International architecture contest

December 2016

Belgian Architecture contest

September 2017

31.12.2017

Befimmo participating in the public tender of the "Flemish Authority"

October 2017

Permit introduction

July 2018

31.12.2018

Temporary occupation WTC 1 and co-creation process

Lease WTC 2

End of lease WTC 2

31 December 2018

70,000 m² prelet to the "Vlaamse Overheid"

&

Start of phase 1 of works

Q1 2019

Permit expected

2020

Delivery of ZIN

2023

Start of the 18 years lease with the "Flemish Authority"

ZIN | Financing of the project

- 18 years lease on the office part
  → reinforcement of the predictability of the revenues
- Estimated total construction cost: €375 million
  → Price ceiling principle applied with general contractor
- Yield on total investment: ± 4.5% (land included)
- Capital gain (IAS 40) of €49 million generated by the signature of the lease
  → Additional expected capital gain to be generated during the execution of the project

The ZIN project will be financed:

- by means of debt
- by part of the proceeds generated by the dynamic management of the portfolio announced in February 2019

- Structured in line with the Befimmo financing policy

Dynamic and proactive management of the portfolio

Quatuor | Brussels North area

QUATUOR
BRUSSELS

- 1/3 prelet (22,000 m²), 4 years before delivery
- Works started early 2018
- Delivery as from early 2021

- Indicative construction cost €157 million
- Yield on total investment of more than 5.3% (land included)

- www.quatuor.brussels

60,000 m²

SILVERSQUARE
RISE FROM INSIDE

coworking space
planned (10,000 m²)

Dynamic and proactive management of the portfolio

Brederode Corner | Brussels CBD

7,000 m²

- Full renovation to ensure maximum comfort and flexibility

- Delivery: Q1 2020
- Renovation cost: €20 million
- Yield on total investment is approximatively 5.5% (land included)

Dynamic and proactive management of the portfolio

Paradis Express | Liège

- Permit obtained
- Start of works mid 2019
- Estimated construction cost: €50 million(1)
- Yield on total investment should exceed 6% (land included)

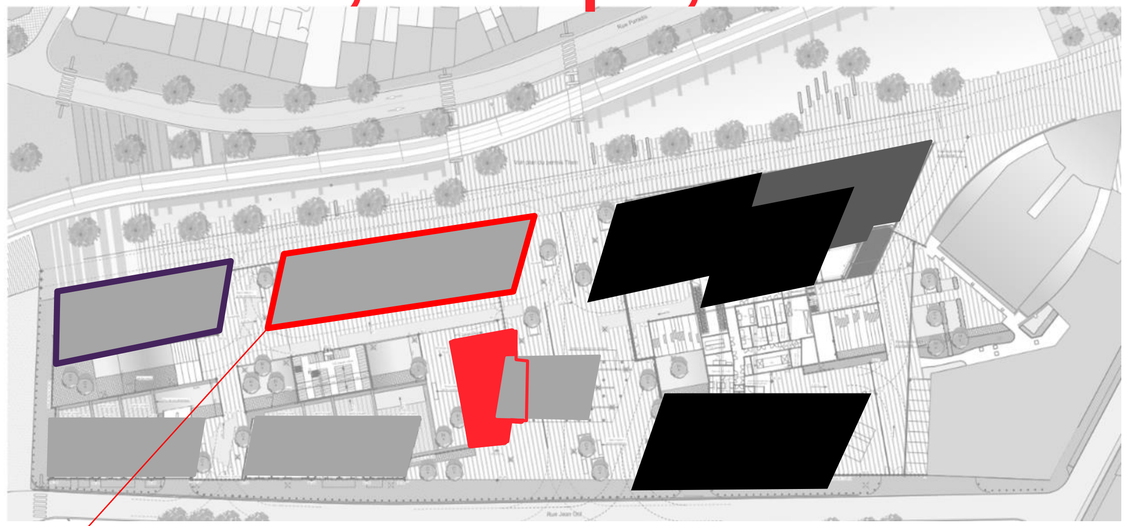
Offices

- 6,700 m²: signature pending
- Further commercialisation ongoing

Residential

- One building sold in state of future completion to Gands: Yust coliving concept
- Four buildings close to exit (residential developer)

35,000 m² | 21,000 m² offices



Offices | 2 buildings
Residential | 5 buildings (170 apartments)
Retail
Complementary functions

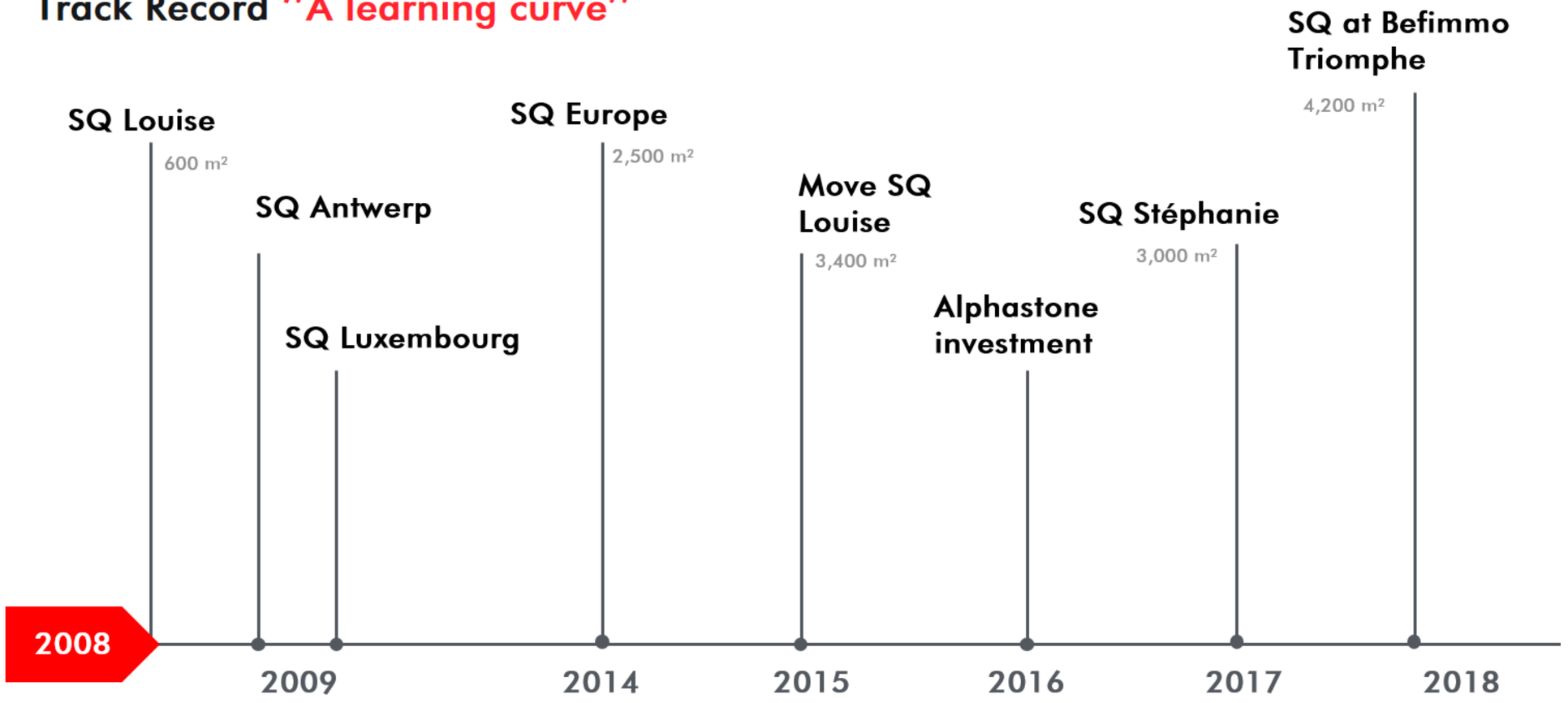
coworking space planned

(1) Construction cost offices.

Dynamic and proactive management of the portfolio

Silversquare, pioneer in coworking

Track Record ''A learning curve''



05
Coworking spaces

5.3
Million turnover

15,200 m²
Coworking spaces

23
Team members

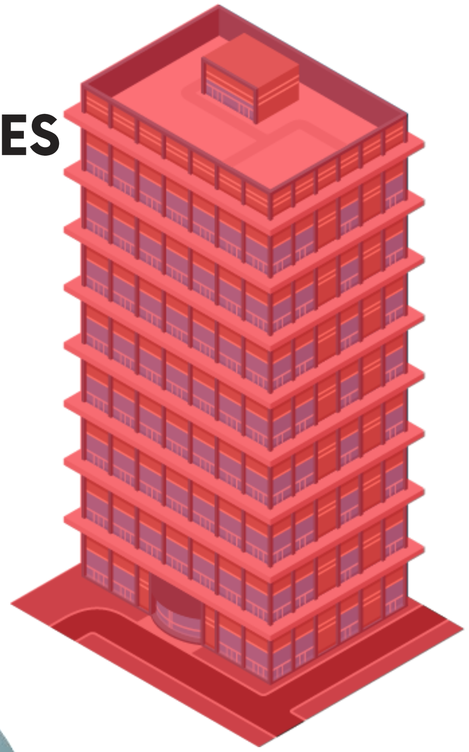
+1000
Members (companies)

+ 300
Events a year

Dynamic and proactive management of the portfolio

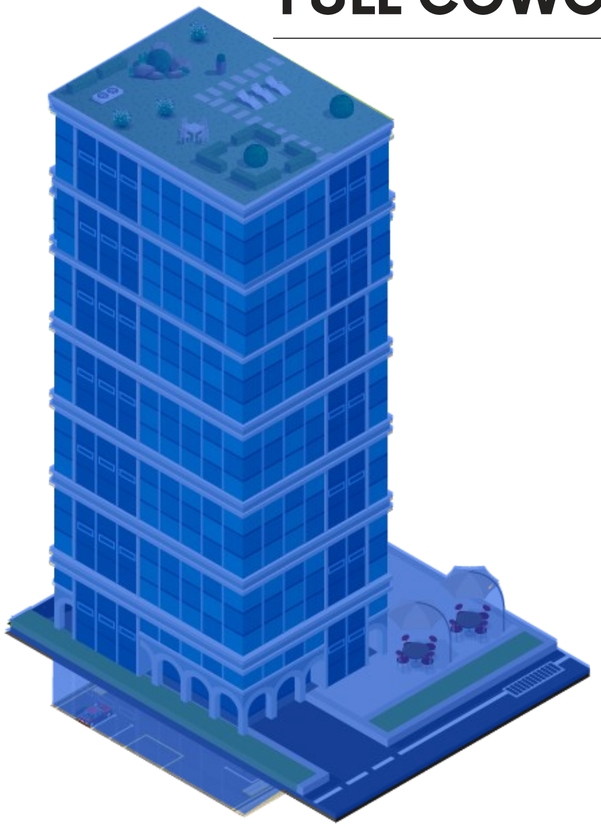
Silversquare will decide where coworking spaces will be programmed, in the Befimmo portfolio or on other external strategic locations.

CONVENTIONAL OFFICES

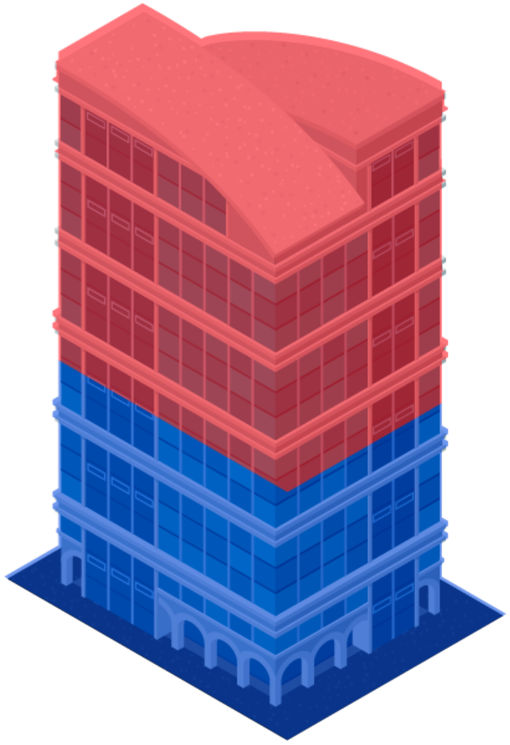


The first BeLux network

FULL COWORKING



MIXED OFFICES



COMMUNITY

CREATING LINKS

Dynamic and proactive management of the portfolio

Silversquare, what's next?

2019 : - Ikaros (2,500 m²)

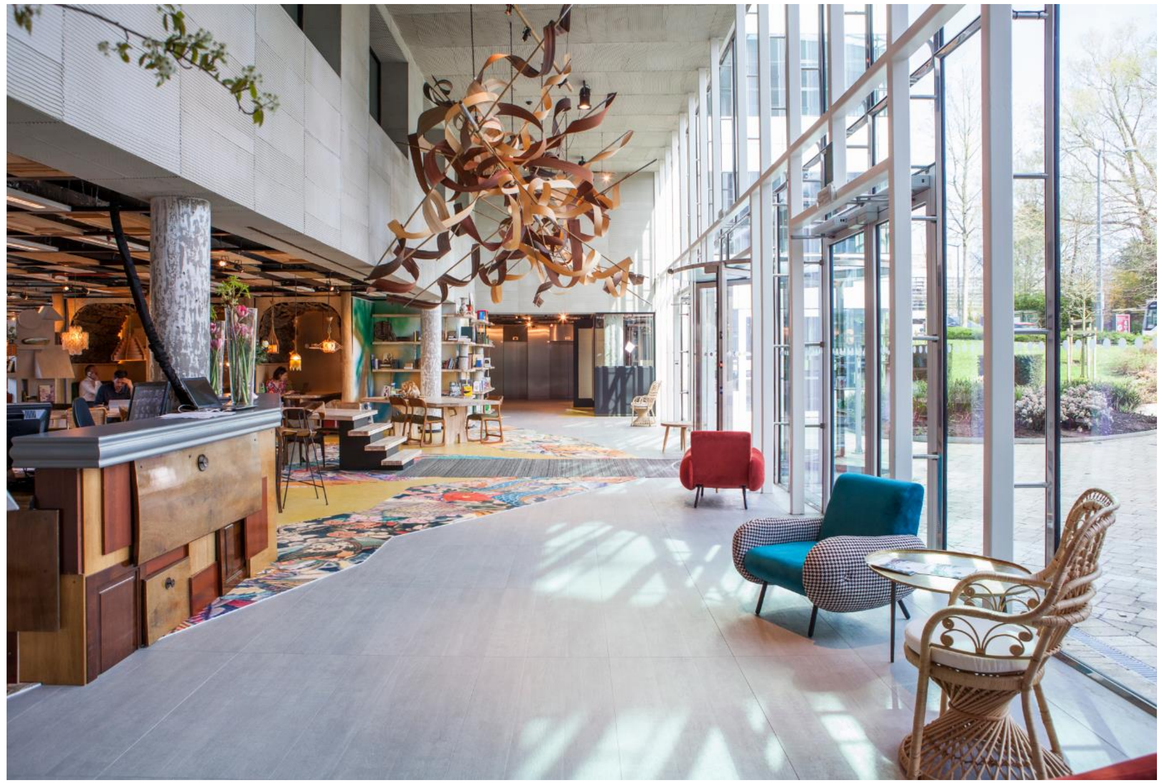
- Extension of 2 existing coworking spaces (Stéphanie & Europe)
- New opening in the Louise area

2020 : - Central Gate (4,300 m²)

- …

2021 : - Paradis Express (4,300 m²)

- Quatuor (10,000 m²)
- …



5 Financial results

Financial results

Since 1 January 2019, Befimmo has the sole control of Silversquare Holding SA, and as a result, Silversquare and its subsidiairies are included in the overall consolidation as of 31 March 2019

Key figures as at 31 March 2019

	31.03.2019	31.12.2018
Shareholders' equity (in € million)	1 510.77	1 443.21
Net asset value (in € per share)	59.06	56.42
EPRA NAV(a) (in € per share) (group share)	60.23	57.02
EPRA NNNAV(a) (in € per share) (group share)	58.30	55.93
EPRA Like-for-Like Net Rental Growth(b) (in %)	4.36%	2.41%
Average (annualised) financing cost(c) (in %)	1.99%	2.01%
Weighted average duration of debts (in years)	4.63	4.84
Debt ratio according to the Royal Decree (in %)	44.78%	45.76%
Loan-to-value(d) (in %)	41.82%	43.62%
	31.03.2019 (3 months)	**31.03.2018 (3 months)**
Number of shares issued	*25 579 214*	*25 579 214*
Average number of shares during the period	*25 579 214*	*25 579 214*
Net result (in € per share) (group share)	2.86	0.86
EPRA earnings (in € per share) (group share)	0.72	0.98
Return on shareholders' equity(e) (in € per share)	5.02	4.14
Return on shareholders' equity(e) (in %)	8.97%	7.49%

(a) This is an Alternative Performance Measure.
(b) Trend of the rental income minus property charges at constant perimeter, calculated on the basis of the “EPRA Best Practices Recommendations”.
(c) Including margin and hedging costs. This is an Alternative Performance Measure.
(d) Loan-to-value (“LTV”): [(nominal financial debts – cash)/fair value of portfolio].
(e) Calculated over a 12-month period ending at the closing of the period, taking into account the gross dividend reinvestment.

Financial results as at 31 December 2018

Condensed consolidated P&L (IFRS)

(in € thousand)	31.12.2018	31.12.2017
Net rental result	143 566	142 431
Net rental result excluding spreading	*143 119*	*141 172*
Spreading of gratuities/concessions	*447*	*1 260*
Net property charges	-13 588	-11 932
Property operating result	**129 978**	**130 499**
Corporate overheads	-14 282	-12 199
Other operating income and charges	- 447	-1 252
Operating result before result on portfolio	**115 249**	**117 048**
Operating margin	***80.3%***	***82.2%***
Gains or losses on disposals of investment properties	343	21 798
Net property result	**115 592**	**138 846**
Financial result (excl. changes in fair value of financial assets and liabilites)	-20 545	-19 750
Corporate taxes	- 785	-1 642
Net result before changes in fair value of investment properties and financial assets and liabilities	**94 263**	**117 455**
Changes in fair value of investment properties	-5 514	13 429
Changes in fair value of financial assets and liabilities	-5 901	5 186
Changes in fair value of financial assets and liabilities and investment properties	**-11 415**	**18 615**
Net result	82 847	136 070
EPRA earnings	94 139	95 657
Net result (in € per share)	**3.24**	**5.32**
EPRA earnings (in € per share)	**3.68**	**3.74**

+2.41%
EPRA Like-for-like Net rental growth

€3.45
Gross/share 2018 FY dividend

EPRA earnings guidance for 2018 was €3.64 per share

Financial results as at 31 December 2018

Condensed consolidated balance sheet

(in € million)	31.12.2018	31.12.2017
Investment and held for sale properties	2 655.3	2 494.4
Other assets	79.8[a]	64.8
Total assets	**2 735.1**	**2 559.1**
Shareholders' equity	1 443.2	1 448.5
Financial debts	1 178.5	1 002.1
non current	735.5	484.3
current[b]	443.0	517.8
Other debts	113.4	108.5
Total equity & liabilities	**2 735.1**	**2 559.1**
LTV[c]	**43.62%**	**39.61%**

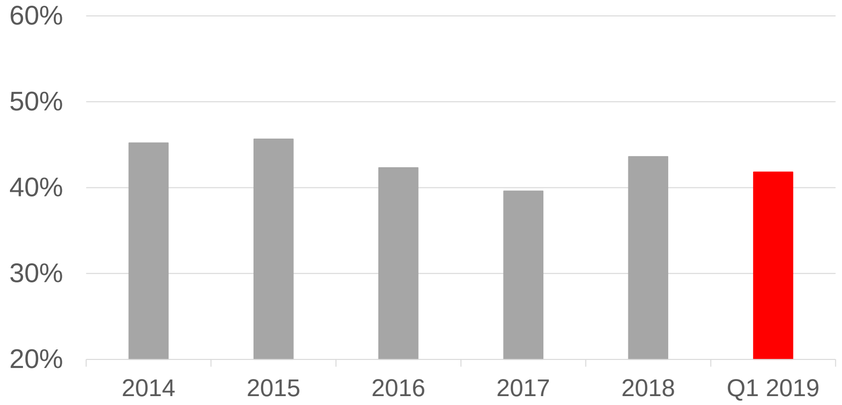
	31.12.2018	31.12.2017
NAV (in €/share)	56.42	56.63
EPRA NAV (in €/share)	57.02	57.03
EPRA NNNAV (in €/share)	55.93	56.35

[a] The figures as at 31 December 2018 include the participation in Silversquare.
[b] According to IAS 1 the commercial paper needs to be recorded as a current liability. It is important to note that the Company has confirmed back-up lines (in excess of one year) for the commercial paper.
[c] The figures take into account that 75% of the dividends have been paid.

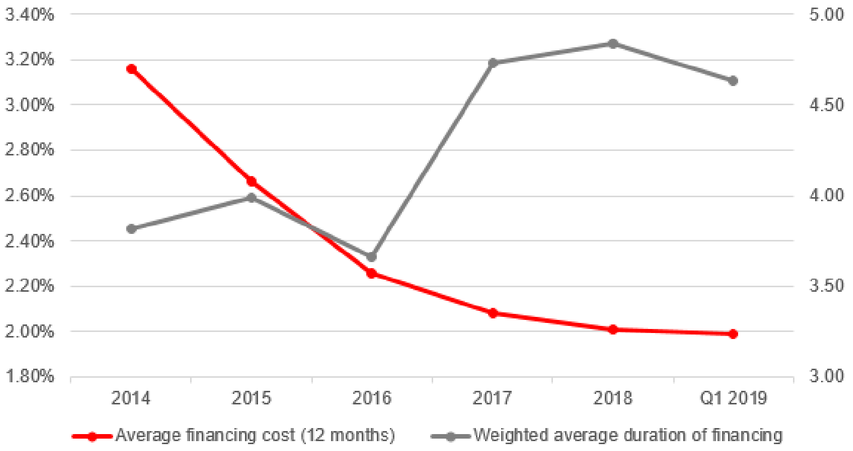
6 Financial structure

Financial structure as at 31 March 2019

Evolution of LTV ratio



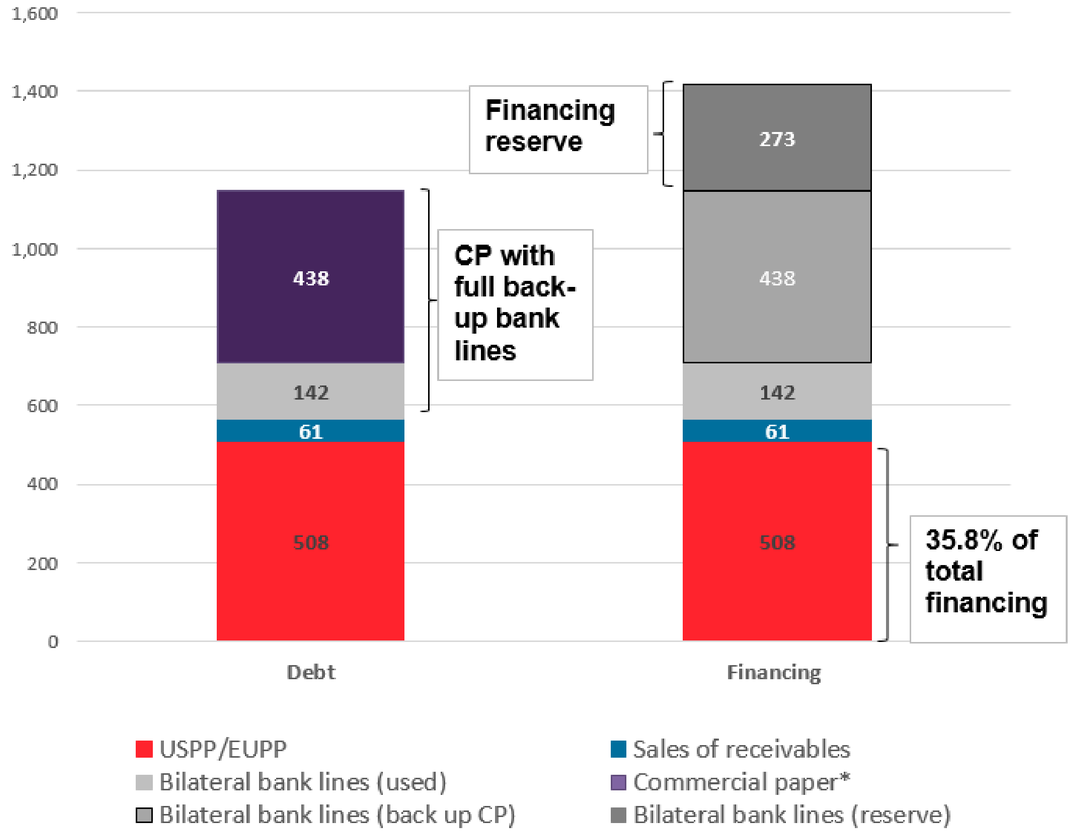
Evolution of financing cost & debt duration



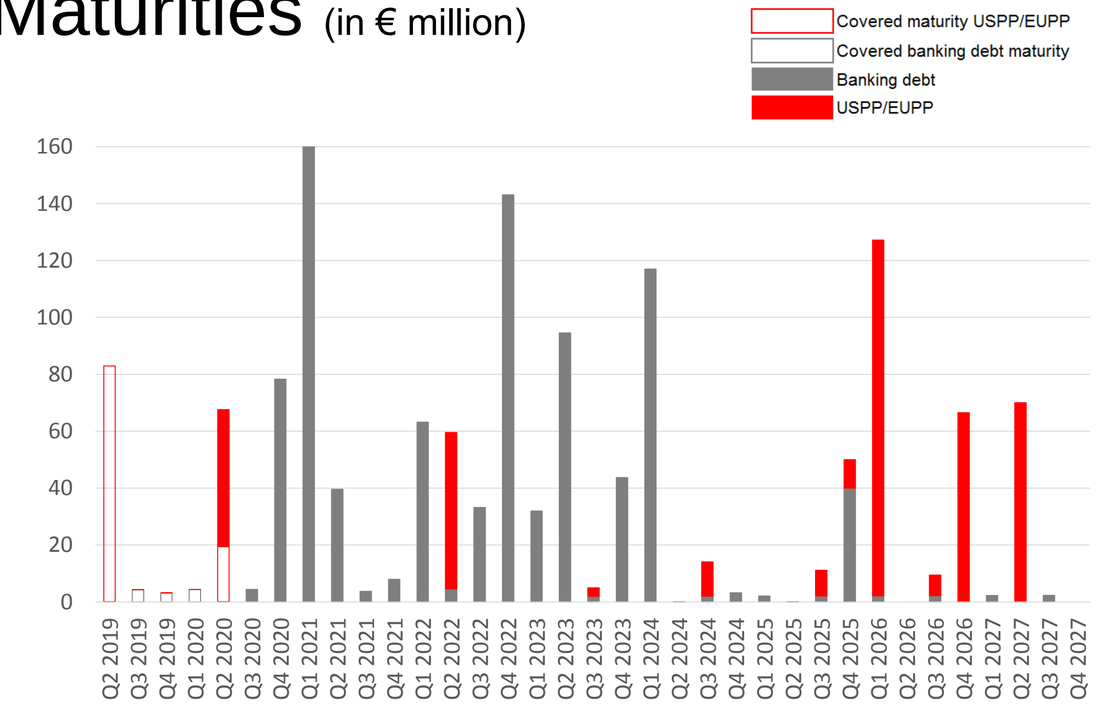
- Large remaining headroom to covenants
- BBB/Stable/A-2 rating by Standard & Poor's since 2007 (confirmed as at 16 May 2018)
- LTV ratio of **41.82%**
- Average financing cost: **1.99%**
- Weighted average duration of financing: **4.63 yrs**

Financial structure as at 31 March 2019

Financing sources (in € million)



Maturities (in € million)



- Confirmed credit facilities: €1,420.68 million (€1,148.1 million in use)
- The Company has covered its financing needs until the end of Q1 2020

(1) With confirmed back-up bank lines in excess of one year.

Financial structure as at 31 March 2019

Evolution of the portfolio of hedging instruments and fixed-rate debts

Moyenne annuelle		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CAP	Notionnel (en millions €)	90	47	20	0	-	-	-	-	-	-
	Taux moyen (en %)	0.78%	0.87%	1.15%	1.15%	-	-	-	-	-	-
FLOOR	Notionnel (en millions €)	20	20	20	0	-	-	-	-	-	-
	Taux moyen (en %)	0.55%	0.55%	0.55%	0.55%	-	-	-	-	-	-
Financements à taux fixe (incl. IRS)	Notionnel (en millions €)	982	995	958	920	862	795	726	591	393	127
	Taux moyen [1] (en %)	0.99%	1.00%	1.00%	0.96%	0.91%	0.88%	0.95%	0.94%	1.00%	0.86%

Hedging policy to hedge decreasing part of debt over a 10-yr period

85.5%

Fixed rate financing (incl. IRS)

as at 31 March 2019

Based on the figures as at 31 December 2018, the forecasted hedge ratio remains above 70% until the second quarter of 2020 included and above 50% until the first quarter of 2023 included.

[1] Average fixed rate excluding credit margin and including options on swaps considered at the maximum rate.

Growth appetite

Proposal of merger by acquisition of the subsidiary Beway by Befimmo approved during the Extraordinary General Meeting of 30 April 2019:

- Simplification of the Befimmo group structure
- Optimization of management costs

2,659,828 new Befimmo shares were created:

- Good timing
- Shares in Befimmo group ➔ no dilution of NAV and EPRA earnings
- To finance potential accretive growth

7

Forecasts and dividend policy

Forecasts and dividend policy

3-year EPRA earnings forecast

At constant perimeter

	2018	2019	2020	2021
EPRA earnings real-estate operator *(in € per share)*	3.68	3.31	3.13	3.16
Contribution to the EPRA earnings of the coworking activity *(in € per share - group share)*	*N/A*	*0.05*		
Total EPRA earnings *(in € per share - group share)*	3.68	3.36		

2019 DIVIDEND FORECAST

€3.45

gross/share

GROSS DIVIDEND YIELD OF

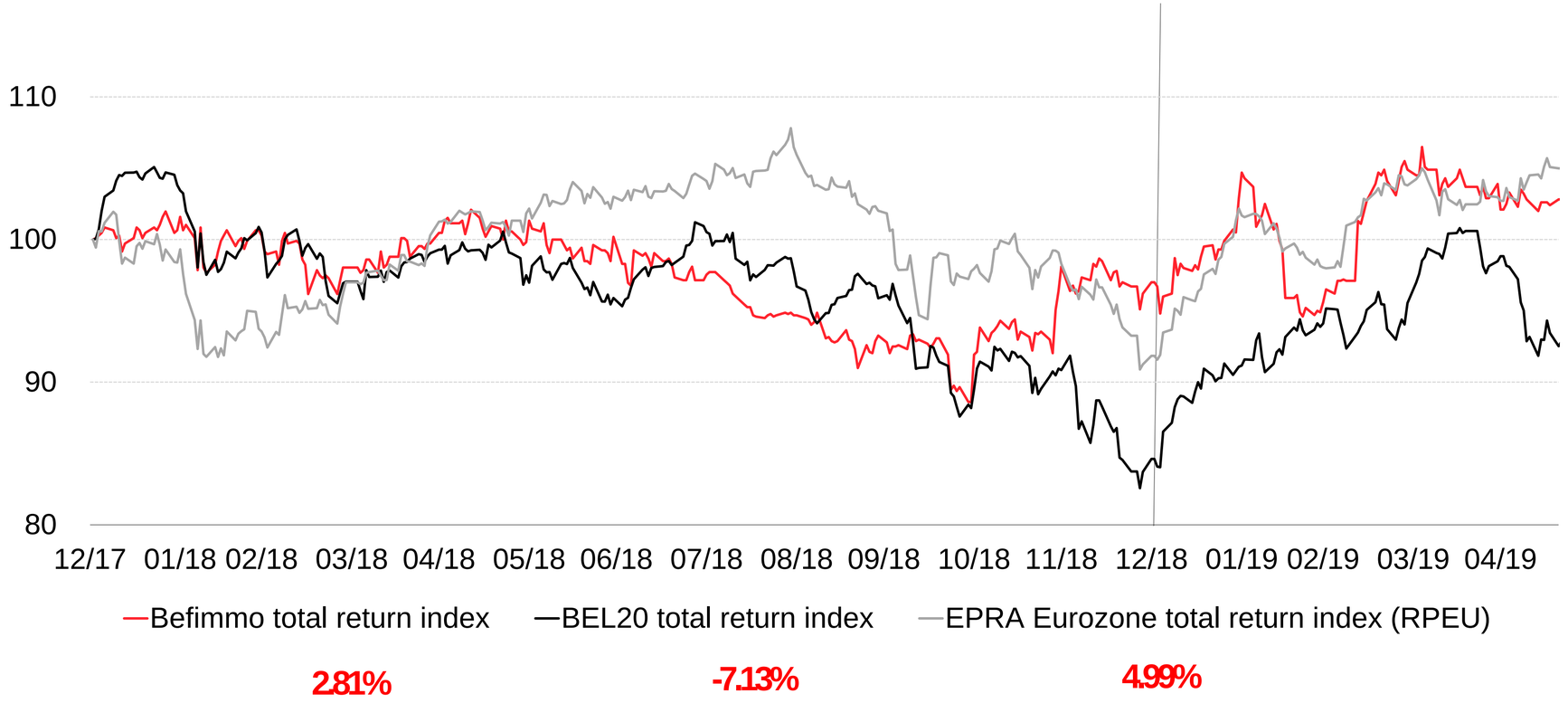
6.8%

on a share price of €50.6 as at 20 May 2019

8 Share performance

Share performance

Performance of Befimmo's total return index in relation to the total return index of the BEL20 and EPRA Developed Europe Index[1] (Figures up to 20 May 2019)



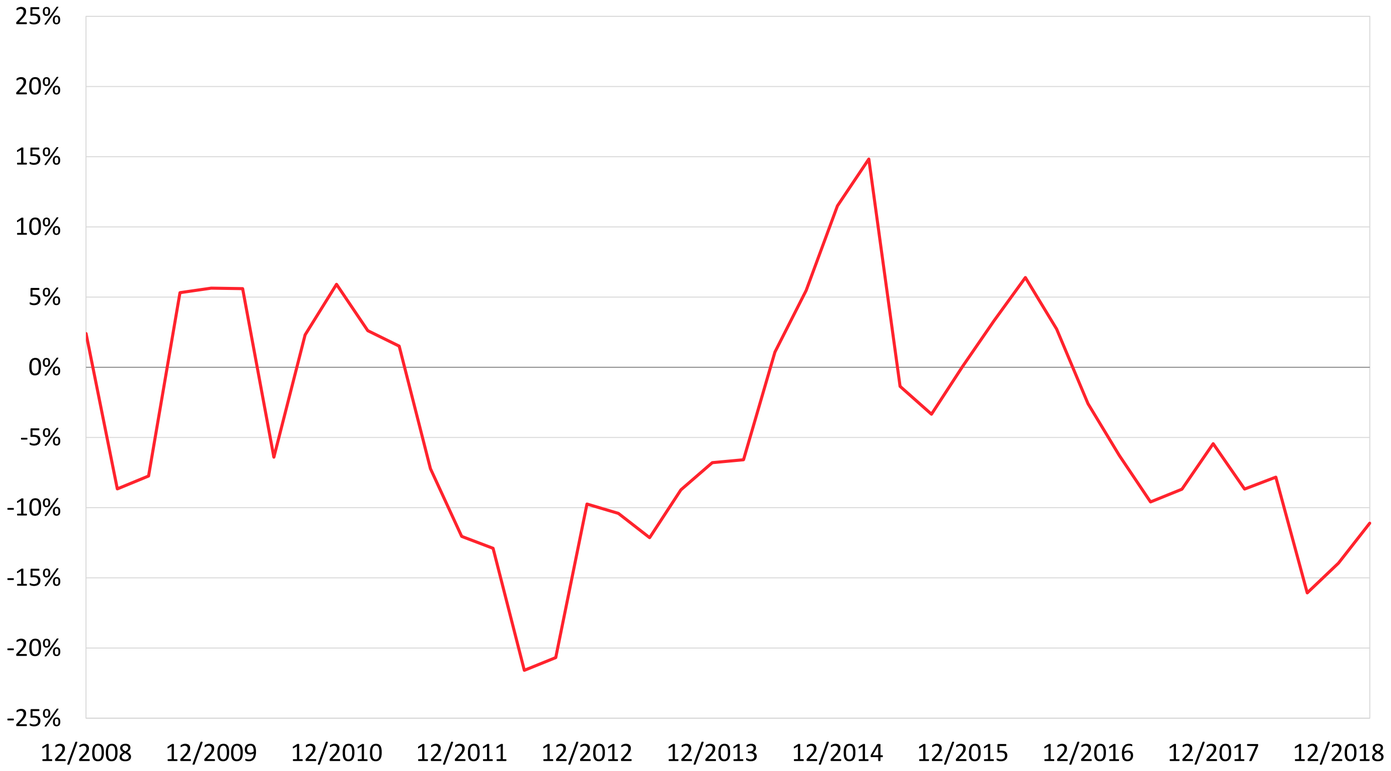
+2.81%

Befimmo gross return from 31 December 2017 until 20 May 2019

[1] Source: KBC Securities

Share performance

Premium/discount to NAV



European REITs Offices	Premium/Discount (20 May 2019)
Fabege	10.32%
Wihlborgs	2.04%
PSP Swiss Property	1.13%
Castellum	-0.83%
Entra Eiendom	-4.25%
Colonial	-5.70%
Befimmo	**-9.34%**
Great Portland	-11.15%
Kungsleden	-11.28%
NSI	-11.39%
Hufvudstaden	-11.63%
Derwent London	-12.03%
Alstria	-14.50%
Workspace	-14.98%
Gecina	-17.87%
COIMA	-35.81%
Average Offices	**-7.78%**

(1) Source: Kempen & Co.

To conclude
Why invest in Befimmo?

- High quality office portfolio
  - Befimmo is an asset manager: portfolio chosen and build by real-estate people
  - CBD locations
- Clear pure player strategy
- Proactive approach in an evolving market (coworking, innovative projects, asset rotation, etc.)
- High dividend yield
- Good timing to invest
- Stability of the management

Questions?

Speakers

Benoît De Blieck

- CEO of Befimmo since 1999
- Extensive experience (38 years) in various businesses across the real estate value chain (contracting, development, asset investment and management)
- Fellow member of the Royal Institution of Chartered Surveyors (RICS)
- Member of the board of the Belgian Professional Union of the Real-Estate Sector (UPSI)

Laurent Carlier

- CFO of Befimmo since 2006
- 20 years of experience as Finance Director
- President of the BE-REIT association (Belgian REITs)
- Member of the EPRA Reporting & Accounting Committee

Appendix

Financial results as at 31 March 2019
P&L and Net asset value

(in € thousand)	31.03.2019	31.03.2018
Net rental result	35 355	36 086
Net rental result excluding spreading	*34 667*	*35 860*
Spreading of gratuities/concessions	*688*	*226*
Net property charges[(a)]	-6 124	-2 346
Property operating result	**29 231**	**33 741**
Corporate overheads	-4 452	-3 459
Other operating income & charges	- 688	- 226
Operating result before result on portfolio	**24 091**	**30 055**
Operating margin	***68.1%***	***83.3%***
Gains or losses on disposals of investment properties	292	-
Net property result	**24 383**	**30 055**
Financial result (excl. changes in fair value of financial assets and liabilities)	-5 457	-4 831
Corporate taxes	- 691	- 64
Net result before changes in fair value of investment properties and financial assets and liabilities	**18 235**	**25 160**
Changes in fair value of investment properties	69 228	-5 016
Changes in fair value of financial assets and liabilities	-14 075	1 800
Changes in fair value of investment properties & financial assets and liabilities	**55 152**	**-3 216**
Net result	73 387	21 944
Net result (group share)	73 082	21 944
Net result (non-controlling interests)	306	-
EPRA earnings (group share)	18 475	25 160
Net result (in € per share) (group share)	**2.86**	**0.86**
EPRA earnings (in € per share) (group share)	**0.72**	**0.98**

Since 1 January 2019, Befimmo has the sole control of Silversquare Holding SA, and as a result, Silversquare and its subsidiairies are included in the overall consolidation as of 31 March 2019

	(in € per share)	(in € millions)	Number of shares
Net asset value as at 31 December 2018 (group share)	**56.42**	**1,443.2**	**25 579 214**
Valuation of the put option held by minority shareholders, net of profit attributable to non-controlling interests		-5.5	
Net result of the period (group share)		73.1	
Net asset value as at 31 March 2019 (group share)	**59.06**	**1,510.8**	**25 579 214**

	31.03.2019	31.12.2018
EPRA NAV (in € per share) (group share)	60.23	57.02
EPRA NNNAV (in € per share) (group share)	58.30	55.93

At constant perimeter, EPRA earnings forecasts per share for the fiscal year confirmed

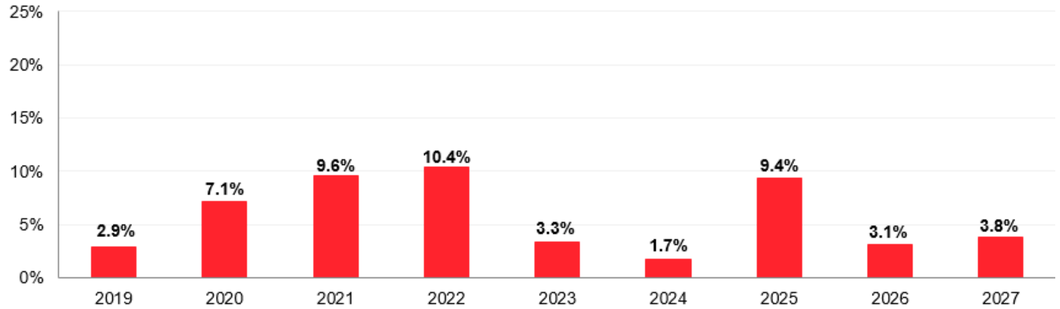
Dividend for the fiscal year unchanged (€ 3.45 per share)

Forecasts | Assumptions

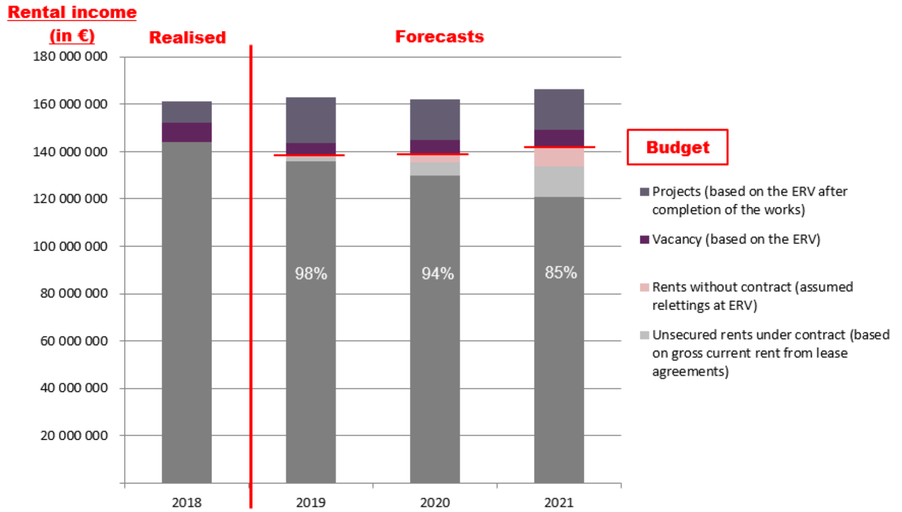
Portfolio outlook and main portfolio assumptions

At constant perimeter

Expiry of leases (first break)[(a)] – Full year impact (in %)



Contractually secured rent



Work planned and estimated in the next three years

	Rental space	Location	Type	Foecasts (in € million) 2019	2020	2021	
Brederode Corner	6 500 m²	Brussels CBD, Centre	Renovation	16.3	0.5	-	
Eupen - Rathausplatz	7 200 m²	Eupen, Wallonia	Renovation and construction	3.0	-	-	
Paradis Express	35 000 m²	Brussels, periphery	Construction	15.7	32.7	15.9	(a)
Quatuor	60 000 m²	Brussels CBD, North	Construction	59.3	69.5	3.3	
WTC 4	53 500 m²	Liège, Wallonia	Implementation of the permit According to commercialisation	1.0	1.0	5.8	
ZIN	110 000 m²	Brussels CBD, North	Demolition and construction	23.7	55.0	105.9	(a)
Other investments (coworking included)				*26.7*	*10.7*	*16.6*	
Total				**145.7**	**169.4**	**147.4**	

(a) This grah doesn't take into account the lease in the Noord Building, currently being demolished (preceding the construction of the Quatuor).
(b) "All-in" construction cost of the project (including other functions than offices).

Forecasts and dividend policy
EPRA earnings

	(in € thousand)	Realised 2018	2019	Forecasts 2020	2021
Real-estate operator	Rental income	144 067	137 831	138 306	141 802
	Charges linked to letting	- 501	- 565	- 661	- 667
	Net rental result	**143 566**	**137 267**	**137 645**	**141 135**
	Net property charges	-13 588	-13 674	-15 861	-15 647
	Property operating result	**129 978**	**123 592**	**121 784**	**125 488**
	Corporate overheads	-14 282	-14 949	-15 840	-16 162
	Other operating income and charges (excl. goodwill impairment)	- 447	- 531	-3 051	-3 184
	Operating result before result on portfolio	**115 249**	**108 113**	**102 894**	**106 142**
	Financial result (excl. the changes in fair value of the financial assets and liabilities and close-out costs)	-20 545	-22 550	-21 785	-24 084
	Corporate taxes	- 566	-1 031	-1 143	-1 340
	EPRA earnings	**94 139**	**84 532**	**79 966**	**80 719**
	EPRA earnings (in € per share)	**3.68**	**3.31**	**3.13**	**3.16**
CW	**Contribution to the EPRA earnings of the coworking activity (in € per share) (group share)**	**N/A[a]**	**0.05**		
TOTAL	**Total EPRA earnings (in € per share) (group share)**	**3.68**	**3.36**		
	Average number of shares	*25 579 214*	*25 579 214*	*25 579 214*	*25 579 214*

[a] The coworking activity in the context of the partnership (till 6 December 2018) was considered in the real-estate activity of Befimmo.

Calendar 2019/2020

Publication of the half-yearly results and online publication of the Half-Yearly Financial Report 2019	Thursday 18 July 2019[a]
Interim statement as at 30 September 2019	Thursday 24 October 2019[a]
Payment of the interim[b] dividend of the 2019 fiscal year on presentation of coupon No 38	
- Ex-date	*Wednesday 18 December 2019*
- Record date	*Thursday 19 December 2019*
- Payment date	*Friday 20 December 2019*
Publication of the annual results as at 31 December 2019	Thursday 13 February 2020[a]
Online publication of the Annual Financial Report 2019	Friday 27 March 2020
Ordinary General Meeting of the fiscal year closing as at 31 December 2019	Tuesday 28 April 2020
Payment of the final[c] dividend of the 2019 fiscal year on presentation of coupon No 39	
- Ex-date	*Wednesday 6 May 2020*
- Record date	*Thursday 7 May 2020*
- Payment date	*Friday 8 May 2020*

(a) Publication after closing of the stock exchange.
(b) Subject to a decision of the Board of Directors.
(c) Subject to a decision of Ordinary General Meeting

Appendices | BE-REIT status

- Specific regulation and high degree of transparency, accounts in IFRS
- Real-estate assets quarterly valued by independent real-estate experts
- Controlled by the Financial Services and Markets Authority (FSMA)
- Risk diversification: maximum 20% of portfolio invested in one property unit
- Listing on stock exchange, minimum free float of 30%
- Debt ratio <65% (Target internal Loan-To-Value ratio around 50%)
- Distribution of 80% of “cash flows” as dividend
- “Tax transparency”: reduced base for corporation tax, taxation at investor level (withholding tax)
- Partnerships allowed

Disclaimer

This presentation is made for the sole benefit of financial analysts and qualified institutional investors and is not to be considered as an incentive to invest or as an offer to acquire Befimmo shares under any laws of European countries or the USA or Canada.

The information provided herein is extracted from Befimmo annual reports, half-yearly reports and press releases but does not reproduce the whole content of these documents, which prevail and ought to be analyzed before any recommendation or operation regarding Befimmo shares is made.

This presentation contains statements and estimates about anticipated future performances. These statements and estimates are not to be construed as implying a commitment from Befimmo to achieve them. Whether or not they will actually be achieved depends on a number of factors which are beyond the reach of Befimmo's control, such as developments in the real estate and financial markets.

Such statements and estimates are based on various assumptions and assessments of known and unknown risks, uncertainties and other factors, which were deemed reasonable when made but may or may not prove to be correct.

Actual events are difficult to predict and may depend upon factors that are beyond the Company's control. Therefore, actual results, financial condition, performances or achievements of Befimmo, or market results, may turn out to be materially different from any future results, performances or achievements expressed or implied by such statements and estimates.

Given these uncertainties, investors are invited not to unduly rely on these forward-looking statements and estimates. Furthermore, forward-looking statements and estimates only speak as of the date of this presentation.

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Any reference to the portfolio, assets, figures or activities of Befimmo should be understood on a consolidated basis, including those of its subsidiaries, unless it is clear from the context or expressly stated that the contrary is intended.

Befimmo SA

Chaussée de Wavre 1945, 1160 Brussels

b.deblieck@befimmo.be
l.carlier@befimmo.be
c.kerremans@befimmo.be

Tel.: +32 (0)2 679 38 13
www.befimmo.be