

19 August 2014

CONTENTS

Company / Sector	Comment	Recommendation	Price	Target Price
Aedifica	FY13-14 expected to show 1.5% EPS growth	Hold	50.93	49.00
Argen-X	Unique antibodies cracking complex targets	Buy	7.81	10.00
BAM Group	What does break-even look like?	Hold	2.11	2.00
Banimmo	Final 1H14 results on Friday 29 August	Accumulate	8.15	9.00
Immobel	Preview 1H14 results	Buy	41.80	45.00
Leasinvest RE	Preview 1H14 results	Hold	84.69	80.00
Montea	1H14 results preview	Accumulate	31.48	33.00
Pharming	Acquires French transgenic founder rabbits	Buy	0.39	0.70
Qrf	Preview 1H14 results	Accumulate	24.60	26.50
Sipef	Strong 1H14E results	Accumulate	54.50	65.00
Vopak	Preview 2Q14: Focus on current trading	Hold	33.93	38.00

CHANGES IN RECOMMENDATION

Company	From	To
Argen-X	Initiating	Buy

CHANGES IN TARGET PRICE

Company	From	To
Argen-X	Initiating	10.00

KEY FIGURES

(at close)	Price	1D	1M	12M
AEX	399.9	1.2%	-1.1%	6.7%
BEL20	3,146.7	1.3%	0.6%	11.4%
CAC40	4,230.7	1.4%	-2.4%	2.6%
DAX30	9,245.3	1.7%	-4.9%	10.2%
FTSE100	6,741.3	0.8%	-0.1%	3.7%
EUROSTOXX50	3,073.4	1.3%	-2.9%	8.4%
STOXX50	2,964.3	1.2%	-1.5%	8.4%
DJIA	16,662.9	-0.3%	-1.9%	10.3%
S&P500	1,955.1	0.0%	-0.2%	17.7%
NASDAQ Comp	4,464.9	0.3%	2.3%	23.8%
USD/EUR	0.7483	0.1%	1.1%	-0.2%
GBP/EUR	1.2515	0.4%	-0.9%	6.9%
Bel govt	1.41%	6.0bps	-17.0bps	-128.0bps
French govt	1.41%	5.0bps	-17.0bps	-99.0bps
Dutch govt	1.21%	5.0bps	-16.0bps	-105.0bps

Source: KBC Securities

CHANGES IN EPS FORECAST

Company	From		To	
	2014	2015	2014	2015
BAM Group (€)	0.28	0.33	-0.17	0.08
Immobel (€)	8.10	4.77	6.46	2.93

THIS DOCUMENT IS NOT PRODUCED BY KBC SECURITIES USA, INC.

19 August 2014

CORPORATE CALENDAR

Date	Company	Event
19.08.14	Jensen-Group	Results 1H14
20.08.14	Heijmans	Results 1H14
	Heineken	Results 1H14
	Heineken Holding	Results 2Q14
	Vopak	Results 1H14
21.08.14	Ahold	Results 2Q14
	BAM Group	Results 1H14
	Montea	Results 1H14
	Qrf	Results 1H14
	RTL Group	Results 1H14
	Sipef	Results 1H14
22.08.14	Beter Bed Holding	Results 1H14
25.08.14	Roularta	Results 1H14
26.08.14	Aedifica	Results FY14
	Imtech	Results 1H14
	Leasinvest RE	Results 1H14
	Tigenix	Results 1H14
27.08.14	Agfa	Results 1H14
	Argen-X	Results 1H14
	Euronav	Results 1H14
	Fluxys Belgium	Results 1H14
	Picanol	Results 1H14
	Tessenderlo	Results 1H14

ROADSHOW CALENDAR

Date	Company	Place
28.08.14	Delta Lloyd	Brussels
01.09.14	Bekaert	Brussels
03.09.14	Arseus	Brussels
	Kinepolis	London
04.09.14	Arseus	Paris
	CFE	London
	D'Ieteren	London
05.09.14	Befimmo	Luxembourg
	D'Ieteren	London
08.09.14	Galapagos	Brussels
11.09.14	Brunel International	Paris
12.09.14	Ablynx	Brussels
15.09.14	Arcadis	Brussels
	KBC	London
18.09.14	Ackermans	New York
19.09.14	Ackermans	Boston
25.09.14	Ablynx	Paris
06.11.14	Mobistar	Brussels
24.11.14	Galapagos	Paris
04.12.14	CFE	New York
05.12.14	CFE	Boston

For an overview of our upcoming events, please click [here](#).

PUBLICATION OVERVIEW

Date	Company / Sector	Title report	Recommendation	Target Price
14.08.14	Ahold	Uninspiring 2Q14E results	Hold	14.00
	Fugro	Continuing challenges in end-markets	Reduce	24.50
13.08.14	Brunel International	2Q14E: Drop in Energy Projects, slow Germany	Buy	26.00
	Delhaize	Positive earnings surprise and clear action plan	Accumulate	60.00
	WDP	Not just a construction year	Hold	56.00
08.08.14	Nutreco	Lack of positive share price triggers	Hold	33.00
	SBM Offshore	Attractive value, but room for improvement	Buy	16.00
06.08.14	Aalberts Industries	Mixed picture, but overall growth	Hold	22.00
	Arseus	Fagron blows out, Corilus confirmed to be sold	Buy	48.50
	Befimmo	Solid fundamentals, ready for action	Hold	56.00
	Cofinimmo	What's up in 2H14?	Hold	91.50
	Materialise	Built to grow and built to last	Accumulate	14.00
05.08.14	DSM	2Q EBITDA in line with CSS, guidance adjusted	Buy	63.00
04.08.14	AB InBev	2Q volume slightly weak, underlying EBITDA ok	Accumulate	87.00
	Arseus	H14 results preview	Buy	48.50
	Bekaert	Solid volume growth	Accumulate	30.00
	Corbion	2Q: Lower costs, better volumes, higher profit?	Accumulate	17.00
	Heineken	1H14 preview	Accumulate	58.00
	Ontex	Also present in difficult moments	Buy	21.50
	Solvay	Solid 2Q, FY guidance maintained	Accumulate	130.00
	UCB	On track to deliver but getting fair valued	Hold	65.00

19 August 2014

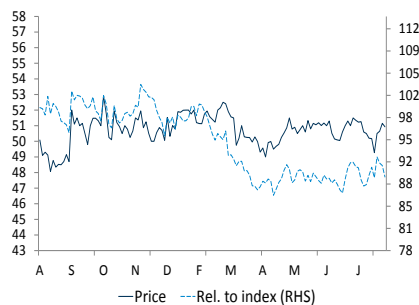
AEDIFICA

FY13-14 expected to show 1.5% EPS growth

REAL ESTATE INVESTMENT TRUSTS
BELGIUM

CURRENT PRICE €50.93
TARGET PRICE €49.00

HOLD
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg	AED BB
Reuters	AOO.BR
www.aedifica.be	
Market Cap	€503.8m
Shares outst.	9.9m
Volume (daily)	€396,529
Free float	88.2%

Next corporate event

Results FY14: 26 August 2014

(€ th)	2013	2014E	2015E
Current Result	17,004	19,577	21,755
Portf. Result	10,667	1,929	7,816
Net Profit	27,671	21,506	29,571
Adj. EPS (€)	1.95	1.98	2.14
NAV (€)	41.9	43.7	44.7
P/E (x)	24.2	25.8	23.8
DPS (€)	1.86	1.90	2.00
Dividend yield	3.9%	3.7%	3.9%

Koen Overlaet-Michiels

+32 2 429 37 21

koen.overlaet-michiels@kbcsecurities.be

On Tuesday 26 August, Aedifica will publish its FY results after market. An analyst meeting is scheduled at the same time.

Activities and the market in FY13-14:

Once again, Aedifica has been very active throughout its book year. The company announced more than €180m portfolio growth, of which it realized already more than €100m (all 100% occupied). In Belgium, we detect pressure on acquisition yields, dropping below 6%. However, the combination with own developments (initial triple net yield of 6%) and the entry into Germany, with 5 assets to date, (initial double net yield of 7.5%) offers the opportunity to keep this yield pressure under control overall.

FY13-14 results preview:

- We expect net rental income to increase from €36.1m to €40.4m, on the back of external portfolio expansion and negative I-f-I rental growth (pressure in apartments and hotel segment).
- Operating charges and overheads are expected to evolve in line with the portfolio growth, leading to a 12.9% increase in operating result before result on portfolio from €27.5m to €31.1m, this corresponds to an operating margin of 77% (76% in FY12-13).
- The financial result (excl.IAS39) is expected to evolve from €-10.5m to €-11.4m following higher average debt.
- Hence, we bank on an increase y/y in net current result from €17.0m to €19.6m. This corresponds to an increase per share from €1.95 to €1.98 (€1.89 company guidance). We forecast a growth in DPS from €1.86 to €1.90 (€1.86 company guidance).

Our View:

We reiterate our Hold rating and €49 TP.

19 August 2014

ARGEN-X

Unique antibodies cracking complex targets

PHARMACEUTICALS & BIOTECHNOLOGY
BELGIUM

CURRENT PRICE €7.81
TARGET PRICE €10.00

BUY
INITIATING

Bloomberg ARGX BB
Reuters ARGX.BR
www.argen-x.com
Market Cap € 122.0m
Shares outst. 15.7m
Volume (daily) -
Free float 15.3%

Next corporate event

Results 1H14: 27 August 2014

(€ th)	2013	2014E	2015E
Sales	5,254	6,300	10,571
REBITDA	-6,351	-11,086	-14,696
Net earnings	-6,131	-10,719	-13,815
Adj. EPS (€)	-11.34	-0.64	-0.83
P/E (x)			
EV/REBITDA			
FCF Yield			
Dividend yield			

Jan De Kerpel, PhD

+32 2 429 84 67

jan.dekerpel@kbcsecurities.be

News:

We are initiating coverage on arGEN-X with BUY rating and € 10/share target price. A company note (65p) will be published later today.

arGEN-X is a clinical-stage biopharmaceutical company that is rapidly creating and developing a pipeline of differentiated antibody therapeutics in cancer and autoimmunity.

Our View:

-arGEN-X applies a suite of unique antibody technologies to disease targets that are underserved in the biotherapeutics space. Combining its technological discovery strengths with strong antibody development capabilities enables it to create highly differentiated antibody programs, both proprietary and with partners.

- The company's founders translated the unique properties of conventional llama antibodies into **the SIMPLE Antibody discovery platform**, which delivers human antibodies with distinctive therapeutic qualities against even the most challenging disease targets. This core technology is complemented by **unique antibody engineering capabilities** (NHance, ABDEG and Potelligent), creating antibody products with first and/or best-in-class therapeutic product potential.

- In the space of only a few years, arGEN-X has developed a pipeline of novel antibody therapeutics, each with a differentiated product profile, exemplified by a clear clinical development strategy targeting orphan indications, with the potential to target major indications through partnerships. **Lead product ARGX-110** (anti-CD70) targets the emerging **cancer immunotherapy market** and has established its safety and biological activity in its ongoing phase Ib, with final read-out by 2H15. The initiation of a phase 2 study in an orphan lymphoma indication with financial backing by the US Leukemia&Lymphoma Society is scheduled to start in 2H14.

ARGX-111 (anti-C-Met) targets solid cancer tumours, with its ongoing phase Ib to read out by 2H15. The product has shown early signs of biological activity and will be partnered post phase Ib. ARGX-113 focuses on the auto-immune market with a unique approach to acute flare and disease management. First in-human tests are due to start in 2H15.

- The unique business proposal of cracking complex targets has resulted in **collaborations with top pharma players** such as Shire, Boehringer Ingelheim and Bayer. Preclinical product ARGX-109 (anti-IL6) was partnered with RuiYi in 2012. Not only do these partnerships validate the technological approach, they also represent a cumulative future value of €1.3bn plus royalties.

- arGEN-X's business proposal has also drawn the attention of the international investment community, resulting in strong commitments from both European and **US blue-chip life-science investors**.

Conclusion:

Thanks to a successful IPO-listing in July 2014, raising €42m, arGEN-X cash position is close to €60m, sufficient to finance the operations into 2017. Our sum-of-the-parts method points to a valuation of €10/sh, indicating an upside of 30% versus current trading levels. We initiate coverage with a BUY rating.

19 August 2014

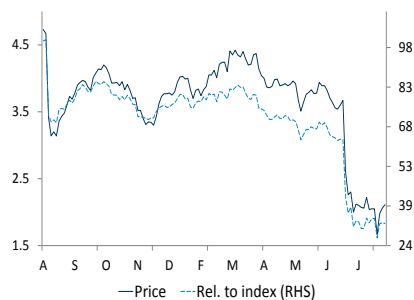
BAM GROUP

What does break-even look like?

CONSTRUCTION & MATERIALS
NETHERLANDS

CURRENT PRICE €2.11
TARGET PRICE €2.00

HOLD
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg BAMNB.NA
Reuters BAMN.AS
www.bam.nl

Market Cap €568.5m
Shares outst. 273.9m
Volume (daily) €4,306,645
Free float 63.1%

Next corporate event

Results 1H14: 21 August 2014

(€m)	2013	2014E	2015E
Sales	7,042.0	7,151.0	7,396.3
REBITDA	82.1	34.6	127.7
Net earnings	46.2	-45.9	22.3
Adj. EPS (€)	0.16	-0.17	0.08
P/E (x)	22.7		26.0
EV/REBITDA	11.0	17.2	4.7
FCF Yield	-36.5%	-14.8%	2.2%
Dividend yield	1.4%	-3.2%	1.5%

Dirk Verbiesen

+32 2 429 39 41

dirk.verbiesen@kbcsecurities.be

Preview 1H14: BAM Groep will report its 1H14 results on 21 August 2014 with an analyst meeting (+ webcast www.bam.eu) at 11:30am CET.

Following the significant share price movement on 8 August 2014, BAM Groep issued a press release on 11 August 2014, saying based on the latest available information, the company expects (subject to Supervisory Board and auditors' approval on 20 August 2014) to report a break-even pre-tax result for 1H14. BAM also stated the situation in relation to the 2 civil engineering projects (press release 7 July 2014 when BAM announced pre-tax loss of €75m on the 2 infra projects) is stable and unchanged. BAM also confirmed the intended scope of cost reduction (by €100m), working capital (improvement of €300m) and divestment programmes. And BAM stated it was within all its banking covenants as at 30 June 2014.

Although the actual composition of 1H14 results raises questions, we think the recent update has provided some comfort. We had foreseen (pre-update) a significant pre-tax loss. We spoke to BAM, confirming their 1H14 break-even result includes €75m project losses in infrastructure. They also confirmed book gains on property were reported in 1Q14 and 2Q14, but these gains are not massive in terms of significance. We continue to find it difficult to believe that the underlying profit on traditional contracting activities was so strong to compensate for the €75m in project losses in infrastructure. We think a valid explanation for the deviation compared to generally prudent market expectations could be a settlement of claims in BAM's favour.

We expect BAM to report 1H14 revenues of €3,310m (vs. €3,232m in 1H13) with a pre-tax result of €-2m (vs. €11m in 1H13). We expect the building activities to return to profit in 2Q14 after a loss in 1Q14 while infrastructure must have largely compensated the loss of €75m on two projects. We think BAM is still exposed to 2 of the 5 so called 'problem projects': a German infrastructure project (expected completion mid 2016) and the NATO new build project in Brussels (expected completion early 2016). We learned 1 road project, which was part of the 5 'problem projects', has been completed in 1H14. It remains a guess, but this project completion may have resulted in a benefit for BAM, declaring the positive gap vs. overall expectations.

Conclusion:

Depending on the actual composition of 1H14 results (operational vs. one-offs), we believe the stronger than expected performance in 1H14 will ease short-term concerns on the covenants. When 1H14 results prove largely operational, this should offer stronger than anticipated support from EBITDA for the leverage ratio and interest cover.

We feel comfortable with our HOLD recommendation as we think earnings momentum for 2H14 and 2015 is not without risks. Overall market conditions remain challenging and it may take 12-18 months before a structurally stronger order book should translate into stronger earnings. At our €2.0 price target, BAM would be trading at 2015-2016E P/E of ~10 and ~8x, which we believe is fair at this point in the cycle and considering the company's risk profile.

19 August 2014

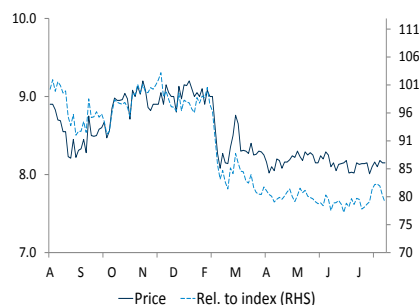
BANIMMO

Final 1H14 results on Friday 29 August

REAL ESTATE INVESTMENT & SERVICES
BELGIUM

CURRENT PRICE €8.15
TARGET PRICE €9.00

ACCUMULATE
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg BANI.BB
Reuters BANI.BR
www.banimmo.be

Market Cap €92.7m
Shares outst. 11.4m
Volume (daily) €22,469
Free float 21.6%

Next corporate event

Results 1H14: 29 August 2014

(€m)	2013	2014E	2015E
Current Result	-4.2	1.8	8.1
Portf. Result	-9.7	3.1	0.3
Net Profit	-13.9	4.9	8.5
Adj. EPS (€)	-0.37	0.16	0.72
NAV (€)	11.0	11.4	12.2
P/E (x)	-25.3	50.4	11.4
DPS (€)	0.00	0.00	0.40
Dividend yield	0.0%	0.0%	4.9%

Koen Overlaet-Michiels

+32 2 429 37 21

koen.overlaet-michiels@kbcsecurities.be

Banimmo will publish its final 1H14 figures on Friday 29 August before market. An analyst meeting is scheduled in the afternoon.

We recall trading update of July:

End of July, Banimmo released already an unaudited trading update regarding its 1H14 performance. We highlight the key metrics of this release:

- Net rental income increased in line with expectations.
- The operating result declined more than expected from €3.1m to €2.3m (€2.6m KBCSe), probably on the back of lower commission fees.
- The biggest surprise came from the contributions of companies accounted for under the equity method. This result included the depreciation of the remaining value of the City Mall stake by €4m.
- Also the financial result came in significantly lower than expected at €-6.0m (€-2.5m KBCSe), including the amortization of mezzanine income from City Mall which was never received (€1.7m) and a provision for the €1.4m of mezzanine income, which has become doubtful.
- Negotiations are ongoing for the disposal of Suresnes and Alma Court. Also the negotiations for a new build-to-suit project on the land bank in Namur are progressing well and there was a hint re a new retail gallery acquisition in France.

Our View:

Now that the City Mall investment is a clean sheet and the activities in France are progressing well, we become more positive on the company. We believe that the portfolio only suffers from two questionable projects being Alma Court and Diamond. However, it becomes more likely that already one of these two will be disposed by year-end, lowering the portfolio risk. We expect to see no significant surprises end of August and reiterate our Accumulate rating and €9 target price.

19 August 2014

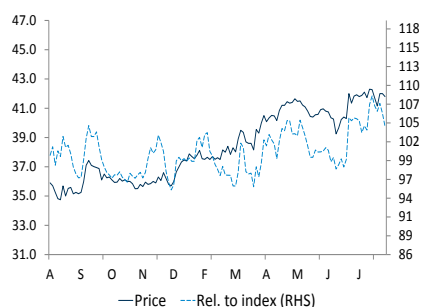
IMMOBEL

Preview 1H14 results

REAL ESTATE INVESTMENT & SERVICES
BELGIUM

CURRENT PRICE €41.80
TARGET PRICE €45.00

BUY
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg	IMMO BB
Reuters	IMMO.BR
www.immobel.be	
Market Cap	€ 172.3m
Shares outst.	4.1m
Volume (daily)	€ 78,471
Free float	64.4%

Next corporate event

Results 1H14: 28 August 2014

(€m)	2013	2014E	2015E
Sales	53.8	184.3	93.4
REBITDA	11.0	37.8	22.6
Net earnings	1.5	26.6	12.1
Adj. EPS (€)	0.36	6.46	2.93
P/E (x)	94.1	6.5	14.2
EV/REBITDA	38.8	9.1	16.6
FCF Yield	-73.0%	71.3%	-13.3%
Dividend yield	0.0%	7.7%	3.3%

Koen Overlaet-Michiels

+32 2 429 37 21

koen.overlaet-michiels@kbcsecurities.be

Immobel will release its 1H14 results on Thursday 28 August after market.

Preview 1H14:

Immobel finalized the sale of its mastodon BelAir RAC 1 project. The closing of this project, which should have taken place in FY13, is expected to be the main contributor to the 1H14 results. Not only because of its size, but also because of its high profitability which is expected to range around 30%.

Next to this project, we expect the residential and landbanking development businesses to add to the result, being it insufficient to cover the company's general expenses.

Hence, we expect the operating result to come in at €30m and the net profit at €23.5m (€23.4m ImmoBel guidance), which corresponds to our full year forecast of €26.6m. In 2H14, we are banking on only moderate profitability generated by the probable sale of the WestSide Village and Okraglak offices in combination with the residential and landbanking development activities.

Our View:

We expect the sale of the BelAir RAC 1 to be driving the HY results. Not only on the P&L side, but also with regard to the balance sheet (debt reduction).

We are looking forward to hearing an update regarding the payment of an interim dividend in September as well as to the potential sale of the WestSide Village offices in Luxembourg and the Okraglak office building in Poland.

Conclusion:

We stick to our Buy rating and €45 TP.

19 August 2014

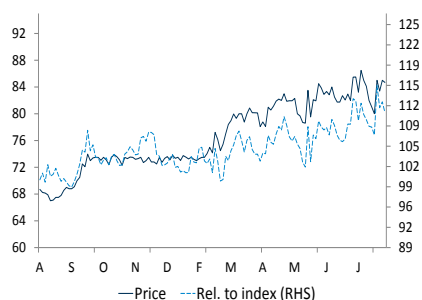
LEASINVEST RE

Preview 1H14 results

REAL ESTATE INVESTMENT TRUSTS
BELGIUM

CURRENT PRICE €84.69
TARGET PRICE €80.00

HOLD
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg	LEAS BB
Reuters	LNRE.BR
www.leasinvest.be	
Market Cap	€418.3m
Shares outst.	4.9m
Volume (daily)	€146,709
Free float	40.4%

Next corporate event

Results 1H14: 26 August 2014

(€m)	2013	2014E	2015E
Current Result	24.1	26.0	27.8
Portf. Result	2.8	3.5	4.9
Net Profit	26.9	29.4	22.8
Adj. EPS (€)	4.88	5.26	5.63
NAV (€)	71.9	73.4	75.4
P/E (x)	14.7	16.1	15.0
DPS (€)	4.50	4.60	4.70
Dividend yield	6.3%	5.4%	5.6%

Koen Overlaet-Michiels

+32 2 429 37 21

koen.overlaet-michiels@kbcsecurities.be

Leasinvest RE will publish its 1H14 results on Tuesday 26 August before market. An analyst meeting is scheduled the same day before noon.

Preview 1H14:

- We expect net rental income to increase 19.7% y/y from €20.8m to €24.9m, on the back of external portfolio growth and a positive I-f-I rental growth.
- Operating charges are expected to evolve in line with the portfolio growth, while we expect to see an increase in general expenses as well.
- We expect the operating result before result on portfolio to rise 21.8% y/y from €15.6m to €19.0m, corresponding to an operating margin of 76.4%.
- The financial result (excl. IAS39) is estimated to evolve y/y from €-5.3m to €-7.0m.
- The net current result is expected to rise from €10.3m to €11.9m, or 12.8% y/y. This corresponds to an increase in EPS from €2.61 to €2.75.

Conclusion:

Leasinvest RE had a very active FY13; issuing bonds, raising equity and making milestone acquisitions. In 1H14, the company's M&A activity was very limited, with management mainly focussing on the consolidation of its growth and reaping the fruits. Looking ahead, we don't rule out to see the company picking up with growth again. We assume that this could already take place in 2H14.

Additionally, we are looking forward to receiving an update with regard to new tenants for Canal Logistics and Sal. Oppenheim, both will be vacated by year-end.

We stick to our Hold rating and €80 TP.

19 August 2014

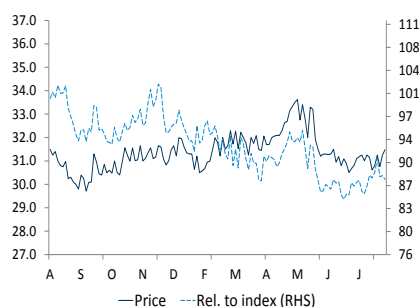
MONTEA

1H14 results preview

REAL ESTATE INVESTMENT TRUSTS
BELGIUM

CURRENT PRICE €31.48
TARGET PRICE €33.00

ACCUMULATE
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg MONT BB
Reuters MONTE.BR
www.montea.eu

Market Cap €275.6m
Shares outst. 8.8m
Volume (daily) €80,080
Free float 42.5%

Next corporate event

Results 1H14: 21 August 2014

(€m)	2013	2014E	2015E
Current Result	13.5	14.9	19.3
Portf. Result	3.5	0.0	3.4
Net Profit	17.0	14.9	22.8
Adj. EPS (€)	2.05	1.93	2.21
NAV (€)	22.4	23.0	23.3
P/E (x)	15.0	16.3	14.2
DPS (€)	1.97	1.91	2.10
Dividend yield	6.4%	6.1%	6.7%

Koen Overlaet-Michiels

+32 2 429 37 21

koen.overlaet-michiels@kbcsecurities.be

Montea will publish its 1H14 results on Thursday 21 August before market.

Preview 1H14:

- We expect net rental income to increase 11.3% y/y from €11.38m to €12.66m, on the back of external portfolio growth and a neutral I-f-I rental evolution.
- Operating charges are expected to remain under control, but overheads are expected to rise on the back of one-offs being the B-REIT preparation and additional costs linked to the capital increase.
- We expect the operating result before result on portfolio to rise 10.1% y/y from €9.51m to €10.48m, corresponding to an operating margin of 83%.
- As the rights issue took only place at the end of 1H14, debt was at a significantly higher level, we therefore believe financial charges to rise strongly y/y from €-2.78m to €-3.67m.
- The net current result is expected to increase from €6.71m to €6.82m, or 1.5% y/y. This corresponds to a slight drop in EPS from €1.02 to €1.00.

Our View:

Montea has successfully raised €52.5m in 1H14 in order to fund its strong portfolio growth of approx. €100m. Since year-start, already 80% has been identified by which the raised equity will definitely also be leveraged and thereby limit the dilutive equity raising impact.

Conclusion:

We reiterate our Accumulate rating and €33 TP.

19 August 2014

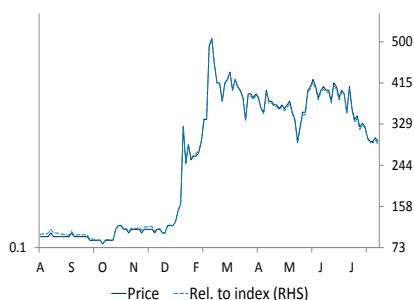
PHARMING

Acquires French transgenic founder rabbits

PHARMACEUTICALS & BIOTECHNOLOGY
NETHERLANDS

CURRENT PRICE €0.39
TARGET PRICE €0.70

BUY
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg PHARM NA
Reuters PHAR.AS
www.pharming.com

Market Cap €159.0m
Shares outst. 407.1m
Volume (daily) €8,870,217
Free float 100.0%

Next corporate event

Results 3Q14: 30 October 2014

(€m)	2013	2014E	2015E
Sales	5.8	20.4	11.5
REBITDA	-7.4	6.1	-5.6
Net earnings	-7.4	5.1	-6.7
Adj. EPS (€)	-0.02	0.01	-0.02
P/E (x)		35.8	
EV/REBITDA		22.8	
FCF Yield	-23.4%	-2.8%	-7.8%
Dividend yield			

Jan De Kerpel, PhD

+32 2 429 84 67

jan.dekerpel@kbcsecurities.be

News:

Pharming announced that through the acquisition of certain assets of Transgenic Rabbit Models SASU (TRM), a private French company in liquidation; for €0.5m in cash, it has gained access to five potential new product leads (founder rabbits). In addition, Pharming gained access to transgenic rabbit founder technology and know-how developed by TRM.

Pharming plans to start a small French research group to facilitate further optimization of these product leads, the further enhancement of the rabbit founder technology & know-how and for the generation of additional potential future products.

Our View:

The news leads from TRM include: recombinant-human (rh)- α -glucosidase for the treatment of Pompe's disease, rh- α -galactosidase for the treatment of Fabry's disease, rh- β -cerebrosidase for the treatment of Gaucher's disease, rh- Factor VIII for the treatment of Haemophilia-A and rh- Factor IX for the treatment of Haemophilia-B.

Conclusion:

Through the acquisition, Pharming adds both news leads and additional technology to its product portfolio. With Ruconest in the hands of commercial partners, the company has to (re)focus on early stage development work, and chooses to work in rare disease areas. The acquired assets are however in an early stage and substantial time, effort and funding will have to be invested to push the products forward.

With cash still scarce for Pharming, we hope today's announcement will keep the company focussed on balancing its investments versus the inflows from royalties on Ruconest. No impact on valuation or rating.

19 August 2014

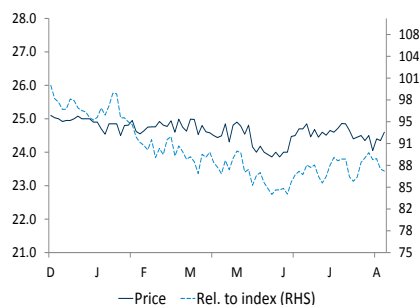
QRF

Preview 1H14 results

REAL ESTATE INVESTMENT TRUSTS
BELGIUM

CURRENT PRICE €24.60
TARGET PRICE €26.50

ACCUMULATE
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg QRF.BB
Reuters QRF.BR
www.qrf.be

Market Cap €80.5m
Shares outst. 3.3m
Volume (daily) €
Free float 87.4%

Next corporate event

Results 1H14: 21 August 2014

(€m)	2013	2014E	2015E
Current Result	0.1	4.5	5.5
Portf. Result	-1.8	0.5	1.5
Net Profit	-1.7	5.0	7.0
Adj. EPS (€)	0.02	1.37	1.68
NAV (€)	22.8	24.3	25.1
P/E (x)	1,169.8	17.9	14.6
DPS (€)	0.00	1.33	1.60
Dividend yield	0.0%	5.4%	6.5%

Koen Overlaet-Michiels

+32 2 429 37 21

koen.overlaet-michiels@kbcsecurities.be

Qrf will release its 1H14 results on Thursday 21 August after market, followed by a conference call.

Preview 1H14 results:

- Net rental income is expected to come in at €3.78m (€8.3m FY14E).
- We bank on slightly higher operating costs than provided for in the prospectus and hence an operating result before result on portfolio of €2.73m, which corresponds to an operating margin of 72.2%.
- We expect the financial charges to come in lower than initially guided because of the further drop in interest rates. We therefore bank on a financial result (excl.IAS39) of €-0.60m.
- We bank on a net current result of €2.09m or EPS of €0.64 (€1.33 FY14E).

Our View:

This 1H14 update will be the first test for Qrf. Actually, we don't expect any surprises. We believe however that the legal costs linked to the preparation of the B-REIT status will cause higher general expenses. On the other hand, we believe that the very low interest rates will have a positive impact on the financial result.

Furthermore, we are looking forward to management's view of the inner city retail market and its ability to find new investment assets at interesting yields.

We reiterate our Accumulate rating and €26.5 target price.

19 August 2014

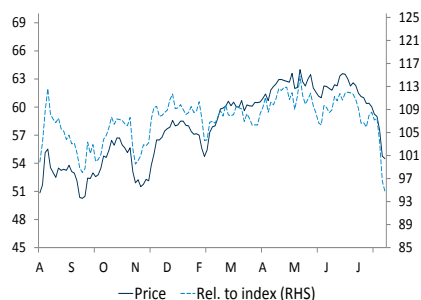
SIPEF

Strong 1H14E results

FOOD PRODUCERS
BELGIUM

CURRENT PRICE €54.50
TARGET PRICE €65.00

ACCUMULATE
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg	SIP BB
Reuters	SIFB.BR
www.sipef.be	
Market Cap	€ 487.9m
Shares outst.	9.0m
Volume (daily)	€ 152,118
Free float	58.0%

Next corporate event

Results 1H14: 21 August 2014

(\$ m)	2013	2014E	2015E
Sales	291.7	302.3	320.8
REBITDA	81.9	95.6	104.1
Net earnings	55.6	52.7	57.4
Adj. EPS (\$)	5.24	5.92	6.46
P/E (x)	14.3	12.3	11.3
EV/REBITDA	8.9	7.5	7.0
FCF Yield	-4.2%	1.2%	2.1%
Dividend yield	2.2%	2.3%	2.6%

Pascale Weber, CFA

+32 2 429 37 32

pascale.weber@kbcsecurities.be

Sipef's 1H14 results will be released pre-market on Thursday 21 August.

Adoption of IFRS 11

The consolidated accounts will reflect the amendments to IFRS 11 related to joint-ventures. Whereas previously PT Agro Muko was included in Sipef's consolidated accounts via proportionate consolidation, the joint-venture will be included via equity accounting from 1H14 onwards.

Preview 1H14 results

We see group sales rising by 1% to \$ 151.64m, with higher palm oil and rubber volumes and higher palm oil prices largely offset by sharply lower rubber prices. Gross profits are expected to increase by 17% to \$ 41.97m thanks to lower costs per tonne (in \$) at the mature plantations. The Indonesian Rupiah and the Papua New Guinea Kina weakened by 16% y/y versus the \$ in 1H14. The Kina is currently 6% weaker y/y despite the recent peg to the \$ that corresponded to an 18% revaluation. Operating profits should rise by 14% to \$ 29.01m. We've pencilled in net financial charges of \$ 0.25m and an \$ 8.31m contribution from Agro Muko (equity accounting) to arrive at net profits (group share) before IAS 41 of € 27.64m (+61%).

Volumes and prices

Own palm oil and rubber production rose by respectively 11.4% and 5.8% during the first 5 months of this year. We forecast respectively 10.8% and 4.1% growth for 1H14. Tea production is set to fall by 4.3%. Average palm oil prices rose by 5.6% y/y to \$ 899/tonne (CIF Rotterdam) in 1H14. Average rubber prices (TSR20) collapsed by 28% to \$ 218/tonne in 1H14.

Conclusion

Palm oil prices have declined by about 26% since this year's peak (\$ 992/tonne on 7 March) due to strong production volumes and the prospect of a bumper soybean crop in the US. Moreover, El Nino now looks less likely to have a negative impact on palm oil production. Note that on 11 June Sipef had already sold 68% of this year's expected production at an average price of \$ 987/tonne. We'll take a close look at our estimates following the publication of the 1H14 results. For this year, we believe the impact from weakening palm oil prices might be offset by lower-than-expected production costs and strong volume growth. Our \$ 950/tonne CPO price assumption for 2015-2016 might prove to be too optimistic however. We stick to our Accumulate rating because we believe that the weaker CPO price is already reflected in the share price that has come down 11% in the last month.

19 August 2014

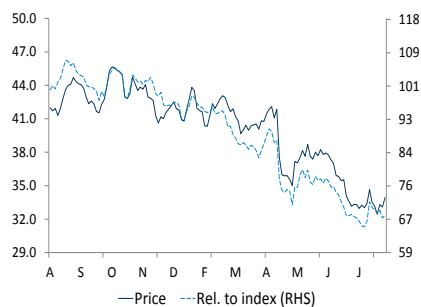
VOPAK

Preview 2Q14: Focus on current trading

OIL EQUIPMENT, SERVICES & DISTRIBUTION
NETHERLANDS

CURRENT PRICE €33.93
TARGET PRICE €38.00

HOLD
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg VPK NA
Reuters VOPA.AS
www.vopak.com
Market Cap €4,336.8m
Shares outst. 127.8m
Volume (daily) €8,880,456
Free float 37.4%

Next corporate event

Results 1H14: 20 August 2014

(€m)	2013	2014E	2015E
Sales	1,295.2	1,314.0	1,361.7
REBITDA	651.8	618.1	659.4
Net earnings	318.5	268.6	293.1
Adj. EPS (€)	2.68	2.12	2.31
P/E (x)	17.0	16.0	14.7
EV/REBITDA	9.7	8.9	8.7
FCF Yield	0.2%	2.9%	3.2%
Dividend yield	2.0%	2.0%	2.2%

Dirk Verbiesen

+32 2 429 39 41

dirk.verbiesen@kbcsecurities.be

Vopak will publish 2Q14 results on 20 August 2014 with an analyst meeting (and webcast www.vopak.com) at 11am CET.

Revenues are expected (CSS) to come in at €323m (1Q14: €318m) with EBITDA at €178m (1Q14: €180m) including CSS net result from j-v's of €21m. CSS EPS is expected to be at €0.57 (1Q14: €0.54). The occupancy rate is expected to be at 88%, in line with 1Q14.

We expect the emphasis in Vopak's 2Q14 results will be on current trading. Besides this, we don't expect the results announcement to provide many new insights as Vopak already provided a strategic update on 2 July 2014 where it said that (on the basis of current market insights) it expects to realize an EBITDA (excl. exceptional items) exceeding its 2012 EBITDA of €768m (2013 EBITDA was €753m) by 2016 at the latest.

The company also announced a divestment program of around 15 primarily smaller terminals (which generate ~4% of overall EBITDA) and a €30m cost reduction program. And the capex program until 2016 was lowered by €100m to approximately €700m.

The company's guidance for 2014 EBITDA including associates stands at -5 to -10% vs. 2013's €753m, resulting in €678-715m. Costs for the restructuring will be treated as exceptional costs. 2014 CSS EBITDA is at €697m. EBITDA consensus for 2016 is at €764m, which is somewhat below the company's outlook.

Vopak has to cope with a tank storage market which has been adversely impacted by substantial incremental supply of storage capacity as well as by legislative and geopolitical developments. Mainly in Europe this has resulted in new market dynamics and pressure on occupancy rates and pricing. Furthermore, timing of new profitable expansion projects has become less apparent.

Conclusion: The combination of challenging market conditions and less apparent timing of new projects provide a limited growth profile in EBITDA for the coming years, in our view. At this stage, we prefer to remain on the side line and feel comfortable with our HOLD rating.

19 August 2014

The company disclosures can be consulted on our website <http://www.kbcsecurities.com/disclosures>.

KBC Securities NV
Havenlaan 12
Avenue du Port
1080 Brussels
Belgium
+32 2 417 44 04
Regulated by FSMA and NBB

KBC Securities USA, Inc.
1177 Avenue of the Americas
New York, NY 10036
US
+1 212 845 2200
Regulated by FINRA

KBC Securities NV Polish Branch
ul. Chmielna 85/87
00-805 Warsaw
Poland
+48 22 581 08 00
Regulated by PFSA

KBC Securities Patria
Jungmannova 745/24
110 00 Prague 1
Czech Republic
+420 221 424 111
Regulated by CNB

KBC Securities NV Hungarian Branch
Lechner Ódón fasor 10
1095 Budapest
Hungary
+361 483 4005
Regulated by PSZAF

Analyst certification: The analysts identified in this report each certify, with respect to the companies or securities that the individual analyses that (i) the views expressed in this publication reflect his or her personal views about the subject companies and securities, and (ii) he or she receives compensation that is based upon various factors, including his or her employer's total revenues, a portion of which are generated by his or her employer's investment banking activities, but not in exchange for expressing the specific recommendation(s) in this report.

This publication has been prepared by KBC Securities NV which is regulated by FSMA (Financial Services and Markets Authority) and by NBB (National Bank of Belgium) or one of its European subsidiaries (together "KBC Securities"). This publication is provided for informational purposes only and is not intended to be an offer, or the solicitation of any offer, to buy or sell the securities referred to herein. This document is not produced by KBC Securities USA, Inc. No part of this publication may be reproduced in any manner without the prior written consent of KBC Securities.

The information herein has been obtained from, and any opinions herein are based upon, sources believed reliable, but neither KBC Securities nor its affiliates represent that it is accurate or complete, and it should not be relied upon as such. All opinions, forecasts, and estimates herein reflect our judgement on the date of this publication and are subject to change without notice.

From time to time, KBC Securities, its principals or employees may have a position in the securities referred to herein or hold options, warrants or rights with respect thereto or other securities of such issuers and may make a market or otherwise act as principal in transactions in any of these securities. Any such persons may have purchased securities referred to herein for their own account in advance of the release of this publication. KBC Securities and principals or employees of KBC Securities may from time to time provide investment banking or consulting services to, or serve as a director of a company being reported on herein.

This publication is provided solely for the information and use of professional investors who are expected to make their own investment decisions without undue reliance on this publication. Investors must make their own determination of the appropriateness of an investment in any securities referred to herein based on the merits and risks involved, their own investment strategy and their legal, fiscal and financial position. Past performance is no guarantee for future results. By virtue of this publication, none of KBC Securities or any of its employees shall be responsible for any investment decision.

KBC Securities has implemented certain in-house procedures known as Chinese walls that aim to prevent the inappropriate dissemination of inside information. E.g. a Chinese wall surrounds the corporate finance department within KBC Securities. Further measures have been taken with regard to the separation of certain activities that could lead to conflicts of interest with other activities within KBC Securities.

In the United States this publication is being distributed to U.S. Persons by KBC Securities USA, Inc., which accepts responsibility for its contents. Orders in any securities referred to herein by any U.S. investor should be placed with KBC Securities USA, Inc. and not with any of its foreign affiliates. KBC Securities USA, Inc. and/or its affiliates may own 1% or more of the subject company's common equity securities. KBC Securities USA, Inc. or its affiliates may have managed or co-managed a public offering of the subject company's securities in the past 12 months, or received compensation for investment banking services from the subject company in the past 12 months, or expect to receive or intend to seek compensation for investment banking services from the subject company in the next three months. Any U.S. recipient of this report that is not a bank or broker-dealer and that wishes to receive further information regarding, or to effect any transaction in, any security discussed in this report, should contact and place orders with KBC Securities USA, Inc. This report is being distributed in the United States solely to investors that are (i) "major U.S. institutional investors" (within the meaning of SEC Rule 15a-6 and applicable interpretations relating thereto) that are also "qualified institutional buyers" (QIBs) within the meaning of SEC Rule 144A promulgated by the United States Securities and Exchange Commission pursuant to the Securities Act of 1933, as amended (the "Securities Act") or (ii) investors that are not "U.S. Persons" within the meaning of Regulation S under the Securities Act and applicable interpretations relating thereto. The offer or sale of certain securities in the United States may be made to QIBs in reliance on Rule 144A. Such securities may include those offered and sold outside the United States in transactions intended to be exempt from registration pursuant to Regulation S. This report does not constitute in any way an offer or a solicitation of interest in any securities to be offered or sold pursuant to Regulation S. Any such securities may not be offered or sold to U.S. Persons at this time and may be resold to U.S. Persons only if such securities are registered under the Securities Act of 1933, as amended, and applicable state securities laws, or pursuant to an exemption from registration. The products sold by KBC Securities USA, Inc or any affiliate thereof, including KBC Securities, are not insured by the FDIC, are not obligations of or guaranteed by KBC Bank NV or its affiliates, and are subject to investment risks, including possible loss of the entire amount invested.

This publication is for distribution in or from the United Kingdom only to persons who are authorised persons or exempted persons within the meaning of the Financial Services and Markets Act 2000 of the United Kingdom or any order made thereunder or to investment professionals as defined in Section 19 of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 and is not intended to be distributed or passed on, directly or indirectly, to any other class of persons.

This publication is for distribution in Canada only to pension funds, mutual funds, banks, asset managers and insurance companies.

The distribution of this publication in other jurisdictions may be restricted by law, and persons into whose possession this publication comes should inform themselves about, and observe, any such restrictions. In particular this publication may not be sent into or distributed, directly or indirectly, in Japan or to any resident thereof.