

30 July 2013

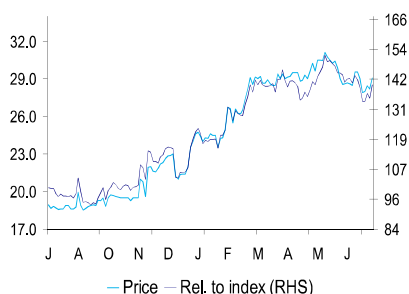
## TEXAF

### Disposal of a plot of land

FINANCIAL SERVICES  
BELGIUM

CURRENT PRICE € 29.05  
TARGET PRICE € 32.80

**ACCUMULATE**  
RATING UNCHANGED



Source: Thomson Reuters Datastream

Bloomberg	TEXF BB
Reuters	TEXB.BR
www.texaf.be	
Market Cap	€ 92.7m
Shares outst.	3.2m
Volume (daily)	€ 23,750
Free float	22.1%

Next corporate event

Results 1H13: 30 August 2013

(€ th)	2012	2013E	2014E
Sales	17,248	19,050	20,300
REBITDA	7,642	9,203	9,803
Net earnings	6,516	4,440	4,710
Adj. EPS (€)	0.94	1.39	1.48
P/E (x)	20.6	20.9	19.7
EV/REBITDA	13.0	14.0	13.5
FCF Yield	1.2%	2.3%	-1.5%
Dividend yield	1.7%	1.3%	1.4%

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Texaf announced the disposal of a 7,236 sq.m. land plot on the Utexafrika site for USD 4.1m or EUR 436/sq.m. The piece of land includes an old villa which generated EUR 75,000 annual income. The actual value of the building is negligible however. The transaction which must be closed within three months will generate a net capital gain of € 1.8m.

Texaf group owns 52 hectares of land in the centre of Kinshasa and 104ha at 10 km from the centre.

We were previously assuming EUR 200 per sq.m. for unbuilt land on the Utexafrika site. If we apply EUR 436 instead, we arrive at a sum-of-the-parts valuation for the group of EUR 32.8 per /share. We leave our valuation of the CPA site (10km from the centre of Kinshasa) at EUR 34/sq.m. This might prove to be too conservative following the new road that now links the CPA site with the centre. Note also that we apply a 25% country risk discount to arrive at our target price.

Unchanged Accumulate rating. We raise our target price from EUR 30.40 to EUR 32.80.