

Paris, February 13th, 2008

Financial information - fourth quarter 2007: continuous increase

CeGeREAL announces fourth quarter turnover for 2007 standing at €15.4 million, of which €1.2 million came from insurance premiums and taxes rebilled to lessees included in operating expenses.

Fourth quarter rents rose by 6.3% compared to the same period in 2006.

2007 FOURTH QUARTER TURNOVER		
<i>In thousands of euros (excluding VAT)</i>	2007	2006
First quarter		
Rents	14 127	13 481
Termination indemnities		138
Insurance premiums and taxes rebilled to lessees	858	722
2007 Q1 Turnover	14 985	14 341
Second quarter		
Rents	14 256	13 491
Termination indemnities		(138)
Insurance premiums and taxes rebilled to lessees	928	940
2007 Q2 Turnover	15 184	14 293
Third quarter		
Rents	14 403	13 441
Termination indemnities		533
Insurance premiums and taxes rebilled to lessees	1 074	850
2007 Q3 Turnover	15 477	14 824
Fourth quarter		
Rents	14 277	13 431
Termination indemnities		
Insurance premiums and taxes rebilled to lessees	1 172	860
2007 Q4 Turnover	15 449	14 291
Turnover for the period from 1st January to 31 December 2007	61 095	57 749

As of December 31, 2007, the 12 month cumulative turnover related to rents represents a 6% increase compared to December 31, 2006. This increase is primarily linked to the indexation of rents during the year 2007.

Moreover, the vacancy rate for the three properties owned by CeGeREAL remains negligible during the fourth quarter of 2007.

Outlook for 2008

- **Maintain the benefit of its SIIC tax status**

To comply with the law and enable CeGeREAL to benefit from the French SIIC tax status, Commerz Grundbesitz Investmentgesellschaft mbH ("CGI"), which holds 67% of the company's capital, is planning to drop its stake to less than 60% before 31 December 2008.

- **Increase the perimeter of its real estate portfolio**

As announced when it went public, CeGeREAL may proceed with new acquisitions in 2008, thereby increasing its real estate portfolio.

This has been made possible by a change in German law on December 29, 2007 that has lifted the restriction on German investment funds preventing them from owning more than three real estate assets, a limitation that affected CeGeREAL, as a subsidiary of CGI, its majority shareholder on behalf of the Hausinvest Europa fund.

CeGeREAL's articles of association will be amended consequently.

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About CeGeREAL

CeGeREAL is a real estate company that specialises in the management of premium office property assets. Its main tenants are major French and international corporations, such as General Electric, Cap Gemini, TF1, Bouygues Telecom and Crédit Foncier de France.

The Company has developed a position in the office property investment market as an operator specializing in top-flight properties. The Company's assets consist of three important properties located in the inner suburbs of Paris. As of September 30, 2007, their estimated total value, as determined by the independent appraiser CB Richard Ellis Valuation, is approximately €1.035 billion (excluding duties).

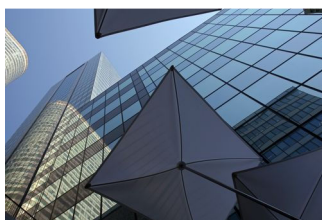
CeGeREAL opted in June 2006 for the French SIIC tax regime (*Sociétés d'Investissements Immobiliers Cotées*), with retroactive effect as of April 1, 2006.

On September 1, 2006, CeGeREAL's share was introduced in the Euronext index-IEIF "SIIC France" and joined the SBF 250 index on December 28, 2006.

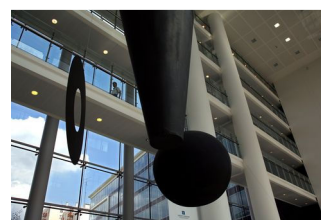
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