

Paris, May 7th, 2009

Financial information - First quarter 2009

- Turnover**

During the first quarter 2009, CeGeREAL's sales turnover was €17M, of which €1.5M corresponds to the charges invoiced and €0.8M to re-invoicing lessees for insurance premiums and taxes.

This turnover remains comparable to the one achieved during the first quarter of 2008.

| <i>In thousands euros</i> | March 31, 2009 | March 31, 2008 | % |
|----------------------------|----------------|----------------|------------|
| Rental income | €14 679 | €14 664 | |
| Income from other services | €2 557 | €2 715 | |
| Buildings-related costs | (€3 493) | (€3 412) | |
| Net rental income | €13 743 | €13 967 | -2% |
| Administrative costs | (€739) | (€557) | |
| Other operating income | (€27) | €78 | |
| Operating income | €12 977 | €13 488 | -4% |
| Net financial expenses | (€3 813) | (€3 734) | |
| FFO | €9 164 | €9 754 | -6% |

- Major events of first quarter 2009**

No major event during the first quarter. One can notice the absence of investment transaction above 100 million euros in the office market

- Outlook**

The company reminds that Commerz Real is willing to reduce its stake below than 60% in order to allow CeGeREAL to comply with the new SIIC rules.

- Availability of the Registration Document 2008**

For further details regarding the company's financial structure and other subjects, the Registration Document 2008 was filed on April 29, 2009 to the AMF (Autorité des marchés financiers).

This document is available on the following websites:

- CeGeREAL (www.cegeREAL.com), Finances / Publications and Reports section
- AMF (www.amf-france.org).

Some copies of the Registration Document 2008 are also available, free and on demand, at the company's headquarter: CeGeREAL, 21-25, rue Balzac 75008 Paris.

About CeGeREAL

CeGeREAL, which opted for the French SIIC tax regime (Sociétés d'Investissements Immobiliers Cotées), is a real estate company that specialises in the management of premium office property assets.

The Company's assets consist of three important properties located in the inner suburbs of Paris. As of December 31 2008, their estimated total value, as determined by the independent appraiser CB Richard Ellis Valuation, is approximately €938 million (excluding duties).

Euronext Paris- FR0010309096 – CGR
SBF 250 - Indice IEIF "SIIC France"

www.cegereal.com



Arcs de Seine



Tour Europlaza



Rives de Bercy

Press contact

Publicis Consultants
Aliénor Miens / + 33 (0)1 57 32 86 68 /
alienor.miens@consultants.publicis.fr

Financial communications

Publicis Consultants
Antoine Denry / +33 (0)1 57 32 85 87 /
antoine.denry@consultants.publicis.fr