



CeGeREAL – Lettings Update & Launch of the Go Green Operation

Since July 1, there have been several noteworthy developments concerning both the portfolio and the Company's financing.

Dynamic marketing of the Arcs de Seine business campus

Following Hewlett Packard, which leased an additional 900 sq.m. in June, Boursorama and Huawei have also expanded their offices in the Arcs de Seine business campus, signing new leases on 2,800 sq.m. in building A and 1,300 sq.m. in building B respectively, pursuing the lettings after the renovations finished at the start of the year.

As of today, nearly two-thirds of the complex are let, B and C buildings being fully let.

Go Green, a comprehensive environmental approach

CeGeREAL has decided to launch environmental audit and certification programs at all the properties in its portfolio.

- The program has already led to the Arcs de Seine complex obtaining "HQE Exploitation" certification from Certivéa on June 21 for the High Environmental Quality of the site.
- At the Group's other two properties - Europlaza and Rives de Bercy - the pre-audit phases will be launched soon.

Full refinancing with more attractive terms

A €400 million 5-year facility agreement was signed on 26 July with a pool of four banks, replacing the Company's various other loans as from mid-November. The new facility has no impact on the Company's loan-to-value ratio which will be unchanged at 47%. The facility's main terms are as follows:

- At current swap rates, the final interest rate should stand at around 3.30% to 3.60% depending on the portfolio's occupancy rate, representing significantly less than the initial 4.15%
- The hard covenants are unchanged:
 - * The loan-to-value ratio may not exceed 70%
 - * Interest cover (ratio of finance costs to net rental income) must be at least 1.5x

Investor calendar

- September 24-25: Meetings with institutional shareholders at the Midcap Event at Palais Brongniart (Paris)
- November 13: Publication of 3rd quarter 2012 revenue
- November 23-24: Meetings with private shareholders at the Salon Actionaria investor fair at Palais des Congrès (Paris)

About CeGeREAL (NYSE Euronext Paris – Compartment B - CGR)

CeGeREAL is a REIT-style property company ("SIIC") that invests mainly in very large prime office properties. Its portfolio currently comprises three office buildings located in the inner suburbs of Paris. The portfolio's appraisal value, as estimated by independent valuers BNPP RealEstate as of June 30, 2012 was €360 million (excluding transfer costs).

www.cegereal.com

Media Relations

Aliénor Miens / 01 53 32 84 77 /
alienor.miens@citigate.fr

Investor Relations

Raphaël Tréguier / 01 42 25 76 36 /
raphael.treguier@cegereal.com