



Cegereal – First-half 2015

EPRA NAV UP +8.5%

" We are at the beginning of a very promising cycle for creating value for our shareholders. Our NAV is growing steadily, lifted by the trend toward investment in the office property market and our recent realizations on assets. We anticipate an increase in market rents over the coming year and, in the meantime, a further compression in cap rates." said Raphaël Tréguier, Cegereal Chief Executive Officer.

- **Vibrant rental activity: 10,000 sq.m. leased**

While the rental market for large properties was sluggish in the first six months of 2015, Cegereal made the most of its ability to provide flexible solutions for tenants and continued to turn in a strong letting performance for the Arcs de Seine and Europlaza buildings. In all, seven new leases were signed for a total of 10,000 sq.m. These new leases brought the occupancy rate for the Company's assets to 92%.

Work was completed on the lobby, landscaping and services at the Garden Tower in the spring of 2015. Renovation of Europlaza's new "garden floors" is under way, in preparation for marketing starting in September.

- **Operating income tripled**

IFRS revenue stood at €30.1 million, declining by 5.3% from the prior-year period, due primarily to Cap Gemini's departure from 7,300 sq.m. at the Europlaza site in October 2014.

IFRS operating income tripled to €40.4 million versus €13.8 million as of June 30, 2014, thanks in particular to an increase in the value of the real estate portfolio, which rose to €902 million excluding transfer costs as of end-June 2015 (€961 million including transfer costs) from €844 million a year earlier (excluding transfer costs), and €871 million excluding transfer costs as of December 31, 2014.

The three properties' appraisal values June 30, 2015, excluding transfer costs, are as follows:

- Europlaza: €354 million
- Arcs de Seine: €353 million
- Rives de Bercy: €195 million

Cegereal has a healthy balance sheet, with a stable loan-to-value (LTV) ratio of 44.9%.

EPRA NNAV excluding transfer costs stood at €35.8 per share, compared with €34.8 per share as of December 31, 2014. The increase over the period reflected dividend distributions (negative impact of €1.65 per share), consolidated earnings growth (positive impact of €0.1 per share), rent-free periods granted to new tenants (positive impact of €0.1 per share), changes in the properties' appraisal values (positive impact of €2.3 per share) and changes in the fair value of bank debt (positive impact of €0.1 per share).

<i>In millions of euros</i>	First-half 2015	First-half 2014 <i>(pro forma IFRIC 21)</i>	Change
IFRS revenue	30.1	31.7	-5.3%
IFRS rental income Portfolio occupancy rate: 91.7%	21.9	22.6	-3.1%
IFRS operating income	40.4	13.8	+293.6%
IFRS net income	32.1	6.6	+387.6%
EPRA earnings	8.4	12.5	-32.7%
EPRA NNAV per share excluding transfer costs (in €)	35.8	33.0	+8.5%

In accordance with IFRIC 21 "Levies", an interpretation providing guidance on IAS 37, rental expenses incurred by the lessor on behalf of lessees and expenses chargeable to the lessees under the terms of the lease (including property tax and tax on office premises) are recorded in the statement of comprehensive income under "Building-related costs". These expenses are recognized at January 1 and not spread over the fiscal year. The impact is reflected in the financial statements for 2015, including the interim financial statements. The pro forma accounts for the six months ended June 30, 2014 have been restated to reflect the impact of IFRIC 21 "Levies" had it been applied at that date.

Investor Calendar

- October 7 & 8, 2015 Large and Midcap Event (Paris)
- October 22, 2015 Third-quarter 2015 financial information

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About Cegereal

Created in 2006, Cegereal is a commercial property company that invests in prime office properties in Greater Paris. The portfolio's appraisal value is estimated by independent valuers DTZ Eurexi at €961 million as of June 30, 2015 (replacement value).

To date, Cegereal is the first French property company with a fully certified portfolio from an environmental point of view (HQE and BREEAM "Very Good") and benefits from the Green Star rating in the international benchmark GRESB.

Cegereal is a REIT listed on Euronext Paris since 2006, in compartment B (ISIN: FR0010309096). The Company had a market capitalization of €385 million on July 21, 2015.

www.cegereal.com.

Interim Financial Statements (IFRS)

Six-month period ended June 30, 2015

Excerpts from the interim financial report
approved by the Board of Directors on July 23, 2015

The Statutory Auditors have performed a limited review
of the interim financial statements

Consolidated Statement of Comprehensive Income (IFRS) for the six months ended June 30, 2015

in thousands of euros, except per share data

	June 30, 2015	Dec. 31, 2014	June 30, 2014	June 30, 2014
	6 months	12 months	6 months	6 months
				<i>Pro forma (1)</i>
Rental income	21,926	44,746	22,624	22,624
Income from other services	8,169	13,173	6,558	9,141
Building-related costs	(11,427)	(16,341)	(7,927)	(10,330)
Net rental income	18,668	41,579	21,255	21,435
Sale of building				
Administrative costs	(2,038)	(3,057)	(1,592)	(1,592)
Other operating expenses	(0)	0	0	0
Other operating income			0	0
Increase in fair value of investment property	23,736	42,637	10,172	10,172
Decrease in fair value of investment property		(23,933)	(16,085)	(16,085)
<i>Total change in fair value of investment property</i>	<i>23,736</i>	<i>18,704</i>	<i>(5,913)</i>	<i>(5,913)</i>
Net operating income	40,366	57,226	13,750	13,930
Financial income		17	11	11
Financial expenses	(7,555)	(14,533)	(7,329)	(7,329)
Net financial expense	(7,555)	(14,515)	(7,318)	(7,318)
Corporate income tax	(662)	(312)	(19)	(19)
CONSOLIDATED NET INCOME	32,149	42,398	6,413	6,594
<i>of which attributable to owners of the Company</i>		<i>42,398</i>	<i>6,413</i>	<i>6,594</i>
<i>of which attributable to non-controlling interests</i>		<i>0</i>	<i>0</i>	<i>0</i>
Other comprehensive income			0	0
TOTAL COMPREHENSIVE INCOME	32,149	42,398	6,413	6,594
<i>of which attributable to owners of the Company</i>	<i>32,149</i>	<i>42,398</i>	<i>6,413</i>	<i>6,594</i>
<i>of which attributable to non-controlling interests</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Basic and diluted earnings per share (in euros)	2.41	3.18	0.48	0.49

(1): Pro forma figures at June 30, 2014 have been restated to reflect the retrospective application of IFRIC 21 "Levies"

Consolidated Balance Sheet (IFRS) at June 30, 2015

in thousands of euros

	June 30, 2015	Dec. 31, 2014	June 30, 2014	June 30, 2014 Pro forma(1)
Non-current assets				
Property, plant and equipment	61			
Investment property	902,000	871,000	844,000	844,000
Non-current loans and receivables	30,346	30,941	33,391	33,391
Total non-current assets	932,407	901,941	877,391	877,391
Current assets				
Trade accounts receivable	12,945	6,469	8,354	10,139
Other operating receivables	5,562	6,276	2,329	2,329
Prepaid expenses	200	107	1,182	287
Total receivables	18,706	12,852	11,865	12,755
Cash and cash equivalents	24,072	23,499	26,983	26,983
Total cash and cash equivalents	24,072	23,499	26,983	26,983
Total current assets	42,778	36,351	38,848	39,738
TOTAL ASSETS	975,185	938,292	916,238	917,129
Shareholders' equity				
Share capital	160,470	160,470	160,470	160,470
Legal reserve and additional paid-in capital	16,047	16,047	16,047	16,047
Consolidated reserves and retained earnings	5,389	5,389	5,389	5,389
Retained earnings	305,202	284,831	294,808	294,808
Net attributable income	32,149	42,398	6,413	6,594
Total shareholders' equity	519,257	509,135	483,128	483,308
Non-current liabilities				
Non-current borrowings	402,442	401,889	396,369	396,369
Other non-current borrowings and debt	4,061	4,166	4,161	4,161
Non-current corporate income tax liability	0	0	0	0
Total non-current liabilities	406,503	406,055	400,531	400,531
Current liabilities				
Current borrowings	1,794	1,716	1,645	1,645
Trade accounts payable	3,106	2,148	1,728	1,728
Corporate income tax liability	660	295	6	6
Other operating liabilities	30,722	5,045	14,330	16,131
Prepaid revenue	13,143	13,898	14,871	13,781
Total current liabilities	49,424	23,102	32,579	33,290
Total liabilities	455,927	429,157	433,110	433,821
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	975,185	938,292	916,238	917,129

(1): Pro forma figures at June 30, 2014 have been restated to reflect the retrospective application of IFRIC 21 "Levies"

Consolidated Statement of Cash Flows for the six months ended June 30, 2015

in thousands of euros

	June 30, 2015	Dec. 31, 2014	June 30, 2014
OPERATING ACTIVITIES			
Consolidated net income	32,149	42,398	6,413
<i>Elimination of items related to the valuation of buildings:</i>			
Fair value adjustments to investment property	(23,736)	(18,704)	5,913
Indemnity received from lessees for the replacement of components			0
<i>Elimination of other income/expense items with no cash impact:</i>			
Adjustments for loans at amortized cost	554	1,091	572
Cash flows from operations before tax and changes in working capital requirements	8,967	24,785	12,898
Change in amounts due to owners	22,065	0	10,029
Other changes in working capital requirements	(1,916)	(629)	(1,704)
Change in working capital requirements	20,149	(629)	8,325
Net cash flows from operating activities	29,116	24,156	21,223
INVESTING ACTIVITIES			
Acquisition of fixed assets	(7,325)	(3,296)	(913)
Disposal of fixed assets			0
Net decrease in amounts due to fixed asset suppliers	837	874	6
Net cash flows used in investing activities	(6,488)	(2,422)	(906)
FINANCING ACTIVITIES			
Increase in share capital		0	0
Change in bank debt		5,000	0
Refinancing transaction costs		0	0
Net increase in current borrowings	78	(60)	(131)
Net increase in other non-current borrowings and debt	(105)	697	693
Net decrease in other non-current borrowings and debt		0	0
Purchases and sales of treasury shares	38	134	116
Dividends paid	(22,065)	(20,025)	(10,029)
Net cash flows used in financing activities	(22,054)	(14,254)	(9,352)
Change in cash and cash equivalents	573	7,480	10,965
Cash and cash equivalents at beginning of the period*	23,499	16,018	16,018
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	24,072	23,499	26,983

* There were no cash liabilities for any of the periods presented above.