



Paris, July 21, 2017 – 8:00 a.m.  
Regulated information

## Cegereal First-half 2017

# ACTIVE RENTAL ACTIVITY WITH NEW LEASES SIGNED FOR A TOTAL OF 11,300 SQ.M

- KEY FIGURES

<i>In millions of euros</i>	First-half 2017	First-half 2016	Change
IFRS rental income	26.0	24.4	+6.7%
IFRS net income	29.7	32.6	-8.8%
EPRA earnings	14.9	13.8	+7.8%
Net cash flows from operations	18.9	17.6	+7.3%
Portfolio value (excluding transfer duties)	1,144	967	+15.7%
Portfolio value (excluding transfer duties) at constant scope of consolidation	991	967	+2.5%
EPRA NNNNAV per share excluding transfer duties (in €)	41.4	40.0	+3.5%
Replacement NAV per share including transfer duties (in €)	47.8	45.4	+5.2%
Dividend per share (in €)	2.1	2.0	+5.0%
Total Share Return over the last 12 months	8.7%	17.3%	

Rental income grew by 6.7% year-on-year mainly thanks to rents collected on the Hanami property.

Cegereal's IFRS in H1 net income came to €29.7 million for the six months ended June 30, 2017 (€32.6 million reported for the same period in 2016). The decrease mainly reflects a smaller rise in the value of the properties in our portfolio (up €14 million compared with €19.5 million).

Cegereal's EPRA earnings came to €14.9 million for the first half of the year. The rise of 7.8% is primarily due to higher rental income and savings achieved on financial expenses via refinancing, despite the increase in non-recurring transaction costs.

- A VIBRANT RENTAL BUSINESS

Cegereal enjoyed active rental activity in the first half of 2017, with new leases signed for a total of 11,300 sq.m.

Huawei increased its presence in the heart of TMT Valley, leasing an additional 6,500 sq.m in the Arcs de Seine complex for a minimum lease term of six years, to occupy a total of 11,700 sq.m. RT, a network of international news channels, also moved teams to the campus site, signing a firm nine-year lease for 1,800 sq.m.

GE Capital will vacate the space it occupies in the Europlaza building at the end of August, while at the same time My Money Bank will take up an additional 3,000 sq.m. As a result, a single 8,000 sq.m space will become available in 2018 on the top floors of a tower in La Défense, Europe's largest business district.

Cegereal's financial occupancy rate represented 92.6% including the second Huawei lease beginning on July 3<sup>rd</sup>, 2017 compared with 87% at December 31, 2016.

- TOTAL SHARE RETURN (TSR) OVER THE LAST 12 MONTHS: UP 8.7%

With the addition to the portfolio of a fourth property in late 2016, the estimated value of Cegereal's real estate assets at June 30, 2017 totaled €1,144 million excluding transfer duties (€1,230 million including transfer duties), versus €1,124 million excluding transfer duties (€1,209 million including transfer duties) at December 31, 2016.

EPRA NNAV, excluding transfer duties, amounted to €41.4 per share, reflecting changes in fair value of properties (positive impact of €1.1 per share), dividend distributions (negative impact of €2.1 per share), consolidated earnings growth (positive impact of €1.2 per share) and movements in other line items (positive impact of €0.4 per share).

Total Share Return over the last 12 months came to 8.7%, with NAV growth of 3.5% and a distribution ratio of 5.2%.

- OUTLOOK

Given that discussions regarding most of its available space have reached an advanced stage, Cegereal will be focusing on acquisition opportunities and initiatives to innovate its Europlaza rental offering.

After twice receiving recognition for revolutionizing La Défense with Europlaza, the district's first totally overhauled property and its first "Garden Tower", Cegereal is planning a new transformative phase for Europlaza, where it aims to market the "first premium units available in a refurbished building" at La Défense. Europlaza will continue to reinvent its future with the creation of connected spaces that place digital technologies at the center of the user experience and encourage flexible, collaborative ways of working.

- INVESTOR CALENDAR

October 26, 2017: Third-quarter 2017 revenue

**For more information, please contact:**

**Media Relations**

Alexandre Dechaux / +33 1 53 32 84 77  
alexandre.dechaux@citigate.fr

**Investor Relations**

Raphaël Tréguier / +33 1 42 25 76 36  
raphael.treguier@cegereal.com

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 at €1,209 million as of December 31, 2016 (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 ranks as "Sector Leader" 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 €531 million on July 17, 2017.

www.cegereal.com.

# Interim Financial Statements (IFRS)

Six-month period ended June 30, 2017

Excerpts from the interim financial report  
approved by the Board of Directors on July 20, 2017.

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

## Consolidated Statement of Comprehensive Income (IFRS) for the six months ended June 30, 2017

*in thousands of euros, except per share data*

	June 30, 2017	Dec. 31, 2016	June 30, 2016
	6 months	12 months	6 months
Rental income	25 975	47 196	24 354
Income from other services	10 675	13 991	10 597
Building-related costs	(14 306)	(17 221)	(11 396)
<b>Net rental income</b>	<b>22 344</b>	<b>43 965</b>	<b>23 555</b>
Sale of building			
Administrative costs	(2 513)	(3 663)	(1 849)
Net additions to provisions & depreciation and amortization expense	(5)		(4)
Other operating expenses		(716)	(741)
Other operating income	716	9	8
Increase in fair value of investment property	14 095	34 292	37 561
Decrease in fair value of investment property		(13 900)	(18 030)
<i>Total change in fair value of investment property</i>	<i>14 095</i>	<i>20 392</i>	<i>19 531</i>
<b>Net operating income</b>	<b>34 636</b>	<b>59 987</b>	<b>40 500</b>
Financial income	204	53	0
Financial expenses	(5 102)	(17 972)	(7 074)
<b>Net financial expense</b>	<b>(4 898)</b>	<b>(17 919)</b>	<b>(7 074)</b>
<b>Corporate income tax</b>	<b>0</b>	<b>(802)</b>	<b>(802)</b>
<b>CONSOLIDATED NET INCOME</b>	<b>29 738</b>	<b>41 265</b>	<b>32 623</b>
<i>of which attributable to owners of the Company</i>	<i>29 738</i>	<i>41 265</i>	<i>32 623</i>
<i>of which attributable to non-controlling interests</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Other comprehensive income</b>			
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>29 738</b>	<b>41 265</b>	<b>32 623</b>
<i>of which attributable to owners of the Company</i>	<i>29 738</i>	<i>41 265</i>	<i>32 623</i>
<i>of which attributable to non-controlling interests</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Basic earnings per share (in euros)</b>	<b>2,23</b>	<b>3,09</b>	<b>2,44</b>
<b>Diluted earnings per share</b>	<b>2,04</b>	<b>2,95</b>	<b>2,44</b>



## Consolidated Balance Sheet (IFRS) at June 30, 2017

*in thousands of euros*

	June 30, 2017	Dec. 31, 2016	June 30, 2016
<b><u>Non-current assets</u></b>			
Property, plant and equipment	56	61	66
Investment property	1 143 700	1 124 100	967 300
Non-current loans and receivables	15 359	22 949	26 416
Financial instruments	101	184	
<b>Total non-current assets</b>	<b>1 159 216</b>	<b>1 147 294</b>	<b>993 781</b>
<b><u>Current assets</u></b>			
Trade accounts receivable	10 808	16 539	11 823
Other operating receivables	16 065	12 709	7 039
Prepaid expenses	247	354	193
<b>Total receivables</b>	<b>27 120</b>	<b>29 602</b>	<b>19054</b>
Cash and cash equivalents	42 321	18 634	26 346
<b>Total cash and cash equivalents</b>	<b>42 321</b>	<b>18 634</b>	<b>26 346</b>
<b>Total current assets</b>	<b>69 441</b>	<b>48 236</b>	<b>45 400</b>
<b>TOTAL ASSETS</b>	<b>1 228 657</b>	<b>1 195 530</b>	<b>1 039 182</b>
<b><u>Shareholders' equity</u></b>			
Share capital	66 863	66 863	160 470
Legal reserve and additional paid-in capital	77 600	115 043	21 436
Consolidated reserves and retained earnings	410 646	359 877	359 663
Net attributable income	29 738	41 265	32 623
<b>Total shareholders' equity</b>	<b>584 847</b>	<b>583 048</b>	<b>574 192</b>
<b><u>Non-current liabilities</u></b>			
Non-current borrowings	577 061	576 951	403 254
Other non-current borrowings and debt	5 374	4 605	4 058
Financial instruments	(1)	920	
<b>Total non-current liabilities</b>	<b>582 435</b>	<b>582 476</b>	<b>407 312</b>
<b><u>Current liabilities</u></b>			
Current borrowings	3 160	2 224	1 591
Trade accounts payable	2 880	5 832	2 525
Corporate income tax liability			802
Other liabilities	39 250	7 985	37 968
Other financial liabilities			750
Prepaid revenue	16 086	13 966	14 041
<b>Total current liabilities</b>	<b>61 376</b>	<b>30 007</b>	<b>57 678</b>
<b>Total liabilities</b>	<b>643 811</b>	<b>612 483</b>	<b>464 990</b>
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>1 228 657</b>	<b>1 195 530</b>	<b>1 039 182</b>

## Consolidated Statement of Cash Flows for the six months ended June 30, 2017

in thousands of euros

	June 30, 2017	Dec. 31, 2016	June 30, 2016
<b>OPERATING ACTIVITIES</b>			
Consolidated net income	29 738	41 625	32 623
<i>Elimination of items related to the valuation of buildings:</i>			
Fair value adjustments to investment property	(14 095)	(20 392)	(19 531)
Indemnity received from lessees for the replacement of components			
<i>Elimination of other income/expense items with no cash impact:</i>			
Depreciation of property, plant and equipment (excluding investment property)	5	9	4
Free share grants not vested at the reporting date	103	102	
Fair value of financial instruments (share subscription warrants)	(838)	895	741
Adjustments for loans at amortized cost	957	2 949	590
<b>Cash flows from operations before tax and changes in working capital requirements</b>	<b>15 870</b>	<b>24 828</b>	<b>14 427</b>
Change in shareholder debt	28 082		26 746
Other changes in working capital requirements	12 216	376	6 574
Working capital adjustments to reflect changes in the scope of consolidation		134	
<b>Change in working capital requirements</b>	<b>40 298</b>	<b>511</b>	<b>33 320</b>
<b>Net cash flows from operating activities</b>	<b>56 168</b>	<b>25 339</b>	<b>47 747</b>
<b>INVESTING ACTIVITIES</b>			
Acquisition of fixed assets	(5 505)	(161 717)	(5 777)
Net decrease in amounts due to fixed asset suppliers	2 314	621	2 314
<b>Net cash flows used in investing activities</b>	<b>(5 297)</b>	<b>(161 096)</b>	<b>(3 464)</b>
<b>FINANCING ACTIVITIES</b>			
Increase in share capital			
Change in bank debt	(375)	181 000	
Issue of financial instruments (share subscription warrants)		9	9
Refinancing transaction costs	(106)	(8 542)	
Purchase of hedging instruments		(168)	
Net increase in current borrowings			(35)
Net decrease in current borrowings	571	(523)	
Net increase in other non-current borrowings and debt	769	654	107
Net decrease in other non-current borrowings and debt			
Purchases and sales of treasury shares	40	(43)	5
Dividends paid	(28 082)	(26 720)	(26 746)
<b>Net cash flows used in financing activities</b>	<b>(27 184)</b>	<b>145 668</b>	<b>(26 660)</b>
<b>Change in cash and cash equivalents</b>	<b>23 687</b>	<b>9 911</b>	<b>17 623</b>
Cash and cash equivalents at beginning of the period	18 634	8 723	8 723
<b>CASH AND CASH EQUIVALENTS AT END OF THE PERIOD</b>	<b>42 321</b>	<b>18 634</b>	<b>26 346</b>