



C e g e r e a l – Success of Arcs de Seine

- **Portfolio value (+5%)**

Supported by the return of institutional investors on quality office segment in the Greater Paris, the portfolio value increased by 5% leading the company value up to €40.6 per share, at the end of March 2015.

<i>in millions of euros, as at March 31st, 2015</i>	Q1 2015	Q1 2014	%
IFRS rental income 1Q15	10.7	11.0	-2.7%
Portfolio value (replacement value)	946	901	+5.0%
<i>In euros per share, as at March 31st, 2015</i>			
EPRA NNNNAV	36.0	34.1	+5.6%
NAV per share	40.6	38.0	+6.8%
Stock price	29.5	24.4	+20.9%
Dividend	1.65	1.50	+10.0%

- **Increase in occupancy rate up to 91%**

In January 2015, Cegereal signed two new leases in Arcs de Seine for a period of 6 years on 2,800 sqm. with Amgen and 1,400 sqm. with Exclusive Networks. The marketing of the site was achieved with the signing of a lease with Boursorama on 1,400 sq.m.

As of April 1, 2015, Arcs de Seine is fully leased with a weighted average residual duration of leases above 6 years.

The global occupancy rate of the portfolio rose from 88.6% to 90.9% year on year.

- **Dividends to be distributed in 2015: €1.65 per share**

During the Annual Meeting on April 15, 2015, the shareholders approved the annual accounts and the distribution of €1.65 in dividends per share in 2015, to be paid on July 16, 2015.

- **Agenda**

April 27-28, 2015	Participation to European Smallcap Event, in Paris
July 14, 2015	Ex-dividend date
July 16, 2015	Payment of the 2014 dividend
July 24, 2015	First-half 2015 results
October 22, 2015	Quarterly financial information as of October 31 st , 2015

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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 €946 million as of March 31, 2015 (replacement value).

To date, the company 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, with a market capitalization totaled €400 million as of March 31, 2015

The annual results presentation and video can be viewed on the Company's website: www.cegereal.com.