



2014 Annual results

February 13, 2015

Overview



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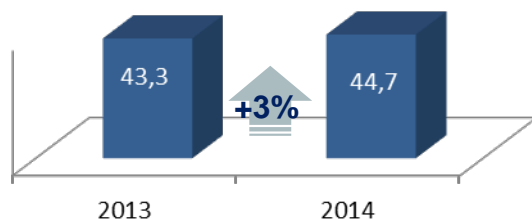
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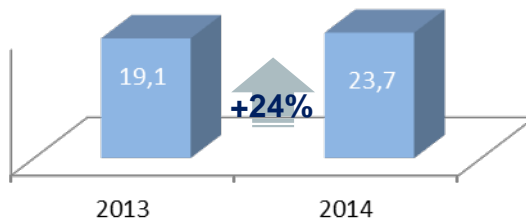
2014: An Eventful Year

- **France's first property company fully certified to environmental standards**
All assets in the portfolio are certified to HQE Exploitation and BREEAM In-Use International standards
- **Leases renewed on 11,200 sq.m.** for six to nine years, with big corporates (Crédit Agricole, Galderma, Sagem, Huawei and NTT Europe)
- **New leases signed on 6,400 sq.m.** in the Arcs de Seine building, with the BBC, Heinz France, Gas Natural, Amgen and Exclusive Networks
- **Dividend of €1.65 per share** to be recommended at the next Annual Shareholders' Meeting

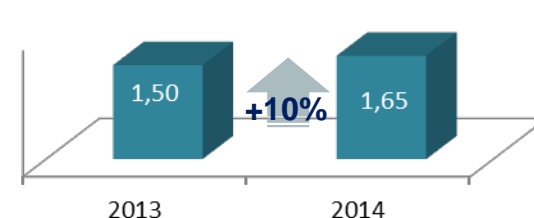
IFRS rental income (€m)



EPRA earnings

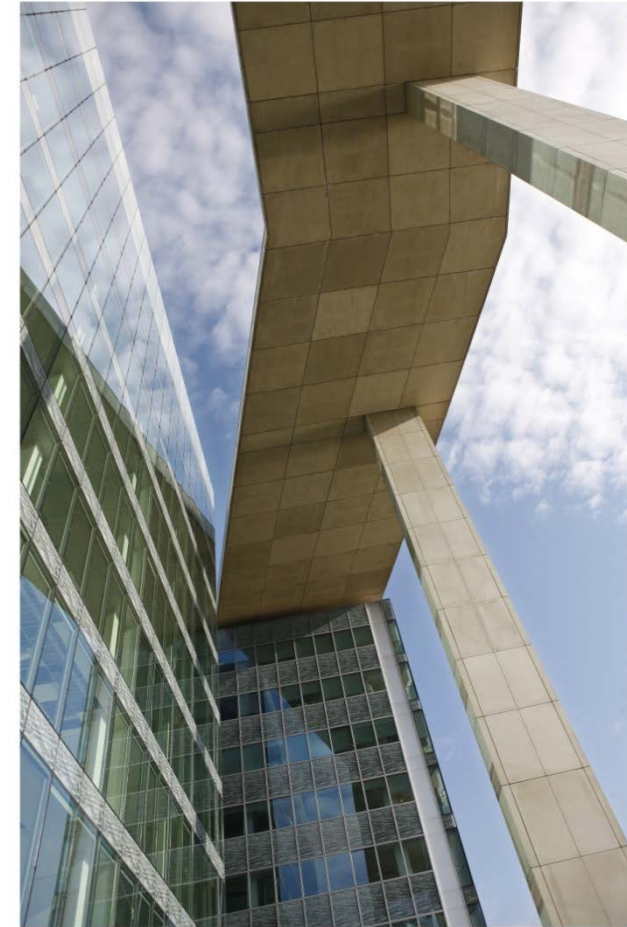
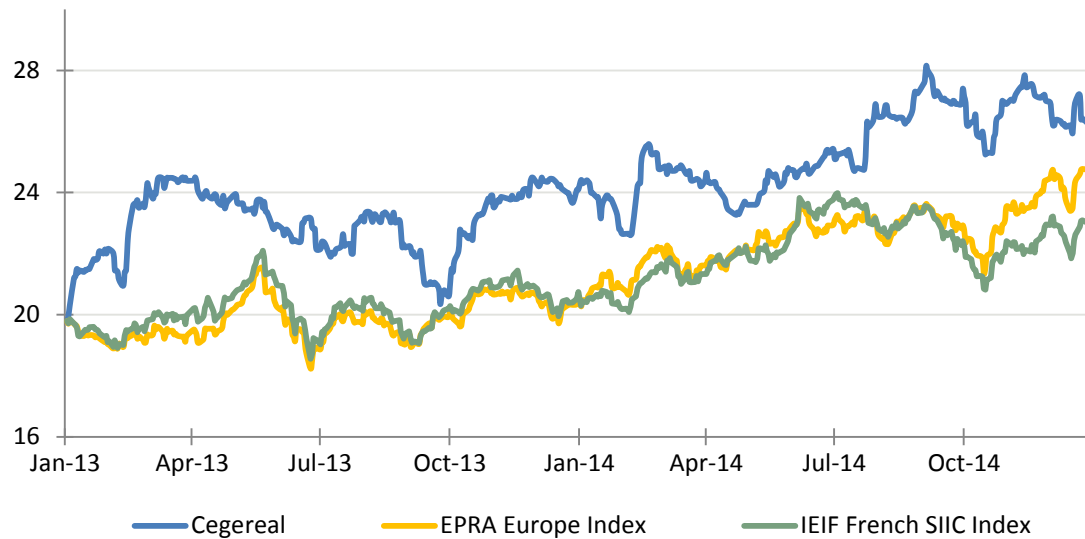


Dividend (€/share)



Share Performance in 2014

CGR share performance vs. EPRA and IEIF indices

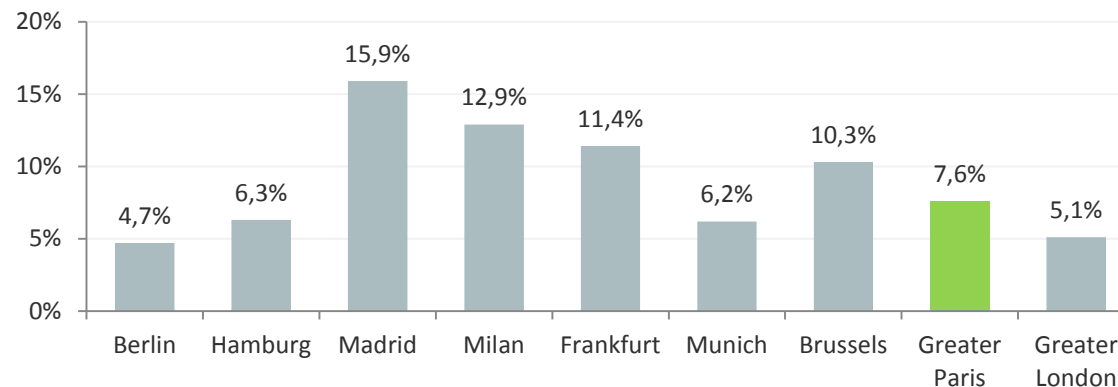




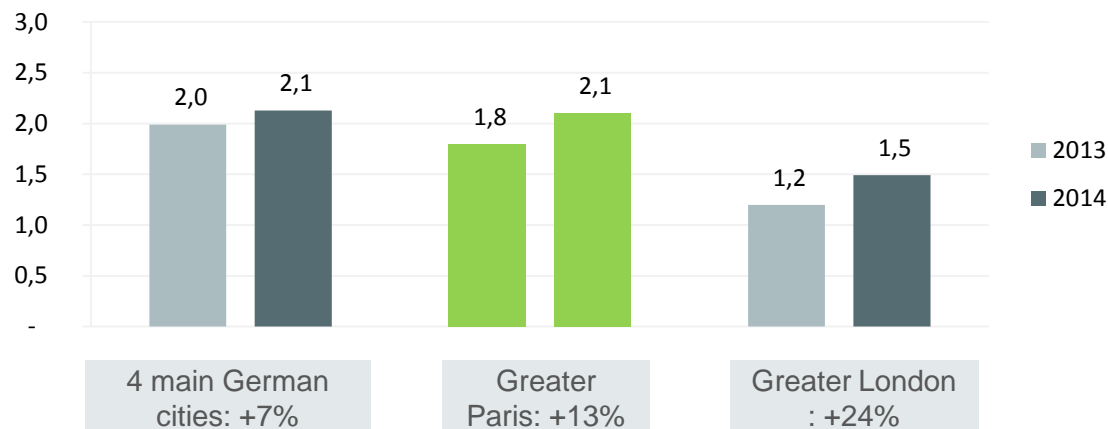
2014 Market Review

Paris Region Market : rebound of rental transactions

Vacancy rates in the main European cities (end-2014)



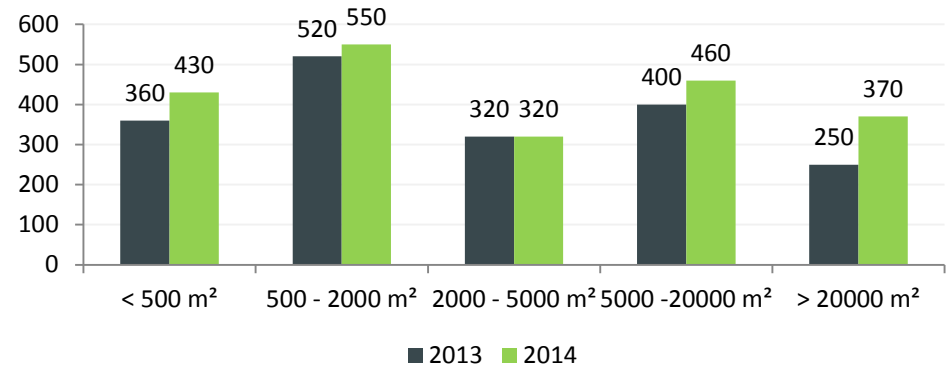
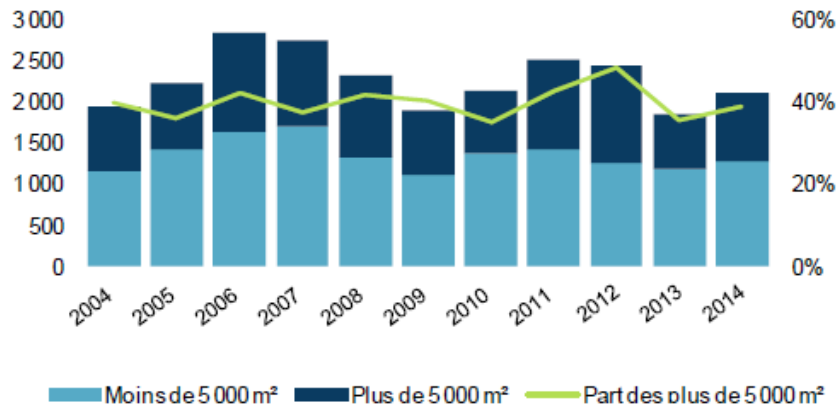
Take-up in the main European cities in 2013 and 2014 (million sq.m)



Source : IPD Immostat – DTZ Research

Higher Take-up in the Paris Region in 2014

Paris – IDF office take-up rate and large transactions (million sq.m. by segment)

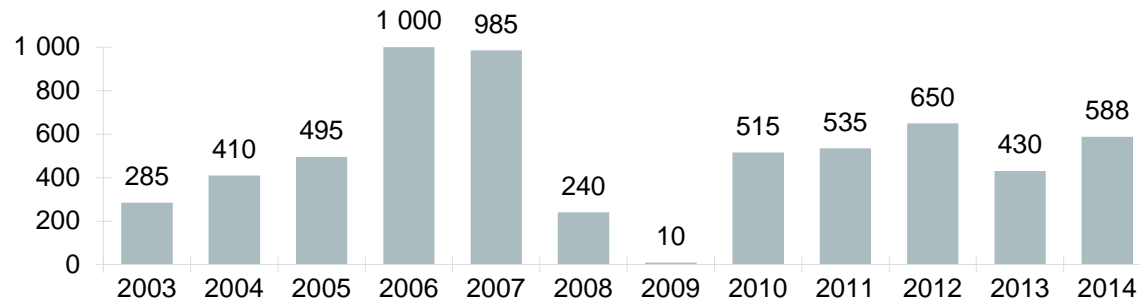


- The office property market regained momentum in late 2014. Cumulative take-up rose by 13% year-on-year, representing 2.1 million sq.m. in 2014
- 2014 saw an upturn in transactions involving units of over 5,000 sq.m., representing a total of 831,200 sq.m., i.e. 40% of take-up for the year. This category delivered the year's largest improvement (up 24%)

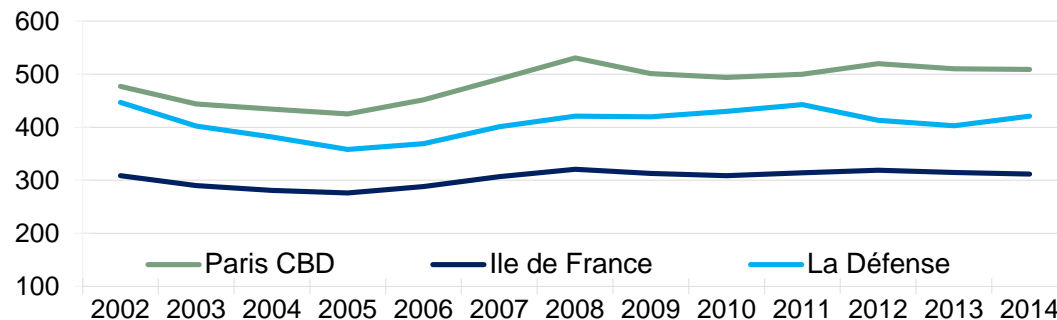
Source: IPD Immostat – DTZ Research

Paris Region Office Market – Absorption and Market Rents

Paris – IDF absorption (thousand sq.m.)



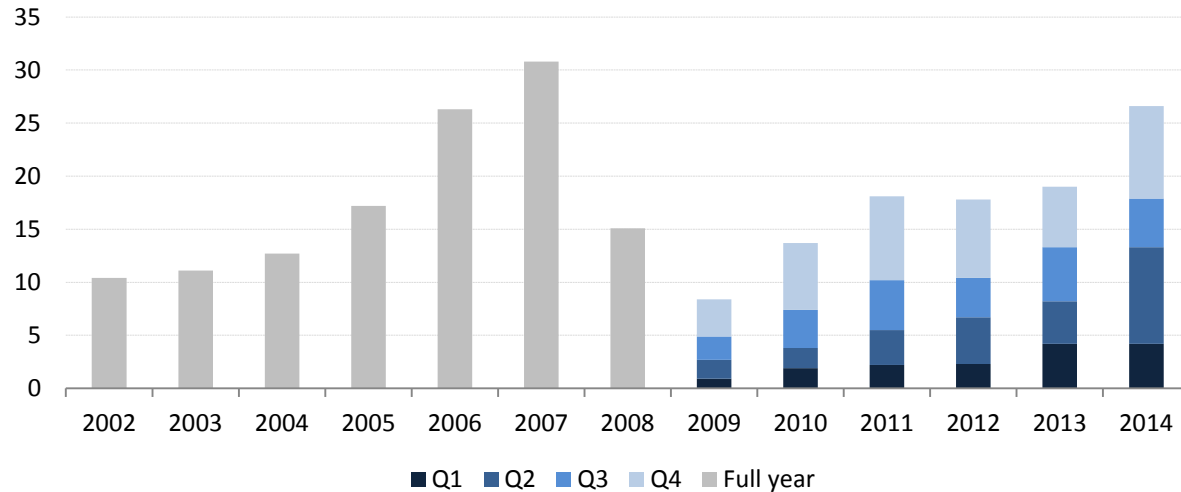
Paris – IDF average office rents (€/year)



Source: IPD Immostat – DTZ Research

Paris Region Office Investment Market

Commercial real estate investment flows in France



- At €22.7 billion, office property investment volume was up by 40% in 2014, attesting to a very strong performance
- Offices accounted for 58% of the market, representing the asset type preferred by investors
- There were 50 transactions in excess of €100 million (up 92%), corresponding to a total of €16.2 billion (up 87%). These large deals accounted for 65% of investment flows

Source: DTZ Research

An aerial photograph of a modern architectural complex. A large, multi-story glass skyscraper dominates the right side of the frame, reflecting the sky and surrounding environment. To its left, a courtyard area features a rooftop garden with greenery and a paved plaza where several people are walking. A large, light-colored concrete structure is visible on the far left. The overall scene is bright and clear, suggesting a sunny day.

Our portfolio

Arcs de Seine - Boulogne

Cegereal: Uniquely Positioned in the Paris Region Market

EUROPLAZA

50,000 sq.m in La Défense

Occupancy rate : 77%

Valuation as at Dec. 31, 2014 : € 333 M



ARCS DE SEINE

45,000 sq.m in Boulogne

Occupancy rate : 97%

Valuation as at Dec. 31, 2014 : € 347 M



RIVES DE BERCY

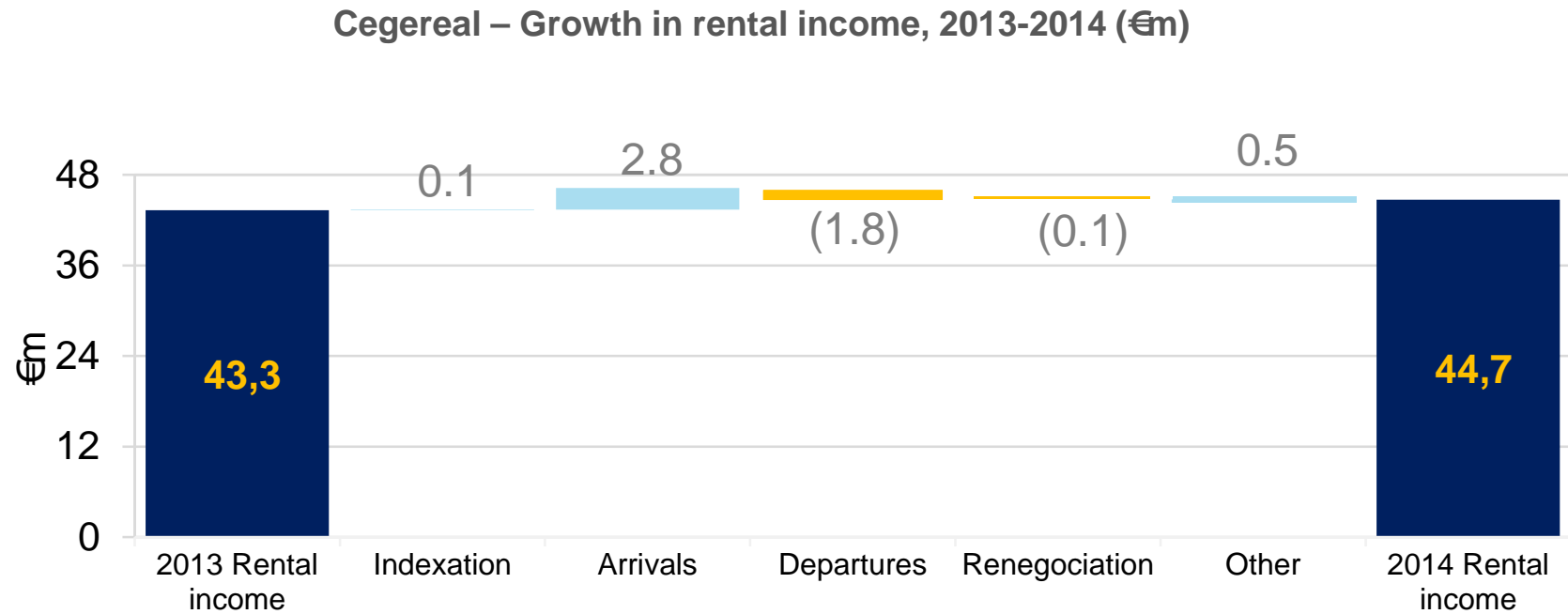
31,900 sq.m in Charenton

Occupancy rate : 100%

Valuation as at Dec. 31, 2014 : € 191 M

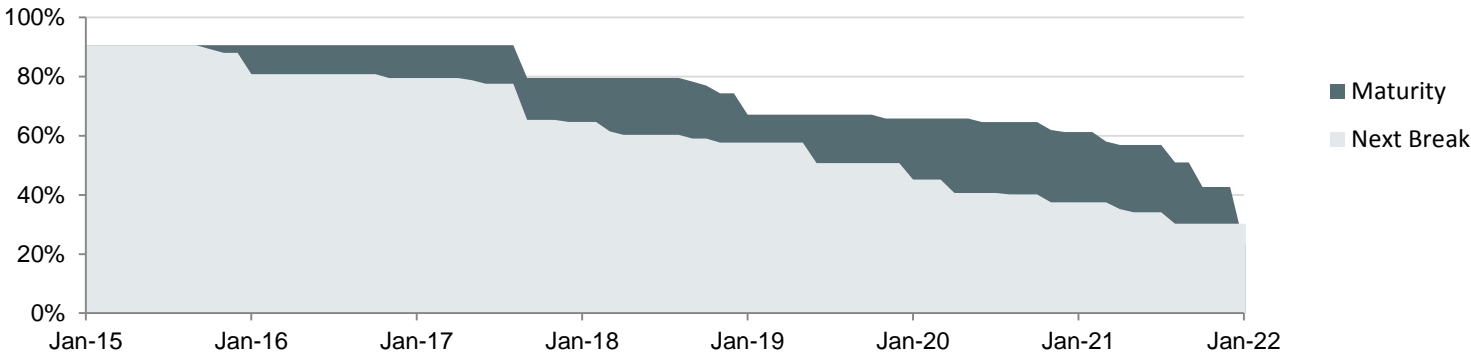


2014 Rental Income up 3.3%, Boosted by the Lettings in Arcs de Seine

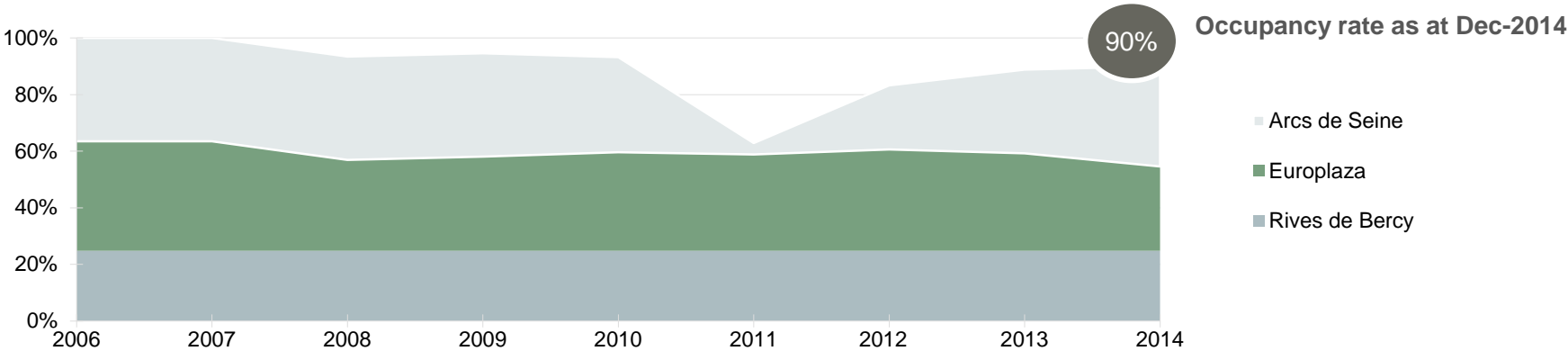


Nearly 90% Occupancy Rate

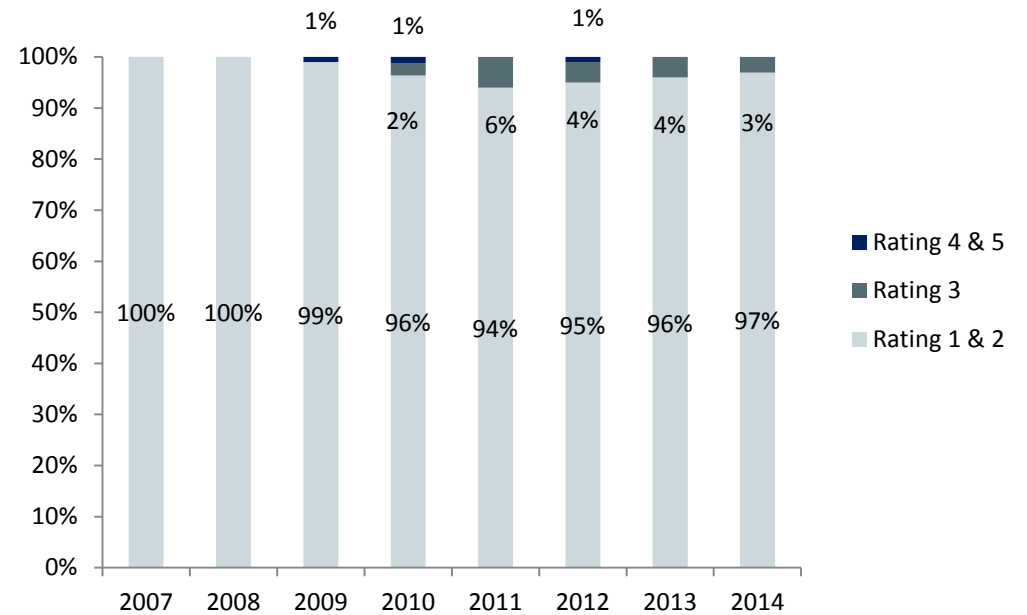
As a % of total area



Occupancy rates since the Company's formation



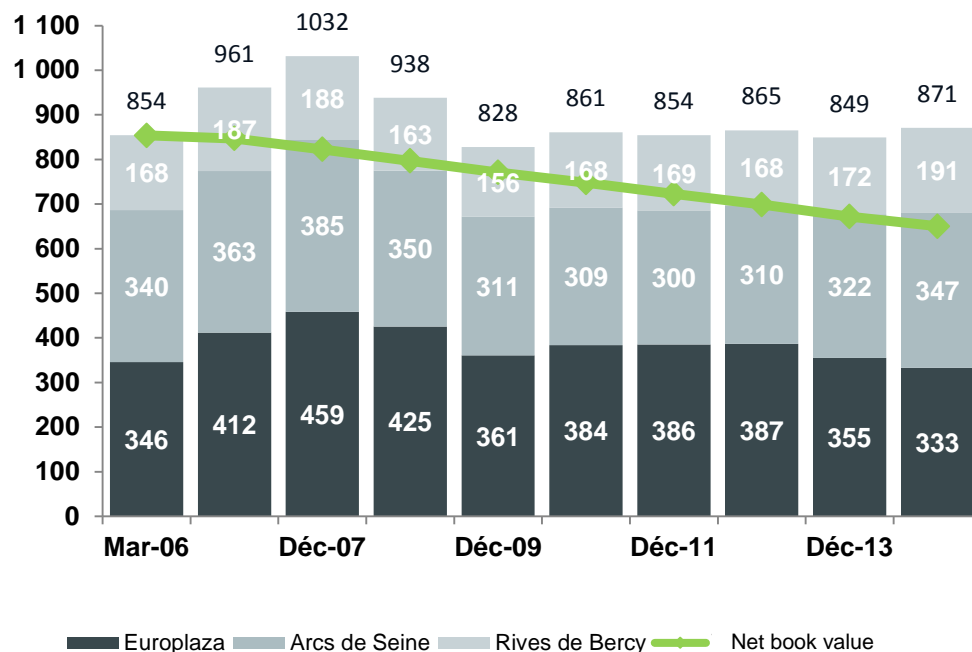
First-class Tenants



Source : Dun & Bradstreet ratings

Appraisal Values and Unrealized Capital Gains

€ millions



Unrealized capital gains

↑ +221m€

Higher appraisal values

↑ +2,6%



UpGreen Your Business 2015-2018

Go Green 2011-2014

1st RE portfolio in France
100% HQE Exploitation
100% Breeam In-Use

Action plan in 3 axis
involving tenants, suppliers and
investors

- > Business
- > Social
- > Corporate

2020

Water	-10%
Energy	-15%
GHG	-20%



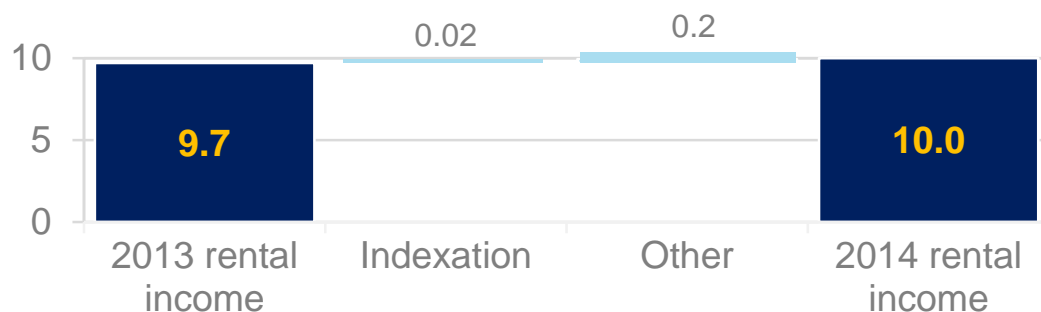
G R E S B[®]
Green Star 2014

Global Real Estate
Sustainability Benchmark

Rives de Bercy: A Majestic Campus in the Center of an Expanding Business District



Rives de Bercy – Growth in rental income, 2013-2014 (€m)



- Triple net lease with Crédit Foncier since delivery in 2003
- Renegotiation of a new nine-year lease
- Recently certified to HQE Exploitation and BREEAM In-Use Very Good standards

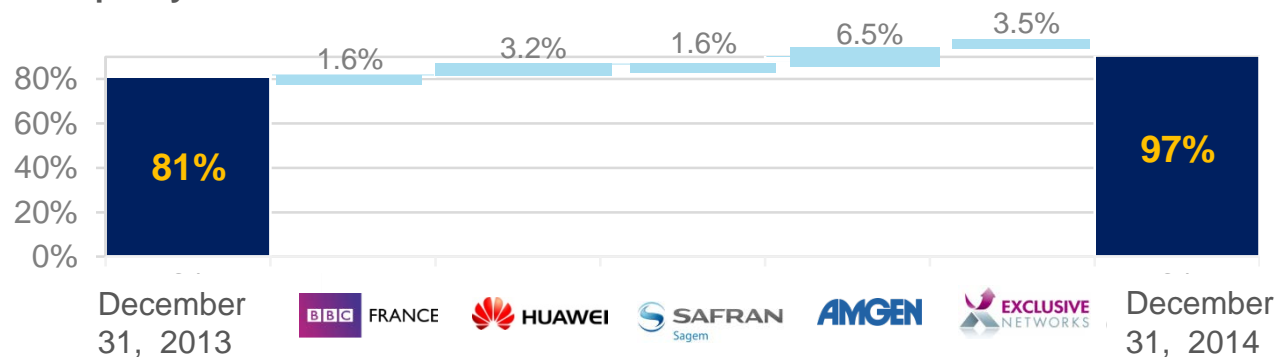
Arcs de Seine: A Remarkable Rental Performance in 2014



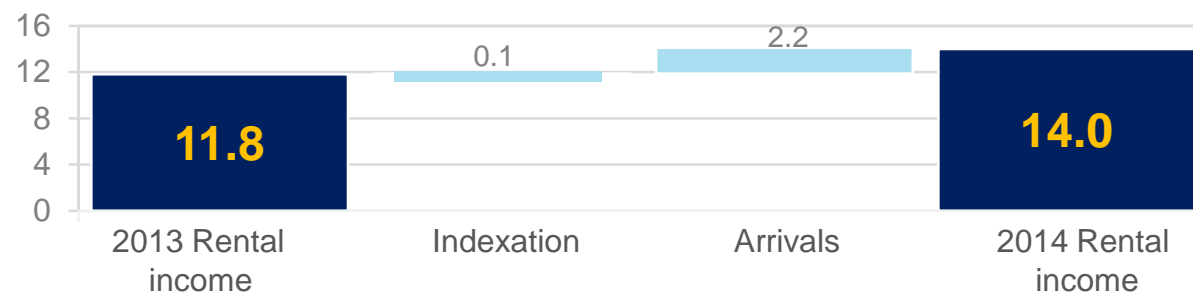
Successful letting of Arcs de Seine

- 7 800 sq.m. of signed leases
- 1 400 sq.m. still available over a total surface of 45 000 sq.m.

Occupancy rate



Growth in rental income, 2013-2014 (€m)



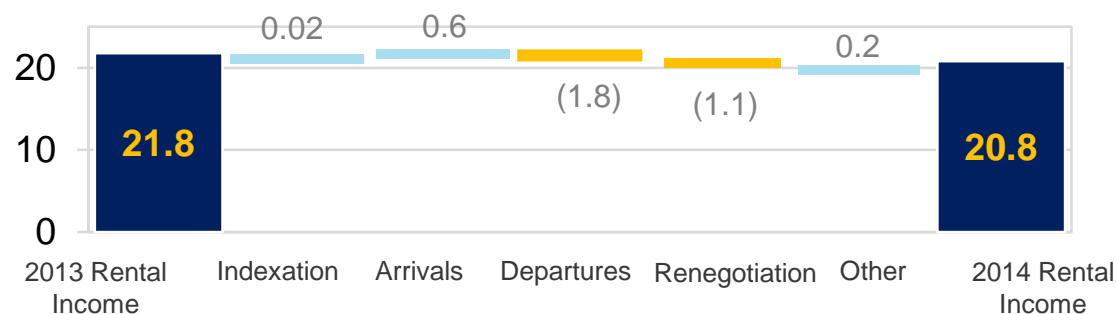
Eurol plaza: The First Garden Tower in La Défense



A multi-tenant building, with more than 700 private parking spaces, top-notch amenities and enclosed gardens, forming a campus-style office complex aligned with current demand

- 77% occupancy rate as of end-December 2014
- Some fifteen tenants, including Cap Gemini, General Electric, Galderma, BforBank, Experian and NTT
- The third building in France to earn both HQE Exploitation and BREEAM In-Use Very good certifications

Eurol plaza – Changes in rental income, 2013-2014 (€m)





Finance

Financial Highlights

	Dec. 31, 2014	Dec. 31, 2013	Dec. 31, 2012	Variation 14/13
■ Portfolio value	€871 M	€849 M	€865 M	+2.6%
■ Loan to value ratio	46.5%	47.1%	46.2%	-0.6 bps
■ EPRA NNNAV per share	€34.8 M	€34.1 M	€35.7 M	+2.1%
■ IFRS Rental income	€44.7 M	€43.3 M	€38.6 M	+3.3%
■ IFRS net result	€41.4 M	€1.9 M	€16.9 M	n/a
■ EPRA result	€23.7 M	€19.1 M	€7.5 M	+24.1%

Cash Flow From Operations & EPRA earnings

<i>In thousands euros</i>	2014	2013	2012	Variance 14/13
IFRS rents	44 746	43 303	38 633	
Recovered real estate expenses	13 173	10 462	8 773	
Real estate expenses	(13 293)	(13 955)	(12 312)	
■ Net rents	44 627	39 810	35 094	12%
Asset management fees	(3 048)	(2 972)	(3 029)	
Other management fees	(3 057)	(2 754)	(2 250)	
Restructuring	-	-	(220)	
Other operating income	-	(4)	(375)	
■ Operating income	38 522	34 080	29 220	13%
Net financial expenses	(13 424)	(13 887)	(25 203) ⁽¹⁾	
Taxes	(312)			
■ Cash flow from operations	24 785	20 192	4 017	23%
Financial costs spread over	(1 091)	(1 107)	(823)	
■ Adjusted EPRA earnings ⁽²⁾	23 694	19 085	12 551	24%

(1) Including 9 months at previous interest rate and €9m in non-recurring refinancing costs

(2) cash flow excluding recurring and non recurring financial costs

Non recoverable Operating Expenses

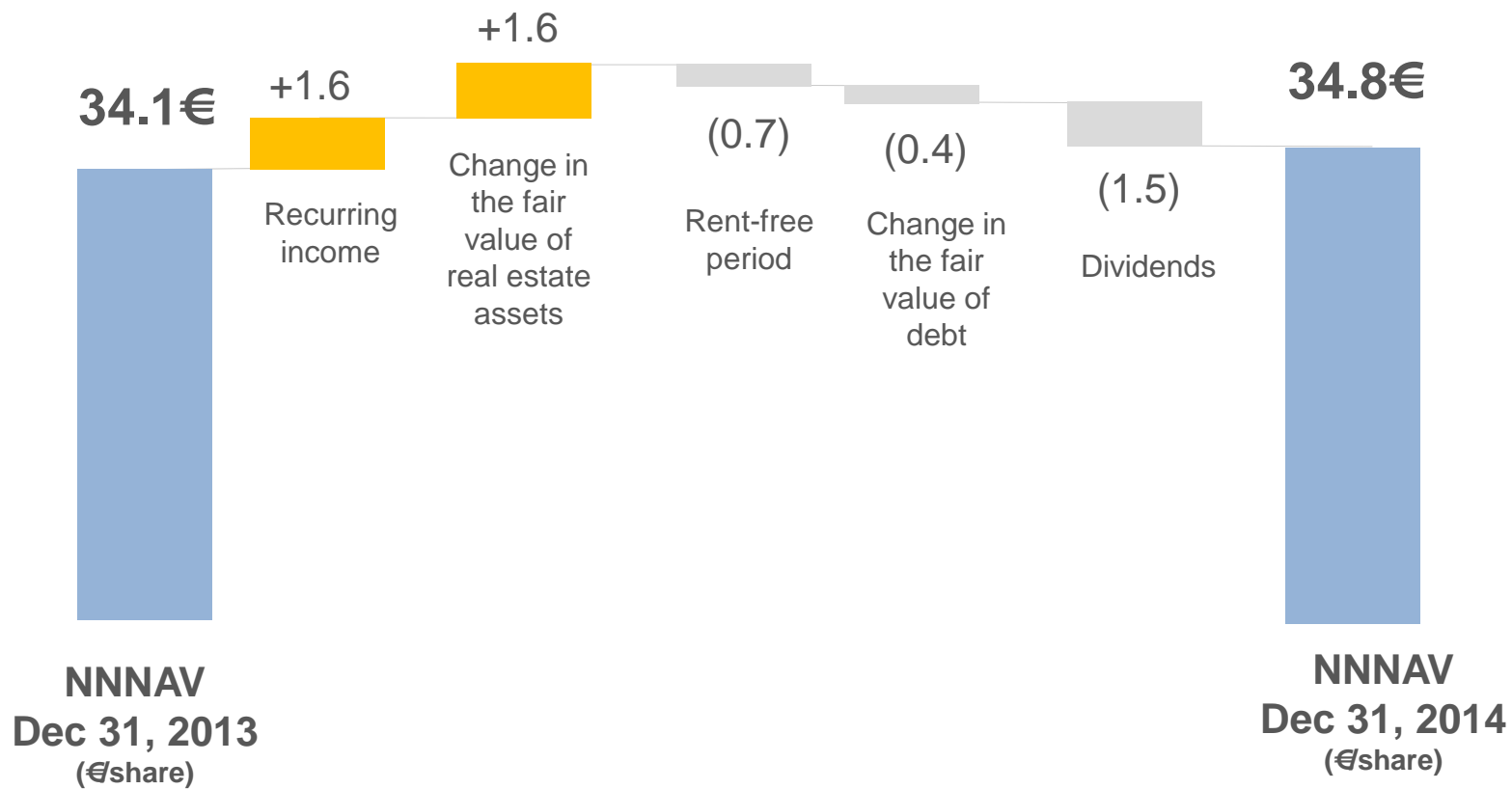
<i>In thousands euros</i>	2014	2013	2012
Building maintenance	20	735	431
Expenses on vacant premises	1 707	1 874	2 187
Asset management fees	3 049	2 972	3 029
Other building-related costs – lessor	243	923	2 064
Wages and salaries	550	576	512
Other overhead costs	2 376	2 096	2 111
■ Total	7 944	9 176	10 334

Unique Bank Loan

- €405M in financing obtained from a pool of four banks, maturing in August 2017
- Flexible interest rate with a boni of 25bps when the occupancy rate is above 90%
- Hard covenants: LTV at 70% and ICR at 1.50x

	New financing (Nov 15, 2012)	Additional loan (Nov 21, 2014)
Total amount	€405M	
LTV	46,50% at Dec-14	
Forecast ICR (12 months)	286% as at 21/11/2014	
Main terms		
	Two tranches	
Nominal	€400M	€5M
Interest rate	3.15% +25bps if occupancy rate <90%	2.52%
Maturity	August 2017	
Main financial ratios		
Maximum LTV	70%	
Minimum ICR	150%	
Lenders		
	Aareal Bank, Bayern LB, Deutsche Pfandbriefbank, Landesbank Berlin AG / Berlin Hyp	

EPRA NNNAV

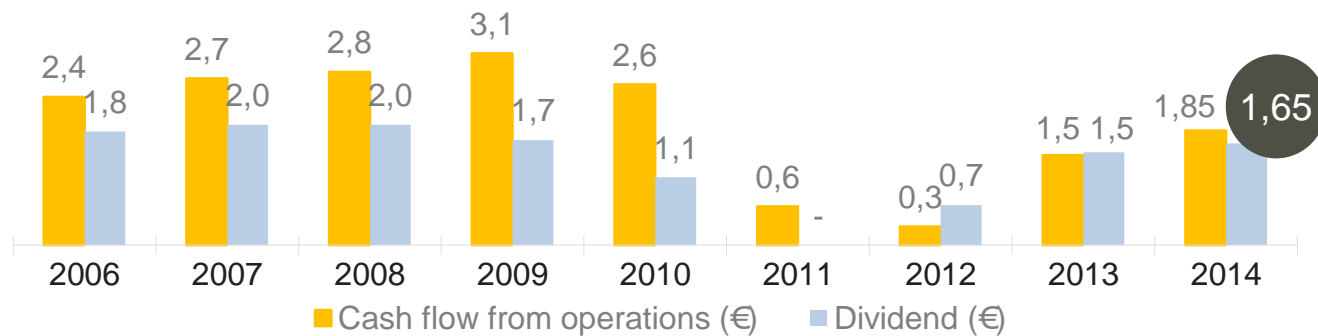


2014 Dividend



Rives de Bercy- Charenton Le Pont

Dividend history (in €/share)



Cash flow from operations (€k)

Total number of shares

■ **Cash flow from operations (in €/shares)**

■ Suggested dividend

■ Pay out ratio

2014

24 785

13 372 500

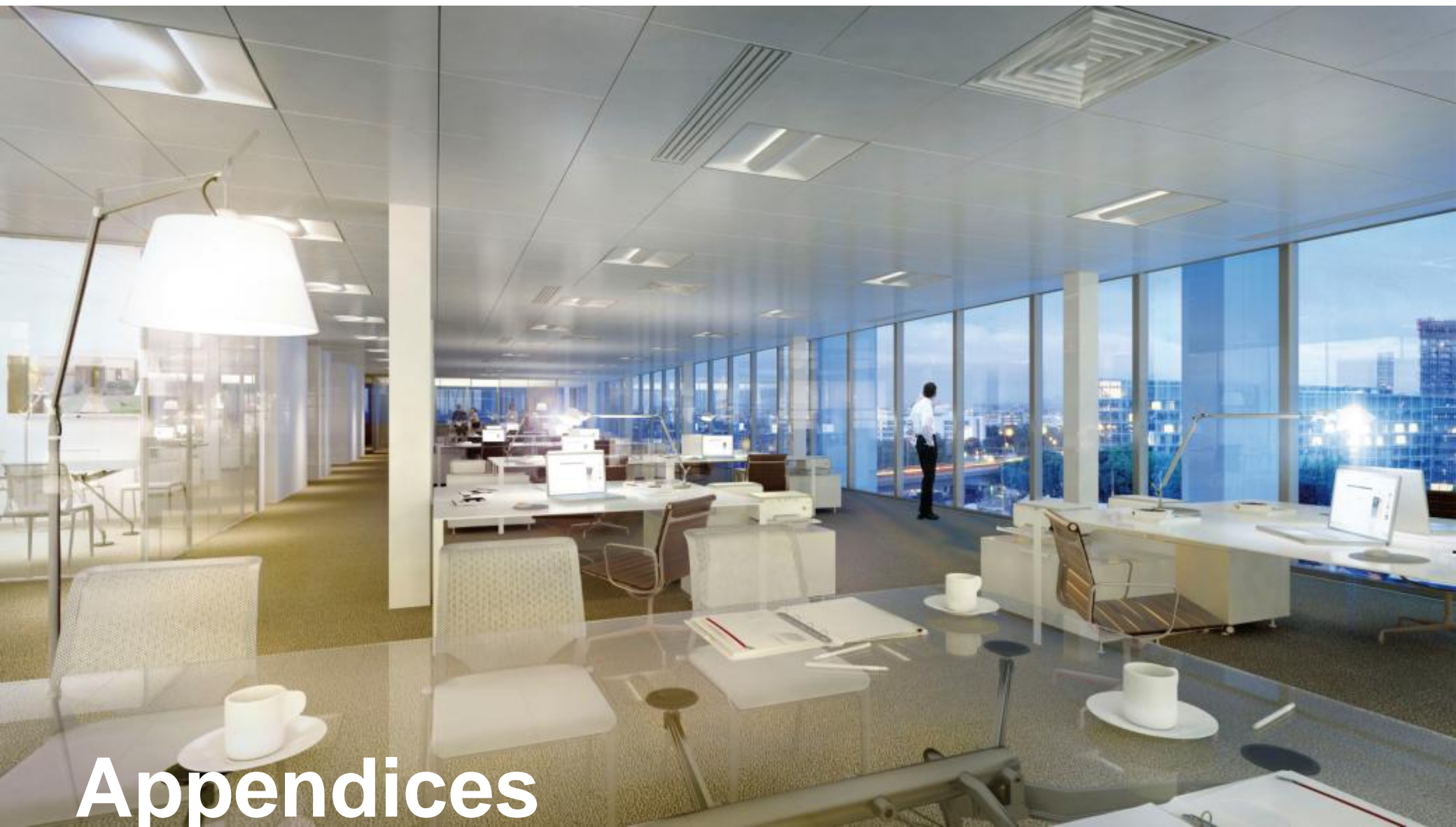
1,85

1,65

0,89

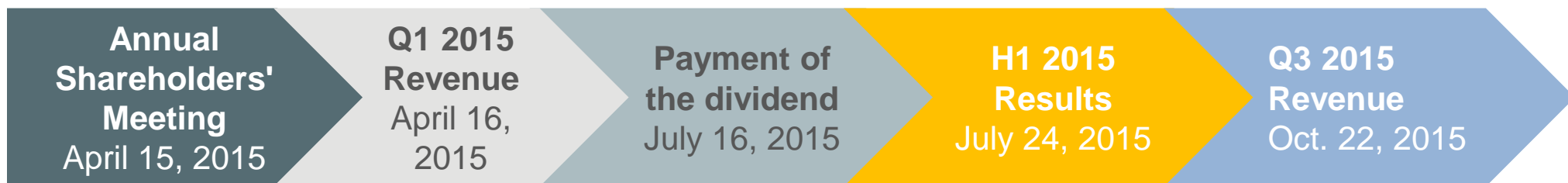


- Europlaza: The first Garden Tower in La Défense
- Look to actively seize both arbitrage and acquisition opportunities
- Launch of the project
« Upgreen your business »



Appendices

Investor Calendar



Share details

Name	Cegereal SA
Listing market	Euronext Paris
ISIN	FR0010309096
Symbol	CGR
CFI	ESVUFB
Type	REIT
Section	Eurolist compartment B
Indices	CAC All Shares IEIF SIIC France
Registrar	BNPP Securities Services

Investor Relations

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75008 Paris
Tel: +33 (0)1 42 25 76 36
Email: info@cegereal.com

Registrar

BNPP Securities Services
Grands Moulins de Pantin
9 rue du Débarcadère
93 761 Pantin Cedex
Tel : +33 (0)1 42 98 10 00

IFRS Income Statement (consolidated)

In thousands of euros, except per share data

	2014	2013
	12 months	12 months
Rental income	44 746	43 303
Income from other services	13 173	10 462
Building-related costs	(16 341)	(16 927)
Net rental income	41 579	36 838
Sale of building		
Administrative costs	(3 057)	(2 754)
Other operating expenses	0	(4)
Other operating income		
Increase in fair value of investment property	42 637	15 386
Decrease in fair value of investment property	(23 933)	(32 531)
<i>Total change in fair value of investment property</i>	<i>18 704</i>	<i>(17 145)</i>
Net operating income	57 226	16 935
Financial income	17	0
Financial expenses	(14 533)	(14 994)
Net financial expense	(14 515)	(14 994)
Corporate income tax	(312)	0
CONSOLIDATED NET INCOME	42 398	1 940
<i>of which attributable to owners of the Company</i>	<i>42 398</i>	<i>1 940</i>
<i>of which attributable to non-controlling interests</i>	<i>0</i>	<i>0</i>
Other comprehensive income		
TOTAL COMPREHENSIVE INCOME	42 398	1 940
<i>of which attributable to owners of the Company</i>	<i>42 398</i>	<i>1 940</i>
<i>of which attributable to non-controlling interests</i>	<i>0</i>	<i>0</i>
Basic and diluted earnings per share (in euros)	3,18	0,15

IFRS Balance Sheet (consolidated)

In thousands of euros

	Dec. 31, 2014	Dec. 31, 2013
<u>Non-current assets</u>		
Investment property	871 000	849 000
Non-current loans and receivables	30 941	29 331
Total non-current assets	901 941	878 330
<u>Current assets</u>		
Trade accounts receivable	6 469	12 508
Other operating receivables	6 276	261
Prepaid expenses	107	68
Total receivables	12 852	12 837
Cash and cash equivalents	23 499	16 018
Total cash and cash equivalents	23 499	16 018
Total current assets	36 351	28 856
TOTAL ASSETS	938 292	907 186

In thousands of euros

	Dec. 31, 2014	Dec. 31, 2013
<u>Shareholders' equity</u>		
Share capital	160 470	160 470
Legal reserve and additional paid-in capital	21 436	31 465
Consolidated reserves and retained earnings	284 831	292 754
Net attributable income	42 398	1 940
Total shareholders' equity	509 135	486 629
<u>Non-current liabilities</u>		
Non-current borrowings	401 889	395 797
Other non-current borrowings and debt	4 166	3 469
Non-current corporate income tax liability	0	0
Total non-current liabilities	406 055	399 266
<u>Current liabilities</u>		
Current borrowings	1 716	1 776
Trade accounts payable	2 148	1 479
Corporate income tax liability	295	0
Other operating liabilities	5 045	3 762
Prepaid revenue	13 898	14 275
Total current liabilities	23 102	21 292
Total liabilities	429 157	420 557
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	938 292	907 186

IFRS Statement of Cash Flows (consolidated)

In thousands of euros

	2014	2013
OPERATING ACTIVITIES		
Consolidated net income	42 398	1 940
<i>Elimination of items related to the valuation of buildings:</i>		
Fair value adjustments to investment property	(18 704)	17 145
Indemnity received from lessees for the replacement of components		
<i>Elimination of other income/expense items with no cash impact:</i>		
Adjustments for loans at amortized cost	1 091	1 107
Cash flows from operations before tax and changes in working capital requirements	24 785	20 192
Other changes in working capital requirements	(629)	(15 393)
Change in working capital requirements	(629)	(15 393)
Net cash flows from operating activities	24 156	4 799
INVESTING ACTIVITIES		
Acquisition of fixed assets	(3 296)	(745)
Net decrease in amounts due to fixed asset suppliers	874	(1 045)
Net cash flows used in investing activities	(2 422)	(1 790)
FINANCING ACTIVITIES		
Increase in share capital		
Change in bank debt	5 000	
Refinancing transaction costs		
Net increase in current borrowings	(60)	
Net increase in other non-current borrowings and debt	697	796
Net decrease in other non-current borrowings and debt		
Purchases and sales of treasury shares	134	(35)
Dividends paid	(20 025)	(8 674)
Net cash flows used in financing activities	(14 254)	(7 914)
Change in cash and cash equivalents	7 480	(4 904)
Cash and cash equivalents at beginning of year*	16 018	20 921
CASH AND CASH EQUIVALENTS AT END OF YEAR	23 499	16 018

**including the 2014 interim dividend of €0.75 per share paid by Cegereal (representing a total amount of €10,029 thousand euros).*

French GAAP Income Statement

In euros

	France	Exports	2014 12 months Total	2013 12 months Total
Sales of goods for resale				
Sales of manufactured products				
Sales of services				
NET REVENUE	0	0	-	-
Change in finished goods and in-progress inventory				
In-house production				
Operating subsidies				
Reversal of depreciation and amortization charges, provisions for impairment and			21 208	37 757
Other revenue			1	39
Total operating revenue			21 209	37 796
Purchases of goods				
Change in inventories of goods held for resale				
Purchases of raw materials and other supplies				
Change in inventories (raw materials and other supplies)				
Other purchases and external charges			1 488 996	1 406 634
Taxes, duties and other levies			50 810	51 165
Wages and salaries			258 734	265 545
Social security charges			121 105	111 548
Fixed assets: depreciation and amortization				
Fixed assets: provisions for impairment				
Current assets: provisions for impairment				
Loss and contingency provisions				
Other expenses			127 967	92 898
Total operating expenses			2 047 612	1 927 789
OPERATING LOSS			(2 026 403)	(1 889 993)
Allocated income or transferred loss				
Loss incurred or transferred income				
Financial income from controlled entities			68 300 000	
Income from other securities and receivables			0	
Other interest income			4 797	
Reversal of provisions for impairment, other provisions and expense transfers				
Foreign exchange gains				
Net income on sale of short-term investment securities				
Total financial income			68 304 797	-
Depreciation, amortization, provisions for impairment and other provisions			5 956	
Interest expenses			499 078	140 647
Foreign exchange losses				
Net expenses on sales of short-term investment securities				
Total financial expenses			505 034	140 647
NET FINANCIAL INCOME/(EXPENSE)			67 799 763	(140 647)
RECURRING INCOME/(LOSS) BEFORE TAX			65 773 360	(2 030 640)

In euros

	2014 12 months	2013 12 months
Non-recurring income on management transactions		
Non-recurring income on capital transactions	78 336	153 570
Reversal of provisions for impairment, other provisions and expense transfers		
Total non-recurring income	78 336	153 570
Non-recurring expenses on management transactions		
Non-recurring expenses on capital transactions		
Depreciation, amortization and provisions for impairment		
Total non-recurring expenses	-	-
NET NON-RECURRING INCOME	78 336	153 570
Employee profit sharing		
Corporate income tax	312 460	
TOTAL INCOME	68 404 342	191 365
TOTAL EXPENSES	2 865 106	2 068 436
NET INCOME/(LOSS)	65 539 236	(1 877 070)

French GAAP Balance Sheet

In euros

ASSETS	Gross amount	Depr., amort. & prov.	Dec. 31, 2014	Dec. 31, 2013
Uncalled subscribed capital	-	-	-	-
Intangible fixed assets				
Start-up costs	-	-	-	-
Research and development costs	-	-	-	-
Licenses, patents and similar concessions	-	-	-	-
Goodwill	-	-	-	-
Other intangible fixed assets	-	-	-	-
Advances/down payments on intangible assets	-	-	-	-
Property, plant and equipment				
Land	-	-	-	-
Buildings	-	-	-	-
Plant, machinery and equipment	-	-	-	-
Other property, plant and equipment	-	-	-	-
Property, plant and equipment in progress	-	-	-	-
Advances and down payments	-	-	-	-
Financial fixed assets				
Receivables from controlled entities	387 709 685	-	387 709 685	349 301 810
Other long-term investments	-	-	-	-
Loans	-	-	-	-
Other financial fixed assets	794 802	5 956	788 846	716 466
FIXED ASSETS	388 504 487	5 956	388 498 531	350 018 276
Inventories and work in progress				
Raw materials and other supplies	-	-	-	-
Manufactured products in progress	-	-	-	-
Services in progress	-	-	-	-
Semi-finished and finished goods	-	-	-	-
Goods held for resale	-	-	-	-
Advances/down payments on orders	-	-	-	-
Receivables				
Trade accounts receivable	-	-	-	-
Other receivables	21 067	-	21 067	77 127
Subscribed capital, called up but not paid	-	-	-	-
Short-term investment securities	-	-	-	-
Cash and cash equivalents	460 028	-	460 028	1 580 482
CURRENT ASSETS	481 095	-	481 095	1 657 609
Prepaid expenses	87 792	-	87 792	23 691
Adjustment accounts	-	-	-	-
TOTAL ASSETS	389 073 374	5 956	389 067 418	351 699 576

In euros

EQUITY AND LIABILITIES	Dec. 31, 2014	Dec. 31, 2013
Capital		
Share capital (including paid-up capital: 160,470,000)	160 470 000	160 470 000
Additional paid-in capital	5 388 776	15 418 151
Revaluation reserve	152 341 864	152 341 864
Reserves		
Legal reserve	16 047 000	16 047 000
Statutory or contractual reserves	0	0
Regulated reserves	0	0
Other reserves	0	8 423
Income		
Retained earnings	(3 256 815)	(1 422 072)
Net income/(loss) for the year	65 539 236	(1 877 070)
Interim dividend	(10 029 375)	-
Investment subsidies	-	-
Regulated provisions	-	-
SHAREHOLDERS' EQUITY	386 500 686	340 986 296
Income from the issue of equity instruments	-	-
Contingent advances	-	-
OTHER EQUITY	-	-
Contingency provisions	-	-
Loss provisions	-	-
LOSS AND CONTINGENCY PROVISIONS	-	-
Non-current borrowings and debt		
Convertible bonds	-	-
Other bonds	-	-
Bank borrowings	-	-
Miscellaneous borrowings and debt	1 806 957	10 174 731
Trade accounts payable and other current liabilities		
Advances/down payments received on orders in progress	-	-
Trade accounts payable	357 837	444 399
Tax and social liabilities	401 938	93 397
Amounts owed to fixed asset suppliers	-	-
Other liabilities	-	752
Prepaid revenue	-	-
LIABILITIES	2 566 732	10 713 280
Adjustment accounts	-	-
TOTAL EQUITY AND LIABILITIES	389 067 418	351 699 576