

PLACES FOR SMART BUSINESS

2019

ANNUAL RESULTS



February 28, 2020


CeGeREAL

CONTENTS

01- HIGHLIGHTS

Page 3



02- MARKET REVIEW

Page 6



03- PORTFOLIO

Page 9



04- FINANCE

Page 14



05- APPENDICES

Page 20

A woman in a black dress and high heels is walking away from the camera on a wide, paved walkway. The walkway is flanked by modern glass-walled buildings. On the left, there are several green trees and bushes. The sky is bright and clear. A large white number '01' is overlaid on the left side of the image.

01

HIGHLIGHTS

2019 KEY FIGURES

€1,464m portfolio value **up 3.9%** in 2019

€63.4m rental income **up 19.5%** in 2019

96.9% occupancy rate ⁽¹⁾ **up 0.8pt** in 2019

5.3-year weighted average lease term

€2.3 dividend distribution per share ⁽²⁾ **5.4%** yield ⁽³⁾

(1) Including leases signed in 2019 and taking effect in 2020.

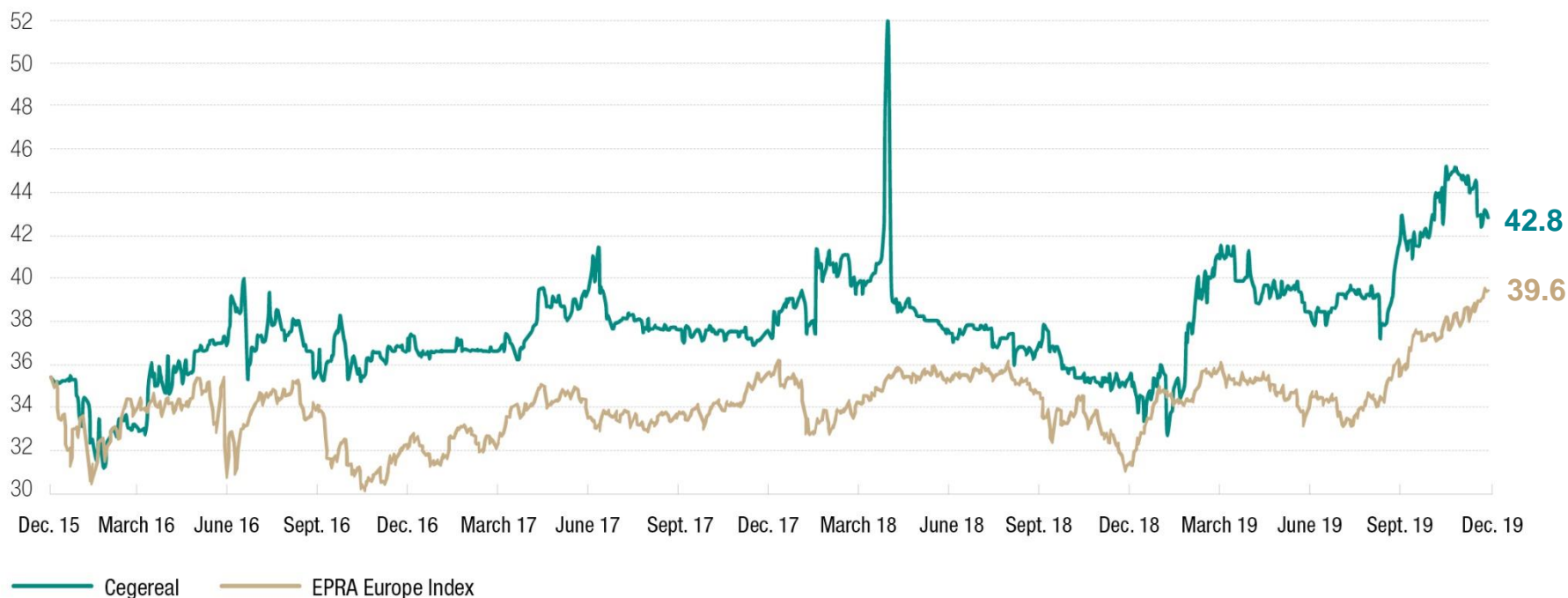
(2) Approved by the Board of Directors and submitted for approval at the Annual Shareholders' Meeting.

(3) Based on a price of €42.8 per share at December 31, 2019.



SOLID SHARE PERFORMANCE

Share performance
(in €)



**CEGEREAL'S SHARE PRICE HAS OUTPERFORMED THE EPRA EUROPE INDEX
FOR THE LAST FOUR YEARS**

A photograph of a modern, multi-story building with a glass facade, situated along a body of water. The building's reflection is visible in the water. The sky is clear and blue. The text '02' is overlaid on the left side of the image.

02

MARKET REVIEW

REAL ESTATE INVESTMENT MARKET IN FRANCE

€41.5bn

invested in France (6th
consecutive year of growth)

38%

foreign investors (of which
11% South Korean)

€21.9bn

invested in office buildings
in Greater Paris

+8%

year-on-year growth in investment
in office buildings in Greater Paris

RECORD INVESTMENT VOLUMES IN THE PARIS REGION

% in 2019



Source: BNP Paribas Real Estate

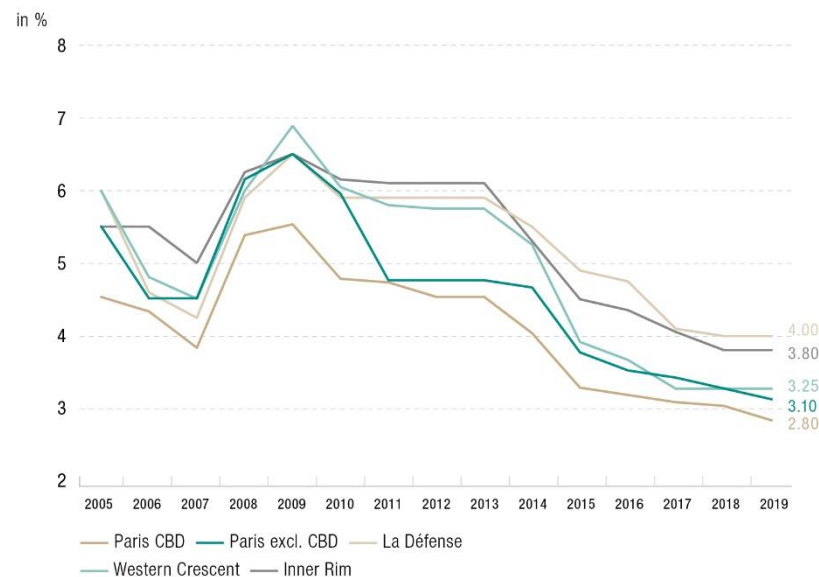


% of volumes invested in office space
in Greater Paris in 2019



Year-on-year change in % of volumes invested

PRIME RATE – OFFICE



Source: BNP Paribas Real Estate

RENTAL MARKET FOR OFFICE BUILDINGS IN GREATER PARIS



A VERY DYNAMIC RENTAL MARKET

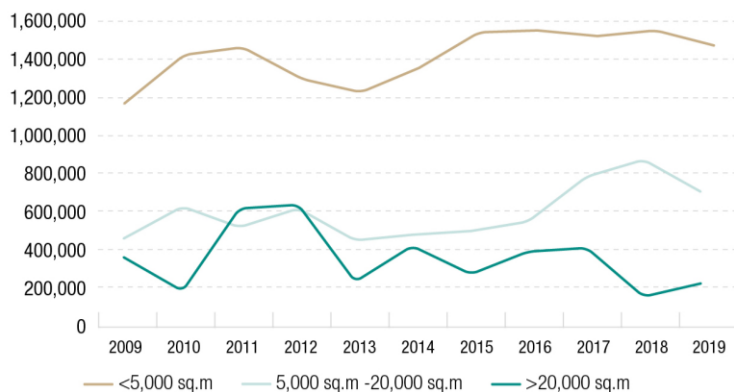
Take-up of **2.3 million sq.m**

Stable 1,000-5,000 sq.m segment (core market)

7 transactions signed in Europlaza, representing 11% of the number of transactions in La Défense

148,000 sq.m take-up in La Défense, of which 8% attributable to Cegereal

TAKE-UP BY SURFACE AREA IN GREATER PARIS (IN SQ.M)



Sources: BNP Paribas Real Estate, ImmoStat



RENTS CONTINUE TO RISE

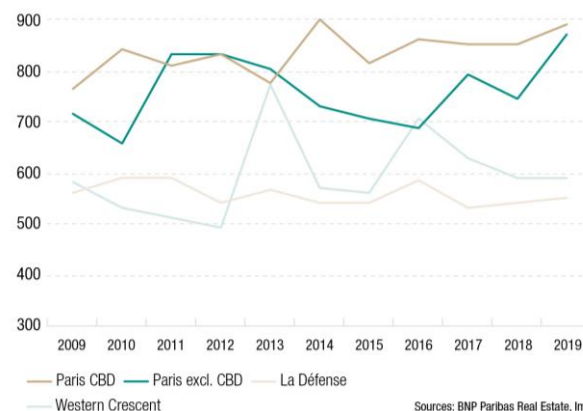
Decrease in available supply

Historically low vacancy rate:

- 4.5% in La Défense
- 1.4% in Paris CBD

Increase in rental values in 2019, mainly in Paris CBD and Paris excl. CBD

PRIME RENTS IN GREATER PARIS
(IN € EXCL. TAX AND EXPENSES/SQ.M PER YEAR)



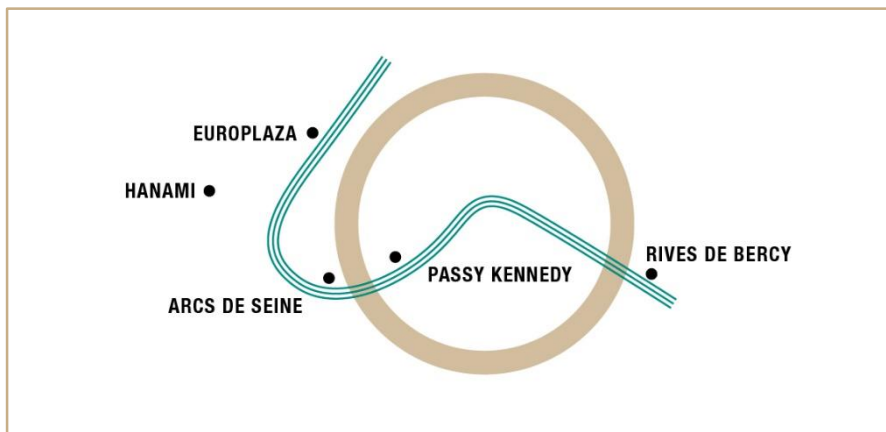
Sources: BNP Paribas Real Estate, ImmoStat



03

PORTFOLIO

IDEALLY LOCATED PROPERTIES



Total surface area: **189,400 sq.m**

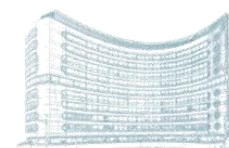
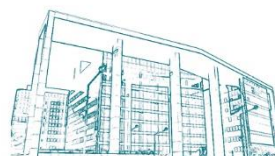
Occupancy rate: **96.9%** ⁽¹⁾

Market value: **€1,464m**

Number of tenants: **42**

Tenants with a D&B rating of 1 and 2: **90%**

WALT⁽²⁾: **5.3 years**



Building	Hanami	Europlaza	Arcs de Seine	Passy Kennedy	Rives de Bercy
Surface area	34,400 sqm	52,100 sqm	47,200 sqm	23,800 sqm	31,900 sqm
Market value	€175m	€417m	€456m	€239m	€175m
Occupancy rate	100%	89% ⁽¹⁾	100%	100%	100%

(1) Including leases signed in 2019 and taking effect in 2020.

(2) Weighted average lease term.

MAJOR ASSET MANAGEMENT WORK

3.1%

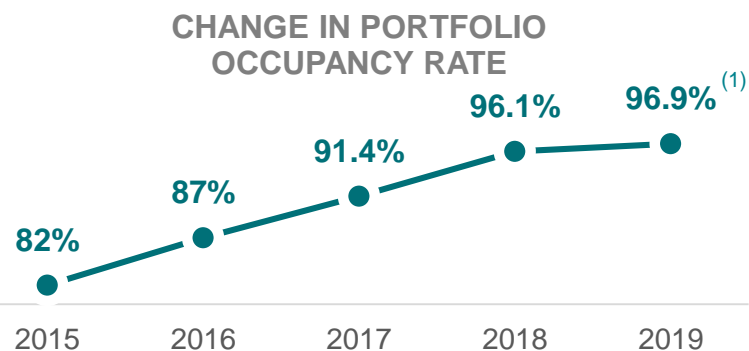
portfolio
vacancy
rate



Anticipation
of tenants' expectations



Significant
investment



(1) Including leases signed in 2019 and taking effect in 2020.

EUROPLAZA: SUCCESSFUL POSITIONING AND ANTICIPATION



22,000 sq.m

leased in 2019



Occupancy rate

stable at **89%**



An efficient
**divisibility
strategy**



8-year WALT, up from 6.1
in 2018

RECOGNIZED SOCIAL AND ENVIRONMENTAL COMMITMENT

Gold Awards



Cegereal won two Gold Awards at the annual EPRA conference for the quality of the financial and environmental information in its 2018 Annual Report.

The EPRA (European Public Real Estate Association) aims to promote, develop and represent listed real estate companies at the European level. Its purpose is to promote coherent reporting of financial and non-financial information in the real estate sector.

No. 1



Cegereal took first place in the annual GRESB ranking in the listed companies in Europe category, coming in third worldwide, all sectors combined. Cegereal is in the top three for the fifth year running.

GRESB is a recognized index that analyzes the environmental, social and governance (ESG) practices and policies of real estate companies. GRESB has established itself as an international reference in ESG performance assessment for the real estate industry.

ISO 14001



Cegereal is ISO 14001-certified for the environmental management system (EMS) of its property businesses.

04

FINANCE



RENTAL INCOME UP 19.5%

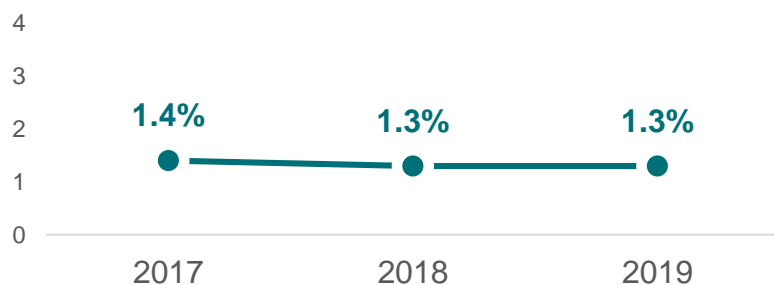


The **Company's operational and financial performance** was positively impacted by its excellent rental activity as well as the full-year impact of income generated by the **Passy Kennedy** building



STRONG COMMAND OF DEBT

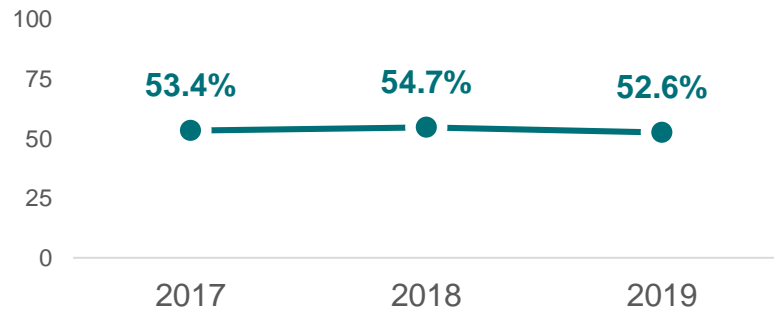
COST OF DEBT



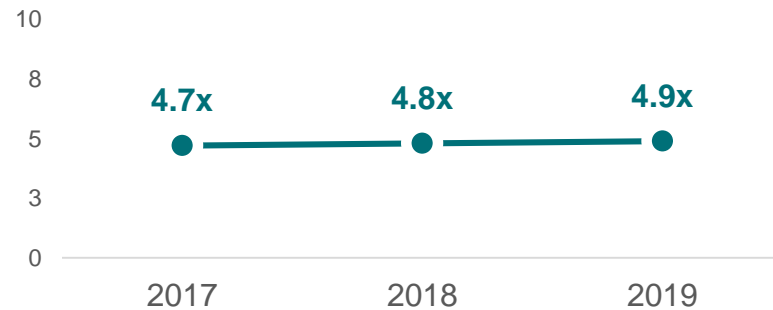
MATURITY OF DEBT



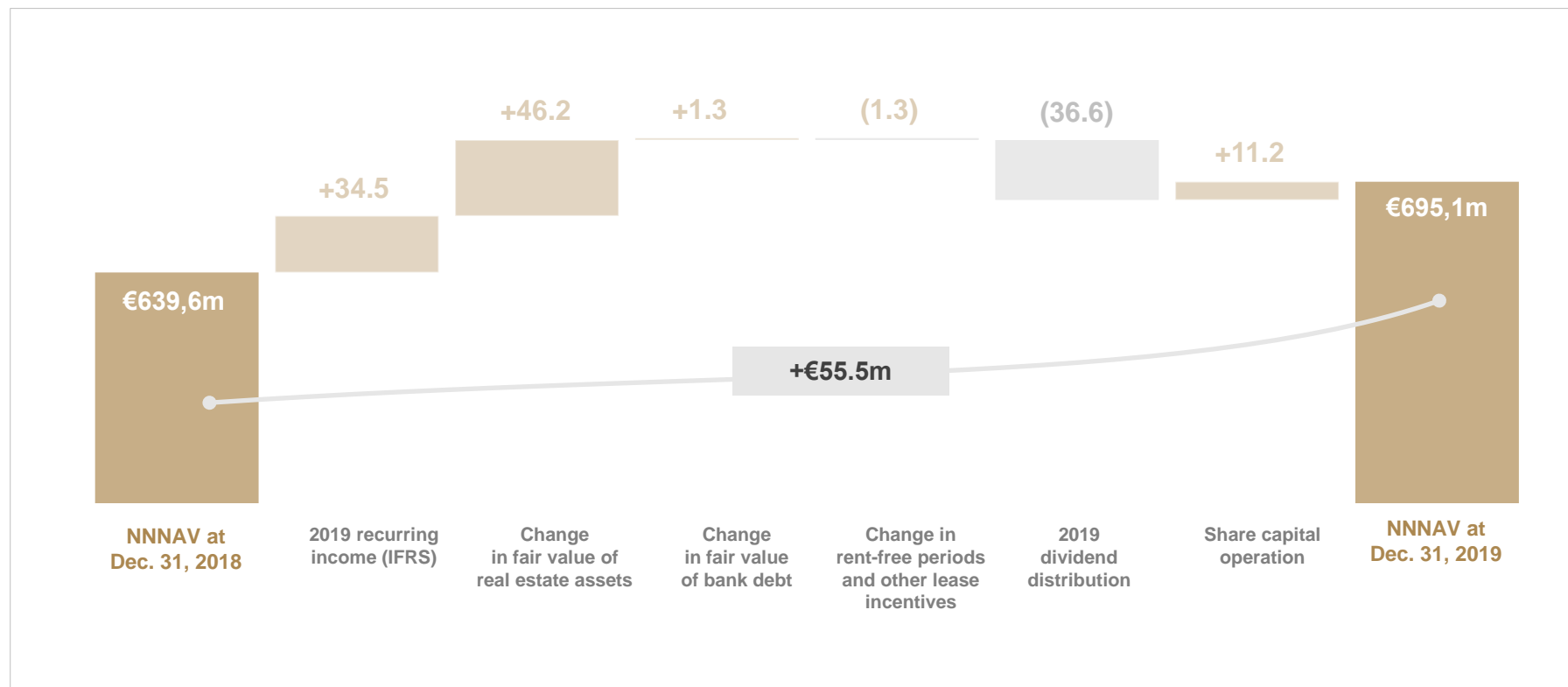
LOAN TO VALUE



INTEREST COVERAGE RATIO



CHANGES IN EPRA NNNAV (€M)

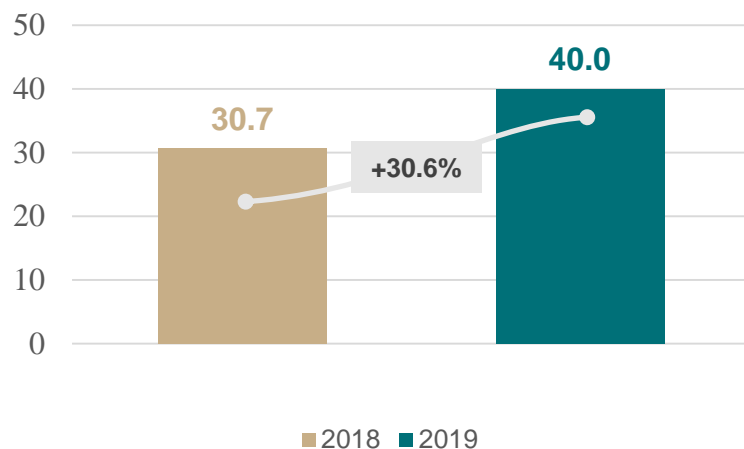


EPRA NNNAV: **€43.7** per share vs €41 in 2018

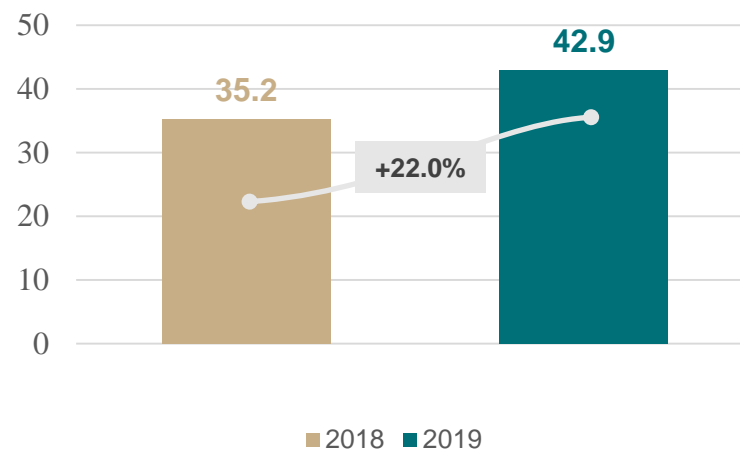
Value creation: **+12.2%** in 2019 after adding back the dividend payout

€2.3 PER SHARE DIVIDEND DISTRIBUTION

EPRA earnings



Recurring cash flow



2020 dividend distribution: **€2.3 per share** ⁽¹⁾

Return: **5,4%** ⁽²⁾

(1) Approved by the Board of Directors and submitted for approval at the Annual Shareholders' Meeting.

(2) Based on a price of €42.8 per share at December 31, 2019.



05

APPENDICES



EPRA EARNINGS

<i>In thousands of euros</i>	2019	2019 LFL ⁽¹⁾	2018	2018 LFL ⁽¹⁾	Δ 19 / 18	Δ 19 / 18 LFL ⁽¹⁾
Rental income	63,369	53,477	53,026	52,310	+19.5%	+2.2%
Termination indemnities received	1,941	1,941	391	391		
Rebilled expenses and indemnities	18,104	14,859	14,619	14,448		
Building-related costs	(20,208)	(16,949)	(17,274)	(17,103)		
Net rental income	63,206	53,328	50,762	50,047	+24.5%	+6.6%
Asset management fees	(5,047)	(4,289)	(4,355)	(4,283)		
Marketing costs	(583)	(583)	-	-		
Other building-related costs	(666)	(616)	(522)	(522)		
Administrative costs	(3,955)	(3,754)	(4,105)	(4,101)		
Operating income	52,956	44,085	41,779	41,140	+26.8%	+7.2%
Net financial expense	(10,650)	(8,808)	(8,960)	(8,832)		
Deferred finance costs	(2,260)	(1,897)	(2,145)	(2,217)		
EPRA earnings	40,046	33,381	30,674	30,193	+30.6%	+10.6%

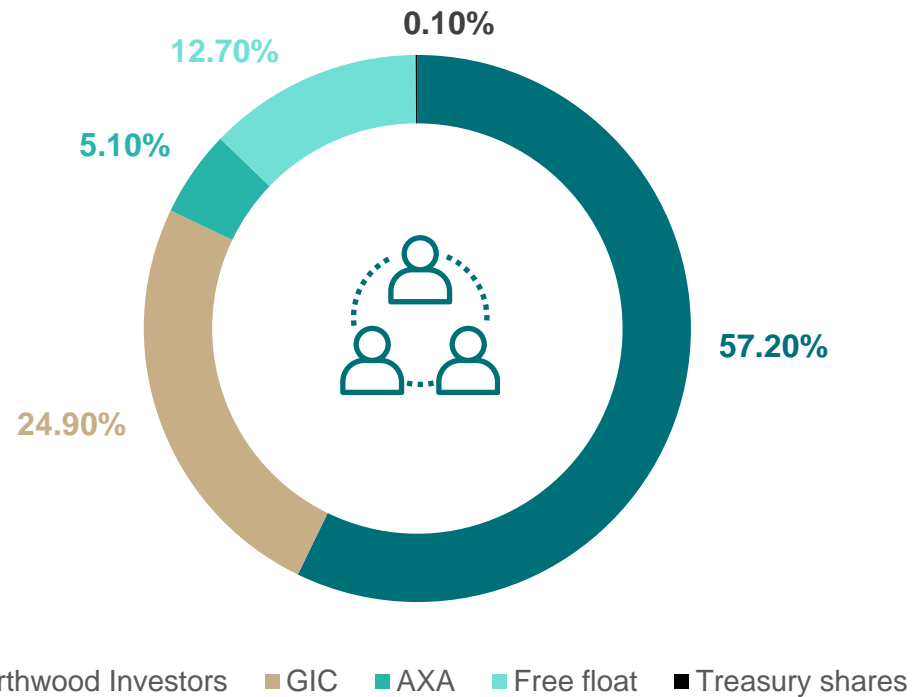
(1) Like For Like (LFL)

RECURRING CASH FLOW

<i>In thousands of euros</i>	2019	2019 LFL ⁽¹⁾	2018	2018 LFL ⁽¹⁾	Δ 19 / 18	Δ 19 / 18 LFL ⁽¹⁾
EPRA earnings	40,046	33 381	30,674	30,193	+30.6%	+10.6%
IFRS adjustments (rent-free periods, etc.)	602	1,571	2,256	2,294		
Restatement of deferred finance costs	2,260	1,897	2,247	2,217		
Recurring cash flow	42,908	36,849	35,177	34,704	+22.0%	+6.2%

(1) Like For Like (LFL)

STABLE OWNERSHIP STRUCTURE AND GOVERNANCE



Cegereal is owned by leading international investors, who ensure the Company's financial robustness, and a panel of private and institutional shareholders.

SHARE DETAILS

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

Investor Relations

42, rue de Bassano
75008 Paris
Tél. : +33 (0)1 42 25 76 42
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

DISCLAIMER

This document was prepared by Cegereal solely for use for the presentation of February 28, 2020. This document is not to be reproduced nor distributed, in whole or in part, by any person other than the Company. The Company takes no responsibility for the use of these materials by any person.

The information contained in this document has not been subject to independent verification and no representation, warranty or undertaking, express or implied, is made as to, and no reliance may be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained herein.

Neither the Company nor its shareholders, its advisors, its representatives or any other person shall be held liable for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. In the event of any discrepancies between the information contained in this document and the public documents, the latter shall prevail.

This document does not constitute an offer to sell or an invitation or solicitation of an offer to subscribe for or purchase any securities, and this shall not form the basis for or be used for any such offer or invitation or other contract or engagement in any jurisdiction.