

Paris, March 7, 2006

CeGeREAL files *Document de Base* with the AMF

CeGeREAL announced that, in connection with a proposed initial public offering, its *Document de Base* has been filed and registered with the *Autorité des Marchés Financiers* (AMF, French Stock Exchange Regulation Authority) on March 6, 2006 under no. I.06-018. This document will be made available on the AMF website on March 7, 2006.

The proposed initial public offering of CeGeREAL's shares on Eurolist by Euronext Paris is subject to obtaining the AMF's visa on the securities note, which forms the company's prospectus with the *Document de Base*, once filed, and is also subject to market conditions.

About CeGeREAL

CeGeREAL is a real estate company that specializes in the acquisition and management of premium office property assets. Its main tenants are major national and international corporations.

The Company has developed a position in the office property investment market as an operator specializing in top-flight properties while seeking to optimize the return on these assets and keeping down management costs.

The Company's assets consist of three important properties located near Paris, in the inner suburbs. Their estimated total value, as determined by the independent appraiser CB Richard Ellis Valuation, is approximately 854.9 million euros (excluding transfer taxes) as of December 31, 2005.

www.cegereal.com

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CeGeREAL draws the attention of the public to Chapter 4 "Risk factors" of the *Document de Base* registered with the AMF on March 6, 2006 under the number I.06-018.

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