

Paris, November 13, 2006

2006 third-quarter sales

CeGeREAL, which ended its financial year on March 31, 2006, announces Q3 sales for 2006 standing at €14.8 million, of which €0.8 million came from insurance premiums and taxes rebilled to lessees and was included in operating expenses.

2006 Q3 SALES		
<i>In Thousands of Euros</i>	Q3	Period closing on September 30, 2006 (6 months)
Rents	13 441	26 932
Termination indemnities	533	395
Insurance premiums and taxes rebilled to lessees	844	1 784
Other income	6	6
Sales	14 824	29 117

Rents for the third quarter of 2006 are in line with expectations and with the second quarter of 2006. They represent 25.4% of rents for the 12-month period closing on December 31, 2005. The vacancy rate for the three properties owned by CeGeREAL remains negligible during the third quarter of 2006.

About CeGeREAL

CeGeREAL is a real estate company that specializes in the management of premium office property assets. Its main tenants are major national and international corporations, such as General Electric, Cap Gemini, TF1, Bouygues Telecom and Crédit Foncier de France.

The Company has developed a position in the office property investment market as an operator specializing in top-flight properties.

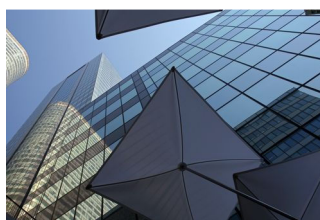
The Company's assets consist of three important properties located in the inner suburbs, near Paris. As of September 30, 2006, their estimated total value, as determined by the independent appraiser CB Richard Ellis Valuation, is approximately €915.7 million (excluding transfer taxes).

CeGeREAL opted in June 2006 for the French SIIC tax regime (*Sociétés d'Investissements Immobiliers Cotées*), with retroactive effect as of April 1, 2006.

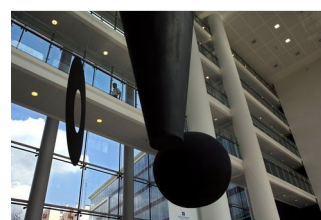
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Press Contact

Publicis Consultants
 Aliénor Miens / + 33 (0)1 44 43 75 10 /
alienor.miens@consultants.publicis.fr