

## 2006 fourth-quarter sales in line with expectations

CeGeREAL, which ended its financial year on March 31, 2006, announces Q4 sales for 2006 standing at €14.3 million, of which €0.9 million came from insurance premiums and taxes rebilled to lessees and was included in operating expenses.

2006 Q4 SALES		
<i>In Thousands of Euros</i>	Q4	Period closing on December 31, 2006 (9 months)
Rents	13 431	40 363
Termination indemnities		395
Insurance premiums and taxes rebilled to lessees	860	2 644
Other income		6
<b>SALES</b>	<b>14 291</b>	<b>43 408</b>

Rents for the fourth quarter of 2006 are in line with expectations and with the third quarter of 2006. They represent 33.3% of rents for the 9-month period closing on December 31, 2006. The vacancy rate for the three properties owned by CeGeREAL remains negligible during the fourth quarter of 2006.

Sales for the 9-month period closing on December 31, 2006, stands at €43.4 million, in line with expectations and market trend.

### About CeGeREAL

CeGeREAL is a real estate company that specializes in the management of premium office property assets. Its main tenants are major French 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).

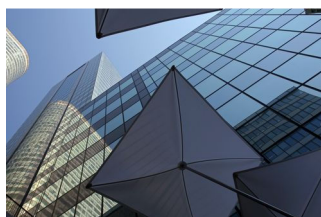
CeGeREAL opted in June 2006 for the French SIIC tax regime (*Sociétés d'Investissements Immobiliers Cotées*), with retroactive effect as of April 1, 2006.

On September 1, 2006, CeGeREAL's share was introduced in the Euronext index-IEIF "SIIC France" and joined the SBF 250 index on December 28, 2006.

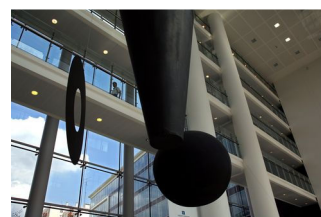
[www.cegeREAL.com](http://www.cegeREAL.com)



*Arcs de Seine*



*Tour Europlaza*



*Rives de Bercy*

### Press Contact

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

### Financial communication

Publicis Consultants  
Antoine Denry / +33 (0)1 44 43 65 80 /  
[antoine.denry@consultants.publicis.fr](mailto:antoine.denry@consultants.publicis.fr)