



Press release

Paris, 6<sup>th</sup> May 2011

## Financial information – First quarter 2011

---

### Turnover of €10.23 million

CeGeREAL is a listed REIT specialising in the acquisition and management of premium office property rented to first class tenants. Its pure player positioning, along with a moderate leverage, forms a high yield profile for a mutual access, unique in France, to the exclusive Prime Office market.

#### ▪ Turnover

The turnover (IFRS) amounts to €10.2 million. As announced at the 2010 Annual Results presentation, it is, unsurprisingly, below the 2009 turnover rate due to the departure of Bouygues Telecom from the Arcs de Seine site as of 1 January 2011.

CeGeREAL's collected rents (IFRS) reached €8.5 million, below the level registered on 31 March 2010.

<i>In euros (excluding taxes)</i>	31 March 2011	31 March 2010	%
Rents	€8,543K	€13,865K	
Other expenses invoiced to tenants	€1,683K	€2,319K	
Turnover	€10,226K	€16,183K	-37%

#### ▪ Main events in the first quarter 2011 & Outlook

No particular event in terms of rental management. Marketing of the Arcs de Seine site continues as the site renovation enters into the finalisation phase. At the same time, CeGeREAL remains open to seize any growth opportunity that might arise.

#### ▪ Calendar

29 June 2011:	General Assembly Meeting
21 July 2011:	Dividend payment
22 July 2011:	Half-year results
14 November 2011:	3 <sup>rd</sup> quarter 2011 results

## **About CeGeREAL**

CeGeREAL, which opted for the French SIIC tax regime (Société d'Investissement Immobilier Cotée), is a real estate company specialising in the management of premium large-area office property assets.

The Company's assets consist of three important properties located in the inner suburbs of Paris. Their estimated total value, as determined by the independent appraiser BNPP Real Estate, is approximately €861 million as of 31 December 2010 (excluding duties).

NYSE	Euronext Paris
ISIN	FR0010309096
Mnemo	CGR
CFI	ESVUFB
Type	SIIC
Compartment	Eurolist - B
Indices	CAC Mid Small 190 Euronext IEIF SIIC France
Securities Services	BNPP Securities Services

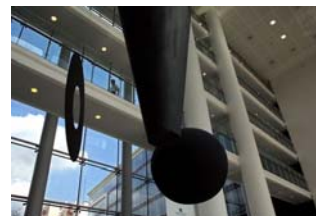
[www.cegereal.com](http://www.cegereal.com)



*Arcs de Seine*



*Europlaza Tower*



*Rives de Bercy*

---

### **Press Contact**

Publicis Consultants  
Jérôme Goaër / 06 61 61 79 34 /  
jerome.goaer@consultants.publicis.fr

### **Financial Communication**

CeGeREAL  
Raphaël Tréguier / 01 42 25 76 36 /  
raphael.treguier@cegereal.com