



Paris, October 26, 2017 – 8:00 a.m.
Quarterly financial information

Cegereal

SHARP IMPROVEMENT IN OPERATING PERFORMANCE

- KEY FIGURES

<i>In millions of euros</i>	Nine months 2017	Nine months 2016	Change
IFRS rental income	38.8	36.1	+7.3%
Portfolio occupancy rate	89.6%	87.1%	+2.5pt
EPRA earnings	24.1	14.7	+63.7%

The above figures have not been reviewed by the Statutory Auditors.

Rental income grew by 7.3% year on year mainly thanks to the acquisition of the Hanami campus.

Cegereal's EPRA earnings came to €24.1 million for the nine months ended September 30, 2017, a 63.7% increase mainly reflecting solid rental income, the decline in financial expenses following the refinancing of the Group's debt in the summer of 2016 and the absence of material non-recurring expenses.

- AN ACTIVE QUARTER IN MARKETING TERMS

After entering into a lease with Axens for the eighth and last Hanami building, Cegereal has now fully let the campus property acquired in 2016.

Our marketing initiatives have paid off, resulting in a high overall occupancy rate of 89.6% at September 30, 2017 versus 87.1% a year earlier.

Cegereal is now focusing its efforts on marketing the "garden floors" of the Europlaza building while renovating and optimizing common areas and floors vacated by GE Capital in September in the upper-stories of the tower.

- INDUSTRY AWARDS

For the third year running, Cegereal has been singled out for excellence among listed office property companies in Europe. The company placed in the top three of the GRESB index for its commitment to corporate social responsibility and won two Gold Awards at the annual conference of the European Public Real Estate Association (EPRA) for the quality of its financial and extra-financial reporting.

- INVESTOR CALENDAR

- February 16, 2018 2017 annual results
- April 25, 2018 First-quarter 2018 revenue
- July 26, 2018 First-half 2018 results

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About Cegereal

Created in 2006, Cegereal is a commercial property company that invests in prime office properties in Greater Paris. The portfolio's appraisal value is estimated at €1,144 million as of June 30, 2017 (replacement value).

From an environmental point of view, Cegereal's portfolio benefits from the "Green Star" rating in the international benchmark GRESB.

Cegereal is a REIT listed on Euronext Paris since 2006, in compartment B (ISIN: FR0010309096). The Company had a market capitalization of €500 million on October 24, 2017.

www.cegereal.com.