



## THIRD-QUARTER 2014 IFRS TURNOVER UP 12%

### Growth in IFRS turnover and rental income

IFRS turnover for the first nine months of 2014 amounted to €44.2 million, an increase of 9% compared with the year-earlier period. Third-quarter IFRS turnover came to €15.0 million, up 12% year-on-year.

<i>In thousands of euros, excluding tax</i>	Q3 2014	Q3 2013	%	Nine months 2014	Nine months 2013	%
Rental income	11,489	10,646	8%	34,113	32,355	5%
Income from other services	3,509	2,798	25%	10,067	8,137	24%
<b>IFRS turnover</b>	<b>14,998</b>	<b>13,444</b>	<b>12%</b>	<b>44,179</b>	<b>40,491</b>	<b>9%</b>

### Interim dividend

Cegereal confirms that an interim dividend of €0.75 per share will be paid on December 29, 2014, subject to the Board of Directors' approval.

### Europlaza's transformation into a Garden Tower gets underway

With its unique Garden Tower project in the heart of La Défense, Cegereal is reinventing the relationship between green spaces and office buildings by offering Europlaza users, as from spring 2015, an exceptional outdoor space and fully remodeled ground-floor common areas. Europlaza will give tenants and their visitors the opportunity to enjoy a more than 3,000-sq.m private garden, as well as two internal gardens, all designed by architect Juan Trindade. Enjoying a prime location, the Europlaza complex is steps away from shops and borders the new walkway that runs between the Coupole and Charras shopping centers.

## Sustained rental business despite a flat third quarter

Growth in rental income remained strong due to new leases signed since the beginning of the year and leases signed in the previous year that gradually came into effect during the period.

Heinz France moved into the Europlaza complex in August and NTT Europe renewed its lease for nearly 1,300 sq.m of space, raising the property's occupancy rate to almost 93%.

Huawei leased an additional 1,432 sq.m of space in the Arcs de Seine building, increasing to 5,200 sq.m the total surface area occupied by this fast-growing tenant. At September 30, the Arcs de Seine occupancy rate stood at 87%, versus 81% at December 31, 2013.

Cegereal's overall occupancy rate at end-September 2014 came to 92.4%.

## Go Green program

Cegereal is currently in the final stages of its Go Green project to become a fully "green" property company by the end of 2014. It was recently ranked as Green Star, the highest category in the Global Real Estate Sustainability Benchmark (GRESB).

---

## About Cegereal

Listed on Euronext Paris since 2006, in compartment B, Cegereal invests in modern office properties located on the outskirts of Paris that offer very high quality amenities and environmental performance. The portfolio's appraisal value, as estimated by independent valuers DTZ Eurexi as of December 31, 2013, is €900 million (replacement value). The Company had a market capitalization of €360 million as of November 7, 2014.

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

## Upcoming events

- November 21-22, 2014 Meeting with retail investors at the Salon Actionaria investor fair at the Palais des Congrès Convention Center, Paris
- February 13, 2015 2014 annual results (before start of trading)

For more information, contact:

### Investor Relations

Raphaël Tréguier

+33 1 42 25 76 36

raphael.treguier@cegereal.com

### Media Relations

Aliénor Miens

+33 1 53 32 84 77

alienor.miens@citigate.fr