



CeGeREAL refinances €400 million with a pool of four banks

CeGeREAL has secured €400 million in financing to replace its bank loan due in March 2013. Aareal Bank, Bayern LB, pbb Deutsche Pfandbriefbank and Landesbank Berlin AG / Berlin Hyp were selected following a European call for tenders.

This successful operation attests to the quality of CeGeREAL's portfolio of properties, their simple ownership structure and the banks' confidence in the robustness of the asset base.

The loan is backed by a portfolio of three office properties with a combined surface area of 120,000 sq.m. of which 81% is currently let. They include Arcs de Seine, one of the first complexes in the area to obtain HQE "Exploitation" environmental certification.

Raphaël Tréguier, Chief Executive Officer of CeGeREAL, said: "We are very pleased to have completed this €400 million refinancing operation ahead of time in a difficult credit environment. Along with the ongoing remarketing of Arcs de Seine, the operation's success allows us to look forward to the rest of the year with confidence."

CeGeREAL was assisted by Shift Capital (Damien Giguët) to facilitate the negotiations with the banks, by De Pardieu Brocas Maffei (Emmanuel Fatôme, Emmanuel Chauve) for legal and tax advice. The lenders were advised by Godet Gaillard Solle Maraux & Associés (Jean-Maurice Gaillard, Chloé Thiéblemont), and Allez & Associés.

- **Financial Calendar**

- **November 13, 2012**

Q3 Quarterly information

About CeGeREAL (NYSE Euronext Paris – Compartment B - CGR)

CeGeREAL is a REIT-style property company ("SIIC") that invests in very large prime office properties. Its portfolio currently comprises three office buildings located in the inner suburbs of Paris. The portfolio's appraisal value, as estimated by independent valuers BNPP Real Estate as of June 30, 2012, was €360 million excluding transfer costs.

www.cegereal.com

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