PRESS RELEASE - FOR IMMEDIATE RELEASE

Les Nouveaux Constructeurs – 2008 Earnings Report

- Measures taken to adjust quickly to the new market environment
  - Sharp reduction in operating expense
  - Substantial reduction in land potential
  - Geographic refocusing of operations

- 2008 financial performance sharply affected
  - Impact of the situation in Spain
  - Impact of the reorganization of Zapf in Germany
  - Impact of discontinued operations in Portugal and Poland

- Refocusing on the core business in France, where there is still unmet demand
  - Solid resilience of operations in France in 2008, with revenue up 22%
  - Strong sales in early 2009

PARIS – Thursday, April 2, 2009 — Les Nouveaux Constructeurs, a leading European residential real estate developer, today released its earnings report for the year ended December 31, 2008.

KEY PERFORMANCE INDICATORS (in € millions)	**2008**	**2007 Adjusted**	**2007 Reported**
Net revenue	**520.5**	**530.3**	**535.6**
Gross profit	105.7	142.5	155.2
Gross margin	20.3%	26.9%	28.2%
Recurring operating income	18.9	62.9	62.6
Recurring operating margin	3.6%	11.9%	11.7%
Net income/(loss), Group share	(45.5)	26.4	26.4

Olivier Mitterrand, Chairman of the Management Board said: *"Faced with the sudden downturn in European real estate markets in 2008, LNC demonstrated a strong capacity for responsiveness, launching a number of strategic actions in the spring that nonetheless weighed heavily on earnings for the year. Today, we've adapted to the new economic environment by optimizing our market positioning and resuming our land purchases (with price adjustments) while closely managing our finances. In 2009, we want to continue refocusing our operations on France, the Company's traditional market where there is still considerable unmet demand for housing."*

BUSINESS REVIEW

- ### Revenue

Revenue for the year ended December 31, 2008 totaled €520.5 million, a decline of 2.8% compared with 2007. In the fourth quarter alone, revenue amounted to €160.3 million, €74.0 less than in the prior-year period, mainly because of slower demand in Spain.

REVENUE BY COUNTRY

In € millions excl. VAT	**2008**	**2007**	***Change***
France	314.2	258.1	*+21.7%*
Spain	64.0	78.8	*-18.8%*
Germany	134.9	185.7	*-27.4%*
Other countries	7.5	12.9	*-41.9%*
Total	**520.5**	**535.6**	***-2.8%***

In France, revenue was up around 22% in 2008, in line with the increase in the average number of programs under construction compared with 2007. CFH, acquired in October 2007, contributed €52.8 million to revenue, compared with €12.8 million in 2007. Commercial real estate revenue totaled €23.2 million, versus €32.3 million in the previous year.

In Spain, 279 homes were delivered during the year, compared with 300 in 2007. As a precaution, a number of potential cancellations on future deliveries were recognized in the fourth quarter. For 2008, the cancellation rate for potential deliveries stood at 31%.

In Germany, 389 homes were delivered during the year, compared with 582 in 2007. Zapf finished delivering the third and final phase of the Netzaberg program. This final phase contributed €32 million to revenue, versus €64 million in 2007. A total of 113 homes were delivered in Munich and Berlin, compared with 153 in 2007. The decline was due mainly to a technical delay that postponed the delivery of 40 homes in a program in Munich until early 2009.

In **other countries**, the 42% decline in revenue resulted entirely from the discontinuation of operations in Portugal, which contributed €5.3 million to revenue in 2007. Revenue from operations in Indonesia was unchanged at €7.5 million.

- ### Business performance

Net orders for 2008 were down 14% year on year.

ORDERS - HOUSING

In € millions incl. VAT	**2008**	**2007**	***Change***
France	322	293	*+10%*
Spain	(4)	76	*-105%*
Germany	87	98	*-11%*
Other countries	19	23	*-17%*
Total	**424**	**490**	***-14%***

In France, orders rose by 10% year on year, led by a sharp increase in block sales to institutional investors and public housing developers. These represented 677 homes, or 45% of unit sales, versus 179 homes in 2007. Orders were mainly from public housing developers, of which 223 from the SNI Group. The individual homebuyer market deteriorated substantially throughout the year. The pace of sales was down by half compared with 2007 and the cancellation rate reached an all-time high of 37%. Despite this market environment, the average pre-sales rate for 19 projects launched in 2008 remained high at 47%.

In Spain, orders continued to decline in a market that has been at a standstill. Net orders were negative for the year due to major cancellations in the fourth quarter, mostly for orders dating from 2006 and 2007. LNC currently has 14 programs on the market in Spain (seven completed, four under construction and three not yet started) and 10 lots intentionally kept on hold in light of the depressed local market environment. The sale of 120 completed homes that were still unsold at year-end 2008 represents the subsidiary's top business priority.

In Germany, orders were down 11% for the year, resulting from the 33% decline in Zapf's orders in a lackluster market. Orders in Munich and Berlin (Concept Bau - Premier) rose by 7%, led by a more upscale positioning in a promising market segment.

- ## Backlog

Backlog stood at €544 million (excluding VAT) at December 31, 2008, an 18% decline in one year. It represented 13 months of business based on revenue over the past 12 months, compared with 15 months of business one year earlier.

BACKLOG AT DECEMBER 31

In € millions excl. VAT	**Dec. 31, 2008**	**Dec. 31, 2007**	***Change***
France	402	433	*-7%*
Spain	49	121	*-59%*
Germany	81	101	*-19%*
Other countries	12	13	*-10%*
Total	**544**	**668**	***-18%***

In France, backlog was down €31 million, in line with the decline in residential demand. Commercial real estate backlog increased by €29 million. France accounted for 74% of LNC's total backlog at December 31, 2008, compared with 65% one year earlier.

In Spain, backlog stood at €49 million, down 59% from year-end 2007. The ongoing decline in backlog was due both to continuing deliveries and to an increase in order cancellations.

In Germany, backlog amounted to €81 million at December 31, 2008, following a number of deliveries, including the third phase in the Netzaberg program. LNC's operations in Berlin and Munich now account for two-thirds of backlog, compared with just 30% at year-end 2007.

- **Land potential**

CONFIRMED LAND POTENTIAL AT DECEMBER 31

In € millions excl. VAT	Dec. 31, 2008	Dec. 31, 2007	*Change*
France	451	825	*-45%*
Spain	184	377	*-51%*
Germany	261	259	*+1%*
Other countries	22	272	*-92%*
Total	**918**	**1,733**	***-47%***

LNC’s land potential amounted to €918 million at December 31, 2008. This represented 1.8 years of business based on revenue over the past 12 months, compared with 3.3 years of business at December 31, 2007.

In France, the 45% decline in 2008 stemmed from the decision to cancel a number of projects and to sharply limit new additions to the land potential because of the business slowdown that worsened throughout the year. Options on several lots were renegotiated during the year to adjust their prices to the new market conditions.

In Spain, the sharp 51% decline between 2007 and 2008 reflects the Company's decision to stop acquiring land as from June 2007 and to suspend the development of ten unmarketed lots, effectively withdrawing them from the land potential.

The decline in **other countries** was mainly due to the suspension of operations in Poland, where the land potential totaled €168 million at year-end 2007, and to the discontinuation of operations in Portugal, where the land potential amounted to €49 million.

FINANCIAL REVIEW

- **Income statement**

For the year ended December 31, 2008, **gross profit** amounted to €105.7 million, a decline of €36.8 million compared with 2007. Gross margin stood at 20.3%, versus 26.9% for the previous year. The decline in margin resulted mainly from lower selling prices while land and construction costs remained high.

Recurring operating income amounted to €18.9 million, compared with €62.9 million in 2007. The breakdown by country was as follows:

RECURRING OPERATING INCOME BY COUNTRY

In € millions excl. VAT	2008	2007
France	22.2	31.3
Spain	6.3	22.5
Germany	(7.4)	10.1
Other countries	(2.2)	(1.0)
Total	**18.9**	**62.9**

An **operating loss** of €16.2 million was reported for the year, compared with a profit of €62.8 million in 2007. In addition to the decline in recurring operating income, the loss resulted mainly from the recognition of several provisions:

- €23 million in provisions for impairment set aside for land in Spain (due to the freeze on development), following the sharp deterioration in the local market.
- A €6.5 million provision for the suspension of operations in Poland.
- A €5.8 million provision for the impact of the reorganization of Zapf.
- A €5.6 million provision for goodwill impairment, mainly related to the 2007 acquisition of CFH.

The **cost of net debt** for the year rose to €20.5 million, from €17.1 million in 2007, due mainly to a €45-million increase in average gross debt, since average interest rates varied only slightly year on year.

A **net loss (Group share)** of €45.5 million was reported for the year, compared with a €26.4 million profit for 2007. The termination of operations in Portugal added €5.9 million to the loss.

▪ Balance sheet structure

At December 31, 2008, **net debt** stood at €225.5 million, an increase of €43.1 million from one year earlier but a decline of €19.4 million from June 30, 2008.

- **In France,** financing for programs currently under construction, as well as the purchase of lots previously held in the confirmed land potential, accounted for €38.7 million of the increase in net debt.

- **In Spain,** a number of deals held under option were cancelled. However, the decline in business and the purchase of the last lots held in the confirmed land potential prior to June 2007 led to an €38.7-million increase in net debt.

- **In Germany**, however, LNC's share of Zapf's net debt was reduced by €34.3 million following the delivery of the final phase of the Netzaberg program in second-half 2008.

Shareholder's equity (Group share) totaled €172.3 million at December 31, 2008, compared with €227.9 million one year earlier. Equity in France amounted to €150.8 million, or 88% of the consolidated total.

The **net debt to consolidated shareholders' equity ratio** stood at 1.31 at December 31, 2008, versus 0.80 at December 31, 2007.

Working capital requirement was lower, amounting to €390.2 million at December 31, 2008, compared with €410.3 million one year earlier, and €441.3 million at June 30, 2008. In 2009, LNC will pursue the major efforts launched in second-half 2008 to reduce working capital requirement, which led to an improvement of €51.1 million for the period.

STRATEGIC ACTIONS AND OUTLOOK

Faced with a severe deterioration in its markets, LNC introduced a number of actions in 2008 to adjust its operations and its organization and significantly reduce operating expense.

- These involved geographically refocusing the business on the Company's flagship markets while sharply reducing the land potential.
- LNC also adjusted its product portfolio by focusing on new programs, mostly for first-time buyers and block sales, which offer high margins and controlled risk.

Having considerably reduced its operating expense, protected its cash, and earned the confidence of its lender bankers, LNC is in a position to tightly manage its financial resources. In Germany, Zapf's banking pool was renewed in February 2009. In Spain, where the subsidiary and its financing have been ring-fenced, negotiations are underway with each banking partner.

LNC is determined to pursue these strategic initiatives in 2009, giving priority to development in France, its core market, where the fundamentals are sound and there is still unmet demand.

FINANCIAL CALENDAR

- First-quarter financial data: Tuesday, May 5, 2009 (before the opening of the NYSE-Euronext Paris stock exchange).

LES NOUVEAUX CONSTRUCTEURS

Les Nouveaux Constructeurs, founded by Olivier Mitterrand, is a leading developer of new housing, as well as offices, in France and several other European countries. Since 1972, Les Nouveaux Constructeurs has delivered nearly 55,000 apartments and single-family homes in approximately 200 cities in France and abroad. Its operations in France's four largest metropolitan areas and high-quality programs have made Les Nouveaux Constructeurs one of the most well known names in the industry. Building on its solid base in France, the Company is consolidating its innovative European development strategy, with operations in Spain and Germany.

Les Nouveaux Constructeurs has been listed on the NYSE Euronext Paris since November 16, 2006 (compartment C, code LNC; ISIN code: FR0004023208). All LNC press releases are posted on its website at: http://www.les-nouveaux-constructeurs.fr/finances/communiques

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APPENDIXES

QUARTERLY REVENUE - BY COUNTRY

In € millions excl. VAT	2008				2007			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France	71.3	71.4	73.3	98.2	52.2	59.5	56.1	90.3
Spain	8.5	30.5	9.7	15.2	7.7	1.0	0.5	69.7
Germany	9.6	36.9	43.8	44.6	21.7	42.3	54.9	66.9
Other countries	3.2	0.5	1.5	2.3	1.5	1.7	2.3	7.4
Total	**92.6**	**139.3**	**128.3**	**160.3**	**83.0**	**104.5**	**113.8**	**234.3**

AVERAGE UNIT PRICE – HOUSING ORDERS

In € thousands incl. VAT	2008	2007	*Change*
France – including block sales (1)	217	235	*-8%*
France – excluding block sales (1)	245	245	-
Spain (2)	NA	308	
Germany (3)	262	291	*-10%*
Other countries (4)	99	92	*+8%*
LNC	**215**	**241**	***-11%***

(1) Including VAT of 5.5% or 19.6% (2) Including VAT of 7% for first-time home buyers (3) No VAT (4) Including 10% sales tax in Indonesia

NUMBER OF HOUSING ORDERS, NET

Number of units	2008	2007	*Change*
France	1,483	1,249	*+19%*
Spain	(11)	245	*NM*
Germany	311	332	*-6%*
Other countries	192	231	*-17%*
Total	**1,975**	**2,057**	***-4%***

QUARTERLY HOUSING ORDERS BY COUNTRY

In € millions incl. VAT	2008				2007			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France	104	90	56	72	75	94	64	61
Spain	19	(2)	(1)	(19)	31	27	13	4
Germany	33	20	19	15	28	22	21	27
Other countries	6	4	5	3	5	3	7	8
Total	**161**	**112**	**79**	**71**	**138**	**146**	**106**	**100**

BACKLOG BY QUARTER (PERIOD END)

In € millions excl. VAT	2008				2007			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France	482	485	450	402	295	317	394	433
Spain	130	96	83	49	150	172	185	121
Germany	129	125	107	81	165	156	134	100
Other countries	13	14	15	12	14	15	17	13
Total	**754**	**720**	**655**	**544**	**625**	**660**	**729**	**668**

Including commercial real estate

CONFIRMED LAND POTENTIAL AT DECEMBER 31

Number of units	2008	2007	*Change*
France	2,229	3,934	*-43%*
Spain	649	1,375	*-53%*
Germany	722	793	*-9%*
Other countries	233	2,026	*-88%*
Total	**3,833**	**8,128**	***-53%***

Excluding commercial real estate

LAND POTENTIAL BY QUARTER (PERIOD END)

In € millions excl. VAT	2008				2007			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France	762	694	597	451	859	768	735	825
Spain	359	168	197	184	367	408	367	377
Germany	256	218	202	261	182	170	206	259
Other countries	283	169	164	22	113	150	209	272
Total	**1,659**	**1,249**	**1,160**	**918**	**1,521**	**1,497**	**1,516**	**1,733**

Excluding commercial real estate

CONSOLIDATED INCOME STATEMENT (In € thousands)	Dec. 31, 2008	Dec. 31, 2007
Revenue	520 534	530 325
Cost of sales*	(414 873)	(387 786)
Gross profit	**105 661**	**142 539**
Staff costs*	(35 206)	(39 122)
Other recurring operating income and expense, net*	(47 012)	(36 979)
Taxes and assimilated payments	(1 710)	(1 467)
Net amortization expense and impairment	(2 823)	(2 022)
Recurring operating income	**18 911**	**62 949**
Other operating income and expense	(35 135)	(150)
Operating (loss) income	**(16 224)**	**62 800**
Finance costs	(23 972)	(19 969)
Income from cash and cash equivalents	3 471	2 860
Net finance costs	**(20 502)**	**(17 109)**
Other financial expense*	(2 904)	(4 101)
Other financial income *	602	1 867
Net finance costs and other financial income and expense	(22 804)	(19 343)
(Loss) Income from operations before tax	**(39 029)**	**43 457**
Income tax	766	(13 867)
Share of losses in equity associates	(269)	(155)
Results of discontinued operations and non-current assets held for sale	(5 886)	1 460
Net (loss) income of fully consolidated companies	**(44 418)**	**30 894**
Minority interests	1 122	4 459
Net (loss) income	**(45 540)**	**26 436**
Net (loss) income per share (in euros)	**(3,26)**	**1,89**
Number of shares providing the basis for calculation	13 983 844	13 977 949
Diluted net (loss) income per share (in euros)	**(3,26)**	**1,84**
Number of shares providing the basis for calculation	13 983 844	14 337 949

CONSOLIDATED BALANCE SHEET

Consolidated Balance Sheet - Assets (in € thousands)	Dec. 31, 2008	Dec. 31, 2007
Net goodwill	5 476	11 116
Net intangible assets	135	327
Net property, plant and equipment	19 729	22 317
Other non-current investments	1 587	1 360
Deferred tax assets	3 306	8 516
Total non-current assets	**30 233**	**43 635**
Inventories and work in progress	498 608	536 740
Trade receivables and related accounts	44 267	51 915
Tax receivables	11 789	1 042
Other current assets	44 403	63 182
Current available-for-sale securities	823	973
Other short-term financial assets	11 445	17 145
Cash and cash equivalents	84 630	113 898
Total current assets	**695 965**	**784 895**
Assets held for sale	0	0
Total assets	**726 198**	**828 530**

Consolidated Balance Sheet - Liabilities (in € thousands)	Dec. 31, 2008	Dec. 31, 2007
Contributed capital	14 802	14 802
Additional paid-in capital	77 115	77 115
Reserves and retained earnings	126 348	107 385
Net (loss) income	(45 540)	26 436
Shareholders' equity before minority interests	**172 725**	**225 738**
Minority interests	(441)	2 201
Shareholders' equity	**172 284**	**227 940**
Non-current borrowings	111 427	144 008
Non-current provisions	2 206	2 536
Deferred tax liabilities	5 000	6 309
Other non-current borrowings	118	407
Total non-current liabilities	**118 750**	**153 259**
Current borrowings	209 163	161 684
Current provisions	17 130	17 619
Trade and other payables	123 953	156 444
Tax liabilities	339	9 303
Other current liabilities	77 705	92 361
Other current borrowings	6 874	9 921
Total current liabilities	**435 164**	**447 331**
Liabilities held for sale	0	
Total shareholders' equity and liabilities	**726 198**	**828 530**

CONSOLIDATED STATEMENT OF CASH FLOWS

Consolidated Statement of Cash Flows (in € thousands)	Dec. 31, 2008	Dec. 31, 2007
Net (loss) income of fully consolidated companies	**(44 418)**	**30 894**
Adjustments to reconcile (loss) income to net cash provided by operating activities	0	(523)
Elimination of depreciation, amortization and provisions	7 432	1 141
Elimination of fair value adjustments	96	
Elimination of capital gains and losses	630	(1 555)
Elimination of share-based payments	(100)	207
Elimination of earnings of equity-accounted investments	269	155
= Cash flow after financing costs and tax	**(36 091)**	**30 319**
Elimination of net interest expense (income)	20 502	17 109
Elimination of tax expenses, including deferred tax	(766)	13 867
= Cash flow before finance costs and tax	**(16 355)**	**61 296**
Impact of changes in working capital requirement for operations	19 547	(79 664)
Net interest payments	(20 425)	(17 225)
Tax payments	(15 165)	(12 629)
Net cash used by operating activities	**(32 398)**	**(48 223)**
Acquisition of consolidated companies, acquired cash deducted	(260)	(17 321)
Disposals of consolidated companies, after deducting disposals of cash	(1 201)	614
Acquisition of intangible and tangible assets	(2 925)	(2 109)
Acquisition of financial assets	(743)	(524)
Disposal of intangible and tangible assets	777	7 985
Disposal and repayment of financial assets	457	4 192
Net cash used by financing activities	**(3 896)**	**(7 162)**
Capital increase subscribed by parent company shareholders (including premium)		
Dividends paid to parent company shareholders	(8 392)	(8 380)
Dividends paid to minority shareholders of consolidated companies	(2 816)	(3 546)
Acquisition and disposal of treasury shares	(6)	121
Proceeds from new borrowings	8 462	14 332
Repayments of borrowings	(33 226)	(18 173)
Change in bank overdrafts	43 255	91 728
Net cash provided by financing activities	**7 278**	**76 082**
Effect of exchange rate fluctuations on cash	(305)	(298)
Change in net cash and cash equivalents	**(29 321)**	**20 400**
Opening net cash and cash equivalents	**111 870**	**91 470**
Closing net cash and cash equivalents	**82 549**	**111 870**
Cash and cash equivalents	84 630	113 898
Bank overdrafts	2 081	2 028
Closing net cash and cash equivalents	**82 549**	**111 870**

DISCLAIMER

The statements on which the Company objectives are based may contain forward-looking statements. Such forward-looking statements involve risks and uncertainties regarding economic, financial, competitive, and regulatory environment and the completion of investment programs and asset transfers. In addition, the occurrence of certain risks, (see chapter 4 in the Document de Base registered at AMF under number I.06-155), could affect the business of the Company and its financial performance. Moreover, the achievement of the objectives supposes the success of the marketing strategy of the Company, (see chapter 6 in the Document de Base). Therefore the Company hereby makes no commitment nor gives any guarantee as to the fulfillment of objectives. The Company does not undertake to update any forward-looking statement subject to the respect of the principles of the permanent information as provided by articles 221-1 et seq. following of the General Regulation of the French Stock exchange Commission (AMF).