



LES NOUVEAUX CONSTRUCTEURS

CONCEVONS VOTRE ESPACE DE VIE

PRESS RELEASE - FOR IMMEDIATE RELEASE

Les Nouveaux Constructeurs - 2010 Business Review

- 2010 revenue: €540 million
 - Decrease in commercial real estate
- Increase in backlog: 12 months of business versus nine months at year-end 2009
Excluding commercial real estate
- Satisfactory overall performance in the French housing segment
 - More robust orders: up 16% vs. 2009
 - Increase in housing backlog: up 25% since year-end 2009
 - Increase in land potential: up 25% since year-end 2009

PARIS - THURSDAY, FEBRUARY 3, 2011 - LES NOUVEAUX CONSTRUCTEURS, a leading residential and commercial real estate developer, today released its business review for the year ended December 31, 2010.

KEY PERFORMANCE INDICATORS (in € millions)	2010	2009	Change
Net revenue	540	649	-17%
Orders (including VAT)	624	563	+11%
Backlog, net (at Dec. 31)	518	455	+14%
Land potential, net (at Dec. 31)	1,002	858	+17%

Olivier Mitterrand, Chairman of the Management Board, said:

"In 2010, we benefited from a buoyant French market in which demand was sustained by record low interest rates, effective government assistance measures and short supply. In this favorable environment, and backed by a stronger, replenished land potential, we focused on reducing the time-to-sale of our property programs. Operations outside France also held up very well, thanks in particular to our good positioning in the affordable housing segment in Spain. In 2011, we are determined to pursue our development plans while remaining attentive to possible changes in the markets."

REVENUE

Revenue for the year ended December 31, 2010 totaled €540 million, an increase of 17% over the prior year.

REVENUE BY OPERATING SEGMENT

In € millions excl. VAT	2010	2009	Change
France	329.4	390.2	-16%
Of which housing	294.8	307.6	-4%
Of which commercial real estate	34.6	82.6	-58%
Spain	42.2	64.1	-34%
Germany	159.0	187.9	-15%
Of which Concept Bau-Premier	60.1	90.3	-33%
Of which Zapf*	98.9	97.6	+1%
Other countries	9.4	6.8	+38%
Total	540.0	649.0	-17%

*Zapf, which was 50% proportionally consolidated until April 30, 2009, has been fully consolidated since May 1, 2009.

In France, revenue totaled €329.4 million, down 16% compared with 2009. A decline of €48 million in **commercial real estate** accounted for most of the decrease, reflecting the completion in the prior year of the Copernic 2 program, which alone contributed €66 million to the 2009 total.

Including revenue of €20 million generated by **Dominium** during the year, owing to its inclusion in the scope of consolidation, the **residential real estate** segment contracted by 4% in 2010. This change was due to a decline in housing construction in 2010, combined with the slowdown in sales in the second half of 2008 and reduced land potential in 2009.

In Spain, revenue amounted to €42.2 million, down €22 million from 2009. The 34% drop reflects a high basis of comparison in 2009 related to two transactions carried out with banks for a total of €33.6 million, which enabled the Spanish subsidiary to pay down debt by a corresponding amount. Excluding the impact of these transactions, 2010 revenue would be 38% higher than in 2009.

In Germany, revenue from **Concept Bau-Premier** totaled €60.1 million, compared with €90.3 million in 2009, as the company delivered only 183 homes in 2010, versus 281 in the previous year.

Revenue from **Zapf** amounted to €98.9 million, compared with €97.6 million in 2009, during which the company was 50% proportionally consolidated. On a comparable, fully consolidated basis, revenue fell by around €8 million in 2010.

BUSINESS PERFORMANCE

Orders in 2010 rose by 11% in both value and volume to 2,889 units.

ORDERS - HOUSING

In € millions incl. VAT	2010	2009	Change
France	409	353	+16%
Of which individual homebuyers	329	296	+11%
Of which block sales	80	57	+38%
Spain	65	37	+76%
Germany	121	155	-22%
Of which Concept Bau-Premier	65	95	-31%
Of which Zapf (excluding the garage business)	56	60	-7%
Other countries	29	18	+61%
Total	624	563	+11%

In France, orders were up 16% in value and 8% in volume for the year. Sales to individual homebuyers, totaling 1,373 units in 2010, rose by 4% in volume and 11% in value because of higher average unit prices.

In 2010, in a favorable market environment, LNC focused on reducing time-to-sale. This strategy led to 30 new program launches during the year versus 13 for the whole of 2009.

Buy-to-let sales accounted for 53% of sales to private buyers in 2010, versus 55% in full-year 2009.

Note that in early 2010, **LNC** changed the method of booking orders, which are now recognized only when financing arrangements are completed. Using the former method, orders would have stood at 1,927 housing units (corresponding to 1,817 orders and 110 pre-orders) in 2010, for a 14% gain in volume over the prior year. Orders from individual homebuyers would have risen by 12% over the year, with 1,373 orders and 110 pre-orders.

In Spain, the subsidiary had 12 programs on the market at December 31, 2010 compared with 10 a year earlier. Net orders for 2010 were up 76% overall, year on year. Sales to private buyers virtually tripled to 314 units, from 119 units in 2009. This sharp increase reflected the success of affordable housing programs, which represented 187 units primarily located in Madrid. Other orders concerned 103 completed housing units and 24 units sold off-plan at market prices.

No block sales were carried out in 2010, compared with 48 in 2009.

Premier España had 115 completed homes that remained unsold as of December 31, 2010, compared with 181 units a year earlier. Selling these homes remains the subsidiary's top priority.

In Germany, **Concept Bau-Premier** booked 147 orders in 2010 versus 279 in 2009. The substantial decline primarily reflected the high basis of comparison due to the block sale in first-quarter 2009 of 91 units in Munich to an institutional investor for around €24 million.

Zapf's revenue from housing sales declined to €56 million from €60 million in 2009, due to the discontinuation of the company's property development business as part of the restructuring plan.

BACKLOG

At December 31, 2010, backlog stood at €518 million, excluding VAT, up 14% from year-end 2009.

Housing backlog totaled €517 million or 12 months of business based on 2010 revenue, compared with nine months of business at December 31, 2009.

BACKLOG AT DECEMBER 31

In € millions excl. VAT	2010	2009	Change
France	332	299	+11%
Of which housing	331	265	+25%
Of which commercial real estate	1	34	-96%
Spain	61	38	+61%
Germany	115	110	+4%
Of which Concept Bau-Premier	66	60	+10%
Of which Zapf (including the garage business)	49	51	-3%
Other countries	10	8	+29%
Total	518	455	+14%

In France, backlog represented €332 million at December 31, 2010, up €33 million from year-end 2009.

Housing backlog was up by a strong €66 million compared with December 31, 2009 (of which €20 million from the consolidation of **Dominium** since January 1, 2010).

With no new orders received since the completion of the Copernic 2 program, commercial real estate backlog was down €33 million compared with the end of 2009.

In Spain, backlog amounted to €61 million at December 31, 2010, up 61% from one year earlier. The increase was led by the success of orders for four affordable housing programs in Madrid, which came to an aggregate €40 million at December 31, 2010.

In Germany, backlog stood at €115 million, up 4% from year-end 2009. **Concept Bau-Premier's** backlog increased by €6 million, while **Zapf's** backlog was generally stable, with the construction and garage businesses accounting for 56% and 44% of its revenues respectively.

LAND POTENTIAL

At December 31, 2010, **LNC's** housing land potential amounted to €1,002 million (excluding VAT). This represents the equivalent of 4,730 housing units, an increase of 18% from the 4,007 units reported a year earlier. Based on housing revenue over the past 12 months, the potential represents two years of business.

CONFIRMED LAND POTENTIAL AT DECEMBER 31 - HOUSING

In € millions excl. VAT	2010	2009	Change
France	708	568	+25%
Spain	91	134	-32%
Germany	178	144	+24%
Of which Concept Bau-Premier	178	141	+26%
Of which Zapf	0	3	-100%
Other countries	25	12	+98%
Total	1,002	858	+17%

In France, the land potential represented 3,525 units at December 31, 2010 versus 2,965 a year earlier. The 19% increase was due to the solid results in terms of confirmed land potential for the year.

In Spain, the land potential stood at 395 housing units at December 31, 2010, versus 525 units at year-end 2009. The decline was led by the reduction in the number of unsold, completed units in the portfolio and strong take-up of affordable housing programs. At December 31, 2010, only four lots were intentionally being kept off the market, compared with five one year earlier.

In Germany, **Concept Bau-Premier's** land potential rose by 35% over the period, to 483 housing units from 357 at December 31, 2009. In the second half, an agreement was signed to purchase a major tract of land representing 141 housing units in Munich.

The discontinuation of **Zapf's** property development business led to the elimination of its land potential.

Lastly, a large plot of land potentially representing 337 housing units was acquired in **Indonesia** in the fourth quarter of 2010.

OUTLOOK

In 2010, **Les Nouveaux Constructeurs'** product portfolio was strengthened as the pace of marketing launches continued to accelerate throughout the period. For the full year, LNC expects to report a profit despite the ongoing impact of low-margin sales in 2008 and early 2009. In 2011, the company intends to actively pursue new projects, while diligently complying with its land acquisition criteria.

FINANCIAL CALENDAR

- 2010 earnings report: Thursday, March 31, 2011, (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 two other European countries.

Since 1972, **Les Nouveaux Constructeurs** has delivered nearly 60,000 apartments and single-family homes in France and abroad. It has an extensive presence in France, where its operations in the country's five largest metropolitan areas and high-quality programs have made **Les Nouveaux Constructeurs** one of the most well known names in the industry.

Les Nouveaux Constructeurs has been listed on NYSE Euronext Paris, compartment C, since November 16, 2006 (symbol: LNC; ISIN: FR0004023208) and is included in the SBF 250.

All LNC press releases are posted on its website at: <http://www.lesnouveauxconstructeurs.fr/fr/communiques>

CONTACTS

Investor Relations

Les Nouveaux Constructeurs

Ronan Arzel

Member of the Management Board

Tel: + 33 (0)1 45 38 45 98

e-mail: rarzel@lncsa.fr

LT Value

Investor Relations

Nancy Levain / Maryline Jarnoux-Sorin

Tel: +33 (0)1 44 50 39 30

e-mail: nancy.levain@ltvalue.com

e-mail: maryline.jarnoux-sorin@ltvalue.com

Media

Cap & Cime

Financial Media

Capucine de Fouquières

Tel: + 33 (0)6 09 46 77 33

e-mail: capucine@capetcime.fr

Real Estate Media

Virginie Hunzinger

Tel: + 33 (0)1 55 35 08 18

+ 33 (0)6 10 34 52 81

e-mail: vhunzinger@capetcime.fr

APPENDIXES

QUARTERLY REVENUE - BY COUNTRY

In € millions excl. VAT	2010				2009			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France (Housing)	52.7	76.4	75.8	89.9	46.7	76.4	68.2	116.3
France (Commercial real estate)	6.5	10.3	11.4	6.3	14.5	22.4	18.7	27.0
Spain	16.0	10.9	3.6	11.8	7.0	37.1	13.6	6.3
Germany (Concept Bau-Premier)	12.6	2.5	8.7	36.4	10.3	14.9	11.2	54.0
Germany (Zapf)	10.2	20.7	24.5	43.4	5.3	17.9	30.4	44.0
Other countries	0.4	0.8	0.7	7.5	0.8	1.8	0.8	3.4
Total	98.4	121.6	124.7	195.3	84.6	170.4	142.9	251.1

AVERAGE UNIT PRICE - HOUSING ORDERS

In € thousands incl. VAT	2010	2009	Change
France - including block sales ⁽¹⁾	225	210	+15%
France - Excluding block sales ⁽¹⁾	240	224	+13%
Spain ⁽²⁾	208	223	+0%
Germany ⁽³⁾	241	274	-15%
Other countries ⁽⁴⁾	111	94	+18%
LNC	216	216	+0%

(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	2010	2009	Change
France	1,817	1,686	+8%
Spain	314	167*	+88%
Germany (Concept Bau-Premier)	147	279	-47%
Germany (Zapf)	357	287	+24%
Other countries	254	187	+36%
Total	2,889	2,606	+11%

*Of which 48 units through the sale to a bank subsidiary

QUARTERLY HOUSING ORDERS BY COUNTRY

In € millions incl. VAT	2010				2009			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France	76	119	95	119	113	94	78	69
Spain	15	14	21	15	6	17	7	7
Germany (Concept Bau-Premier)	13	17	14	21	44	23	15	12
Germany (Zapf)	9	19	23	5	14	24	16	7
Other countries	3	8	9	8	3	4	4	6
Total	116	178	161	168	180	162	120	101

BACKLOG BY QUARTER (period end)

In € millions excl. VAT	2010				2009			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France (Housing)	297	322	331	331	338	334	326	265
France (Commercial real estate)	28	19	8	1	95	74	57	34
Spain	42	43	59	61	48	40	36	38
Germany (Concept Bau-Premier)	60	75	81	66	89	98	101	60
Germany (Zapf)	57	78	87	49	68	80	77	51
Other countries	10	15	21	10	10	11	11	8
Total	494	552	586	518	648	637	608	455

LAND POTENTIAL AT DECEMBER 31

Number of units	2010	2009	Change
France	3,525	2,965	+19%
Spain	395	525	-25%
Germany (Concept Bau-Premier)	483	357	+35%
Germany (Zapf)	0	8	-100%
Other countries	327	152	+115%
Total	4,730	4,007	+18%

Excluding commercial real estate

LAND POTENTIAL BY QUARTER (period end)

In € millions excl. VAT	2010				2009			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
France	617	684	619	708	365	311	355	568
Spain	116	116	97	91	173	145	138	134
Germany (Concept Bau-Premier)	162	142	186	178	158	146	132	141
Germany (Zapf)	2	1	0	0	54	47	37	3
Other countries	12	15	15	25	21	17	16	12
Total	909	958	917	1,002	770	666	678	858

Excluding commercial real estate

DISCLAIMER

The statements on which the Company objectives are based may contain forward-looking statements. Such forward-looking statements involve risks and uncertainties regarding the 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 with the French Stock Exchange Commission (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 of 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.* of the AMF's general regulations.