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PROPOSED BOND ISSUE

Paris La Défense, 18 January 2013

In order to diversify its sources of financing, secure them with medium-term maturities suited to the development cycles of its business lines, and benefit from the attractive financing conditions currently offered by the markets, Nexity has appointed JP Morgan, Crédit Agricole CIB and Natixis to arrange a proposed six-year bond issue to French institutional investors.

If the operation is successfully completed, a request will be submitted for the bonds issued to be admitted for trading on Euronext Paris.

A prospectus containing, amongst other information, the updated information reproduced below will be subject to a visa from the Autorité des Marchés Financiers for this purpose.

“Update on the Group’s 2012 outlook

Based on the information currently available to it, the Group confirms its outlook in terms of financial performance for 2012, namely, on the one hand, a target for expected 2012 consolidated revenue in excess of €2.6 billion, and, on the other hand, the achievement of a current operating profit target of over €200 million, excluding expenses related to the Nexity Demain corporate project (an estimated €17 million).

In residential real estate, the Group confirms the target indicated in its most recent financial press release (dated 24 October 2012) of more than 9,000 net new home reservations in 2012 in a market still estimated, in the absence of more recent information, at approximately 80,000 new homes sold in France by real estate developers.

As regards the commercial real estate market in France, investment volumes appear to have fallen by only 10% year-on-year, and take-up in the Paris region seems to have experienced only a slight dip of just over 3% year-on-year according to the most recent Immostat-IPD reports. Nevertheless, investors’ anticipation of sluggish economic growth is fuelling the uncertainties that are weighing on the market.



As already observed at the end of the 3rd quarter, the wait-and-see attitude taken by certain investors results in lengthening commercialisation periods for the sale of new projects.

Against this backdrop, the Group took in new orders in commercial real estate over the 4th quarter of 2012, but did not reach its target – recast as “ambitious” at the end of October – of €200 million in new orders for the financial year, essentially on account of transaction signings delayed until 2013. The Group’s portfolio of projects in the advanced set-up or commercialisation phases should nonetheless enable it to see improved order intake volumes in commercial real estate in 2013.

New measures for residential real estate

The French government has acknowledged the drop in the number of new homes being built, with likely fewer than 300,000 new construction starts in 2012, against its official target of 500,000. The measures introduced at the end of 2012 (new “Duflot” tax incentives for buy-to-let investments, revisions to the interest-free loan scheme, known as PTZ+ for *Prêt à Taux Zéro Renforcé*) should make it possible to maintain the current level of new home construction, but will not trigger any real recovery. As a result, new measures are expected in 2013 in order to attract institutional investors (such as life insurance firms) back to the market, which could lead to an upturn in 2014.

Litigation concerning the Basalte building

Following the fire that occurred at the Basalte building construction site at La Défense in March 2011, the client (a subsidiary of Société Générale) initiated legal proceedings against the Group’s special-purpose subsidiary in charge of the operation. While not calling into question its intent to take delivery of the finished building, Société Générale filed for damages on the grounds of losses allegedly incurred as a result of the project’s delayed delivery. Although it is not possible to completely exclude other outcomes in a lawsuit of this type, the Group believes the case brought by Société Générale to be formally inadmissible and considers, regarding the substance of the dispute, that such claims cannot be upheld against the Group, in light of the material circumstances and contractual framework of the operation as well as other arguments. These legal proceedings will have no impact on the Group’s 2012 financial statements.”¹

FINANCIAL CALENDAR & PRACTICAL INFORMATION

- 2012 Business Activity and Results

Tuesday, 19 February 2013

¹ This is a translation of an extract of the French prospectus for convenience purposes only.



DISCLAIMER

The information, assumptions and estimates that the Company could reasonably use to determine its objectives are subject to change or modification due notably to economic, financial and competitive uncertainties. Furthermore, it is possible that some of the risks described in chapter 4 of the Document de Référence, filed with the AMF under number D.12-0365 on 18 April 2012 could have an impact on the Group's activities and the Company's ability to achieve its objectives. Accordingly, the Company cannot give any assurance as to whether it will achieve the objectives described, and makes no commitment or undertaking to update or otherwise revise this information.

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AT NEXITY, WE AIM TO SERVE ALL OUR CLIENTS AS THEIR REAL ESTATE NEEDS EVOLVE

Nexity offers the widest range of advice and expertise, products, services and solutions for private individuals, companies and local authorities, so as to best meet the needs of our clients and respond to their concerns.

Our businesses – transactions, management, development, urban regeneration, advisory and related services – are now all fully client focused, optimally organised to serve and support our clients. As the benchmark operator in our sector, we are resolutely committed to all of our clients, but also to the environment and society as a whole.

Nexity is listed on the SRD and on Euronext's Compartment B
Member of the indices SBF 80, SBF 120, CAC Mid 60, CAC Mid & Small and CAC All Tradable
Mnemonic: NXI - Reuters: NXI.PA - Bloomberg: NXI FP
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