



Altarea successfully priced an issuance of €300,000,000 Notes

Altarea, leading the urban transformation market as first real estate developer in France, successfully priced today its issuance of €300,000,000 9-year (due 16 January 2030) Notes with a fixed coupon of 1,75% and no new issue premium. The order book reached an amount of more than €2.5 billion and was more than 8.5 times oversubscribed.

The success of this transaction, that will lead to a lengthening of Altarea's debt and decrease in its average cost of debt, illustrates investors' strong confidence in Altarea group strategy and credit profile in the long term.

The net proceeds of the issue of the new notes will be used for general corporate purposes, including the funding of the tender offer launched on December 7th, 2020 intended to repurchase its 2024 notes. The results of the tender offer shall be announced on December 14th, 2020.

BNP Paribas, Crédit Agricole CIB, Deutsche Bank, Natixis and Société Générale are acting as Joint Lead Managers in connection with the issuance of the new notes.

Disclaimer

A prospectus, within the meaning of Article 6.3 of Regulation (EU) 2017/1129 of 14 June 2017, including any legal information about the Company and the issuance terms will be submitted to the Autorité des Marchés Financiers, for approval on 14 December 2020. Once approved, this prospectus will be available on the websites of the issuer (www.altarea.com) and of the Autorité des marchés financiers (www.amf-france.org/fr).

This announcement does not constitute an invitation to participate in the Tender Offer or the issuance of New Notes in or from any jurisdiction in or from which, or to or from any person to or from whom, it is unlawful to make such invitation under applicable securities laws. The distribution of this announcement in certain jurisdictions may be restricted by law. No offer to sell or solicitation of an order to sell or subscribe for a security may be made in a country or territory in which such an offer or solicitation would be contrary to the regulations in force or before its registration under securities law in force in the such country or territory. Persons into whose possession this announcement comes are required to inform themselves about, and to observe, any such restrictions.

Tenders of Notes for purchase pursuant to the Tender Offer will not be accepted from qualifying holders in any circumstances in which such offer or solicitation is unlawful. The Company does not make any recommendation as to whether or not qualifying holders should participate in the Tender Offer.

Securities may not be offered or sold in the United States absent registration under, or an exemption from the registration requirements of, the Securities Act. The New Notes have not been, and will not be, registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States, and may not be offered, sold or delivered, directly or indirectly, in the United States or to, or for the account or benefit of, any U.S. Person.

United States

*This Tender Offer is not being made and will not be made directly or indirectly in or into, or by use of the mails of, or by any means or instrumentality (including, without limitation, facsimile transmission, telex, telephone, email and other forms of electronic transmission) of interstate or foreign commerce of, or any facility of a national securities exchange of, the United States or to U.S. Persons as defined in Regulation S of the U.S. Securities Act of 1933, as amended (the **Securities Act**) (each a **U.S. Person**) and the Notes may not be tendered in the Tender Offer by any such use, means, instrumentality or facility from or within the United States, by persons located or resident in the United States of America (“U.S. holders” within the meaning of Rule 800(h) under the Securities Act). Accordingly, any documents or materials related to this Tender Offer are not being, and must not be, directly or indirectly, mailed or otherwise transmitted, distributed or forwarded (including, without limitation, by custodians, nominees or trustees) in or into the United States or to any such person. Any purported tender instruction in response to this Tender Offer resulting directly or indirectly from a violation of these restrictions will be invalid, and tender instructions made by a person located or resident in the United States of America or any agent, fiduciary or other intermediary acting on a non-discretionary basis for a principal giving instructions from within the United States will not be accepted.*

*For the purposes of the above paragraph, **United States** means the United States of America, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands), any state of the United States of America and the District of Columbia.*