

This press release prepared by ANF Immobilier is published pursuant to the provisions of articles 231-27 1° and 2° of the General Regulation of the French financial market Authority (« AMF »).

Paris, November 14th, 2012

Availability of the information memorandum relating to the public share buyback offer

Offer price : 31.10 euros per share

Number of shares concerned : 10,044,224 actions

According to the provisions of article L. 621-8 of the French monetary and financial Code and article 231-23 of its General Regulation, the AMF has, pursuant to the statement of compliance dated November, 14th, 2012, granted visa n°12-552 dated November 14th, 2012 on the information memorandum.

The information memorandum relating to the offer is available on the websites of ANF Immobilier (www.anf-immobilier.com) and the AMF (www.amf-france.org), and may be obtained free of charges from ANF Immobilier (32, rue de Monceau, 75008 Paris), Lazard Frères Banque SA (121, boulevard Haussmann, 75382 Paris Cedex 08) or Natixis (47, quai d'Austerlitz, 75013 Paris).

Information regarding the legal, financial and accounting characteristics of ANF Immobilier will be made available to the public in accordance with the provisions of article 231-28 of the General Regulation of the AMF, no later than the day before the opening day of the offer, pursuant to the same modalities.

IMPORTANT NOTICE

Pursuant to the provisions of article 231-32 of the General Regulation of the AMF and R 225-153 and R 225-154 of the French commercial Code, the offer shall be opened following (1) the publication by ANF Immobilier of a press release, announcing that the resolution relating to the share capital reduction through a share buyback has been validly adopted by the ordinary and extraordinary shareholders' general meeting of November 21st, 2012, and (2) the publication by ANF Immobilier of purchase notices in a journal of legal notices and in the French Official Journal of Legal Notices.

ANF Immobilier will pay on November 28th, 2012 a cash distribution amounting to 6.64 euros for the benefit of the shareholders who will be registered in accounts on November 27th, 2012 November 22nd, 2012 being the last trading day with rights attached.

x

x

x

This press release shall not be published, transmitted or distributed, directly or indirectly, in the territory of the United States, Canada, Japan or Australia. This press release does not constitute an offer of transferable securities or any invitation to purchase transferable securities in the United States or in any other country other than France.

The broadcasting, publication or distribution of this press release in certain countries may be restricted by law or regulations in force. Therefore, persons in such countries into which this press release is broadcasted, published or distributed must inform themselves about and comply with such laws or regulations.

2012 Financial Agenda

21/11/2012 10:00	Shareholders' general meeting
20/03/2013 (before market opening)	2012 annual results
06/05/2013 10:00	Shareholders' general meeting
28/08/2013 (before market opening)	Q1 2013 results

Regarding ANF Immobilier

ANF Immobilier (ISIN FR0000063091) owns and manages a real estate of 1.7 billion euros in the inner-cities of Lyon and Marseille along with a portfolio composed of 168 hotel properties in France which are leased to the B&B operator. It is a major listed real estate investment company ("SIIC"), focused on residential and commercial rental real estate.

ANF Immobilier, a Eurazeo Group company, is listed on the Euronext Paris' Eurolist B regulated market and belongs to the EPRA index.

Analysts Contact – ANF Immobilier : Jean-Annet de SAINT RAPT

Phone : +33 1 44 15 01 11 - investorrelations@anf-immobilier.com