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PRESS RELEASE

1 December 2010

AFI EUROPE POSTPONES INITIAL PUBLIC OFFERING

AFI Europe N.V. has decided to postpone its initial public offering and admission to listing and trading on the Warsaw Stock Exchange, due to adverse market conditions. Accordingly, a supplement to the prospectus will be submitted by the company in due course to the Dutch Authority for the Financial Markets.

In light of the postponement of the offering, all subscription orders by retail investors will be disregarded and payments made will be refunded.

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INFORMATION ABOUT AFI EUROPE

AFI Europe is a real estate developer operating in Central Eastern Europe and South Eastern Europe, with a focus on the development of large-scale commercial and residential real estate projects.

Since commencing operations in 1997, the Company has established a track record of developing and managing real estate projects and properties in the CEE and SEE regions. The Company's activities include identification and evaluation of opportunities, preparation of designs, securing permits, purchase of land, and construction management, followed by the operation of commercial properties, or sale of apartments in the residential projects.

AFI Europe is a subsidiary of Africa Israel Investments Ltd.

More information available at www.afi-europe.eu



This communication is for promotional purposes only and does not constitute a prospectus, listing particulars or WSE admission document relating to AFI Europe N.V. (the "Company"), and under no circumstances does it constitute or form part of any offer or invitation or form the basis for a decision to purchase, sell or subscribe for, or any solicitation of any such offer to purchase, sell or subscribe for, any securities in the Company nor shall this announcement or any part of it, or the fact of its distribution, form the basis of, or be relied on in connection with, any contract therefor or be construed as any of the above. Any offering of securities by the Company (the "Offering") can only be made by way of a prospectus approved by the Netherlands Authority for the Financial Markets ("AFM") that contains detailed information about the Company and its management, as well as financial statements, as required under the Dutch Financial Supervision Act ("WFT") and the relevant European regulations (a "Prospectus"). The Company will be authorized to carry out the Offering to the public in Poland once the Prospectus has been approved by the AFM and the AFM has notified the Polish Financial Supervision Authority. Any decision to acquire the Company's securities in any such offering should be made solely on the basis of the information contained in the Prospectus. The Prospectus was approved by AFM on 18 November 2010 and has been made generally available on the Company's website (www.afi-europe.eu) and on the website of ING Securities S.A., acting as the offering broker and listing agent in Poland (www.ingsecurities.pl). A hard copy may also be obtained from the Company.

This communication does not constitute an offer of securities to the public in the United Kingdom. No prospectus has been or will be approved in the United Kingdom in respect of the securities. Consequently, this communication is directed only at (i) persons who are outside the United Kingdom or (ii) persons who have professional experience in matters relating to investments falling within Article 19(1) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order"), (iii) high net worth entities falling within Article 49(2) of the Order and (iv) other persons to whom it may lawfully be communicated (all such persons together being referred to as "relevant persons"). Any investment activity to which this communication relates will only be available to, and will only be engaged with, relevant persons. Any person who is not a relevant person should not act or rely on this document or any of its contents.

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