

Press release

Hypo Real Estate Bank International: Successful completion of £73 million financing for the purchase of 25 Cophall Avenue, London EC2

London/Dublin/Munich, August 17th 2005: Hypo Real Estate Bank International announces today that it has provided a £73 million financing facility to a joint venture between Starwood Capital and ING Real Estate for the acquisition of the freehold of 25 Cophall Avenue, London EC2. The transaction closed on 01 August 2005.

The property is an extensively refurbished 173,225 sq ft office and retail property in a good location in the City of London.

Commenting, Harin Thaker, CEO Europe (European business platform) said: “We are extremely pleased to have delivered successfully a structured finance solution for ING Real Estate and Starwood Capital.”

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