

Press release

Hypo Real Estate Bank International: Successful completion of € 33 million financing to Société de la Tour Eiffel for acquisition of a portfolio of five clinics

Paris/Stuttgart/Munich, 12 June 2006: Hypo Real Estate Bank International announces today that it has arranged a €33 million facility for Société de la Tour Eiffel. The facility will be used to finance the acquisition of a portfolio of five clinics managed by Medica. The transaction closed on 2nd June 2006.

The Medica portfolio comprises five clinics located in Marseille (13), Lyon (69), Bourg en Bresse (01), Cogolin (83) and La Crau (83), totalling 300 beds and 16 611 sq m.

Commenting, Harin Thaker, CEO – Europe, said: “This transaction demonstrates how Hypo Real Estate Bank International can help clients to expand their investment horizon and diversify into new asset types.”

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Notes to editors:

Hypo Real Estate Group

The **Hypo Real Estate Group** (HREG) is one of the largest European providers of commercial real estate financing. The group consists of the non-operational listed holding company, namely **Hypo Real Estate Holding AG** based in Munich, and three operational entities. The **Hypo Real Estate Bank International AG** (Stuttgart) combines the international real estate financing activities. The centre of competence for the German market is **Hypo Real Estate Bank AG** based in Munich. **Hypo Public Finance Bank** (Dublin) combines public finance and Capital Markets activities.

Société de la Tour Eiffel

Since its « renaissance » and the adoption of the SIIC status in 2004, the Société de la Tour Eiffel positions itself as a “new generation” player in the commercial real estate investment market. After only two years, Société de la Tour Eiffel already boasts a € 413 million portfolio, producing an estimated rental income of €26 million for 2005. The Société de la Tour Eiffel has become a reference in the listed property sector and seeks to achieve a €1 billion portfolio to provide a valid investment product for its shareholders.