

## Press release

### **Hypo Real Estate Bank AG is financing the purchase of a real estate portfolio for the PATRIZIA Group**

- **Premium portfolio with approx. 7,000 units**
- **Frank Lamby: "Unabated structural change in real estate financing – trend to portfolio sales will continue"**

**Munich, 2 February 2007:** Hypo Real Estate Bank AG is financing the purchase of a real estate portfolio for companies in the PATRIZIA Group (Augsburg). The loan agreements were signed last week respectively in the final week of December in 2006. The parties agreed not to reveal the volume of financing. The intention is that approximately half of the financing volume is to be placed on the capital market as part of a true sale securitisation.

### **Premium portfolio with around 7,000 residential and commercial units**

As announced by PATRIZIA on 30 November 2006, the company succeeded in purchasing a real estate portfolio of approx. 7,000 residential and commercial units as part of a multi-stage bidder process. The portfolio was sold by MEAG MUNICH ERGO Asset Management GmbH, which represents various companies of the Munich Re Group. The individual properties comprise approximately 500,000 m<sup>2</sup> of residential and usable floor space and are situated exclusively in preferred locations in Western German conurbations.

### **Frank Lamby, Member of the Management Board of Hypo Real Estate Holding AG and responsible for Commercial Real Estate Origination:**

"This transaction demonstrates that the process of structural change on the German real estate market and financing is continuing unabated. The trend towards sales of entire portfolios will continue to strengthen. Private companies and the public sector intend to focus on their core activities to an even greater extent and release capital which is tied up".

**Reinhold Güntner, Member of the Management Board of Hypo Real**

**Estate Bank AG:** "The complex financing structure of this transaction has been realised very quickly as part of excellent cooperation together with the customer".

**Hypo Real Estate Bank AG**

Hypo Real Estate Bank AG, Munich, is the centre of competence of the Hypo Real Estate Group (HREG) for the German market. HREG is one of the largest European providers of commercial real estate financing and consists of the non-operational listed holding company, namely Hypo Real Estate Holding AG based in Munich, and operational entities.

The group's international real estate financing activities are combined in Hypo Real Estate Bank International AG (Stuttgart). The Public Finance and Capital Markets business is operated by Hypo Public Finance Bank (Dublin).

**PATRIZIA Immobilien AG**

PATRIZIA Immobilien AG is an integrated and listed company which has been operating for two decades as an independent investor and service provider in the real estate industry. With its complete range of services "related to real estate", PATRIZIA is a recognised business partner of major institutional investors and the public sector. PATRIZIA Immobilien AG is the management holding company and umbrella organisation of the group.

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