

## Press release

**Hypo Real Estate Bank International AG: Successful completion of circa €143 million financing for Akron's purchase of the "Warsaw Trade Tower" office building in Warsaw, Poland**

**Munich/Stuttgart/Warsaw, 18 December 2006:** Hypo Real Estate Bank International AG announces today that it has provided Akron with circa €143 million of senior investment senior and VAT financing for the acquisition of the Warsaw Trade Tower office building in Warsaw, Poland. The transaction completed on 4 December 2006.

The Warsaw Trade Tower is one of Poland's most prestigious buildings, combining contemporary architecture with top-level functionality (safety, technical equipment, etc.). Comprising 42 floors, the tower is 208 metres high and, thus, one of the highest European office buildings. It has a rentable space of some 45,000 sqm let, on a long-term basis, to occupiers such as KPMG, MSD, AXA, American Express, Winterthur and PKN Orlen. The Tower offers two retail levels with approximately 2,100 sqm, 39 office levels with more than 42,300 sqm and more than 450 parking spaces.

The Warsaw Trade Tower will become the core of the Akron's new €500 million Akron CEE II (AICEE II) fund that invests in office, logistics and retail properties in Poland, Hungary, Ukraine and Russia.

**Commenting, Harin Thaker, CEO Europe – Hypo Real Estate Bank International AG, said:** "Akron is a key client for us in the Central Eastern European market place and we are pleased to be able to deliver efficiently and successfully a structured finance solution for the purchase of such a key building for their portfolio."

**Commenting, Roman Schmidt, CFO of Akron Group, said:** “Hypo Real Estate Bank International was fast in their decision making and realistic in their risk assessment. For us they are the ideal partner for financing in Central Eastern Europe.”

**Press contact:**

Oliver Grub

Phone: +49 (0)89 203007 781

Fax: +49 (0)89 203007 772

E-mail:[oliver.gruss@hyporealestate.com](mailto:oliver.gruss@hyporealestate.com)

**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.

**The AKRON Group**

The AKRON Group, an Austrian real estate investment company that is owned by five partners led by Christian Thalhammer and Stefan Ausch, invests together with institutional investors and high net worth individuals in commercial real estate in Eastern and Western Europe. In the last three years, a volume of €800 million has been realised.