

Press release

Hypo Real Estate Bank International: Successful completion of €100 million acquisition financing to SA Docks Lyonnais for the purchase of the Cap West office building in Clichy, west of Paris

Paris/Stuttgart/Munich, 12 May 2006: Hypo Real Estate Bank International announces that it has arranged a €100 million facility (€79 million acquisition financing and €21 million VAT loan) for SA Docks Lyonnais. The purpose of the facility is to finance the acquisition of “Cap West”, an office building in Clichy, west of Paris. The transaction closed on 11th May 2006.

Completed in 2002, Cap West is a 24.000 sq m office and light industrial building comprising 18,777 sq m of office space, 4,592 sq m of light industrial space, a staff restaurant and 357 parking spaces.

Commenting, Harin Thaker, CEO – Europe, said: “This transaction demonstrates Hypo Real Estate Bank International’s commitment to accompanying its clients, including in the French SIIC listed sector, in executing their development strategy.”

Press contact:

Oliver Gruß

Phone: +49 (0)89 203007 781

Fax: +49 (0)89 203007 772

E-mail: 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.