

## Press release

### **Hypo Real Estate Bank International: Successful completion of €89 million refinancing of a portfolio of 13 hypermarkets located in the Czech Republic and Slovakia**

**Munich/London, 1 October 2007:** Hypo Real Estate Bank International AG, a member of the Hypo Real Estate Group, announces today that it has provided a €89 million investment facility to a series of SPV Borrowers controlled by Czech Property Investments a.s. (“CPI”) to assist in the refinancing of a portfolio of 13 hypermarkets located in the Czech Republic and Slovakia. The transaction closed on 25th September 2007.

The portfolio consists of thirteen stand-alone hypermarkets, totalling more than 79,000 sqm, located in medium sized regional towns within the Czech Republic and Slovakia. The properties are predominantly let to the Ahold group of companies and Tesco.

#### **Commenting, Harin Thaker, CEO-Europe, Middle East & India, said:**

“We are delighted to have been able to work with both CPI and dd2 Group to provide a tailored finance solution that met all of the needs of a multi national funding. Once again this demonstrates our ability to deliver international solutions through one point of contact. Our team's skills and commitments continue to deliver swift execution”.

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## **Notes to editors:**

### **Hypo Real Estate Group**

Hypo Real Estate Group is one of Europe's largest providers of commercial real estate financing. Hypo Real Estate Group has around 1230 employees (as of December 31, 2006) and consists of the non-operational, listed holding company **Hypo Real Estate Holding AG** (Munich) and three operational business entities. **Hypo Real Estate Bank International AG** (Stuttgart) and **Hypo Real Estate Bank AG** (Munich) conduct the real estate financing activities (segment **Commercial Real Estate**). **Hypo Public Finance Bank** (Dublin) combines public and infrastructure finance. The Group also conducts asset management and offers innovative products which enable credit risks and services from its range of skills to be managed for or offered to third parties (segment **Asset Finance and Asset Management**). The shares of Hypo Real Estate Holding AG are listed on the Deutsche Aktienindex (DAX 30).

### **Czech Property Investments a.s. (“CPI”)**

CPI is a leading property investor and developer in Central Europe; it is headquartered in Prague, Czech Republic. CPI's property portfolio comprises real estate assets throughout the Czech and Slovak Republics including residential, retail, hospitality and industrial units. CPI owns and rents out more than 10,000 residential apartments, making it one of the largest investors in this segment of the Czech and Slovakian market. The value of this part of the portfolio is continuously increasing due to the fact that the residential apartment prices are increasing in certain parts of Czech Republic at about 30% pa. In the hospitality sector, CPI projects include the construction of Clarion Congress Hotel Prague (a luxury congress hotel with a capacity of 560 rooms as part of a multifunctional property) and Buddha-Bar Hotel Prague & Buddha Bar. The value of the total consolidated assets for 2007 is expected to reach more than € 600 million.