

Press release

Hypo Real Estate Bank International AG: Successful completion of a SEK 2.25 billion (circa EUR 240 million) investment financing to PG Svenske Boliger AB, for the acquisition of a residential portfolio of 4.500 units in Sweden

Munich / London, 10 April 2007: Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces that it has provided a SEK 2.25 billion (circa EUR 240 million) investment financing to PG Svenske Boliger AB, a vehicle set up by Danish based Property Group A/S. The transaction was completed on March 28 2007.

The financing has been provided to facilitate the acquisition of a residential portfolio in Sweden. The portfolio consists of 63 properties including circa 4,500 residential units.

Commenting, Harin Thaker, CEO Europe of Hypo Real Estate Bank International AG, said: “I am delighted to expand on our relationship with Danish based Property Group A/S. We have again proved that we can deliver a large financing facility to meet our clients timing and structural requirements.”

Commenting, Jesper Damborg, CEO Property Group A/S said, “We selected Hypo Real Estate Bank International because its strong commitment to the Nordic region and its ability to provide flexible financing solutions. Most importantly, this facility allowed us to move quickly to take advantage of a strong investment opportunity”.

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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. The Group will develop additional growth and establish the conditions necessary for a further increase in profitability by consistently developing the business model towards that of a more broadly based **asset finance house** for various asset classes. 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 – eg. the financing of roads, railways, ports or airports. 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).

Property Group A/S

Property Group A/S is a Danish based property investment company focusing on real estate acquisitions in Scandinavia and Germany. Property Group A/S` mission is to develop attractive real estate investment projects for private and institutional investors.