

## Press release

**Hypo Real Estate Bank International: Successful completion of a SEK 1.4 billion (€150 million) senior acquisition financing to a Joint Venture between UBS AG, London Branch and a consortium of Swedish private investors for the purchase of a mixed property portfolio in Sweden**

**Stockholm / London / Stuttgart, 11 April 2006:** Hypo Real Estate Bank International announces today that it has provided a SEK 1.4 billion (€150 million) senior acquisition financing for a company jointly owned by UBS AG, London Branch and a consortium of Swedish private investors, in connection with its acquisition of a well mixed and diversified property portfolio held by Broadgate & Stendörren AB. The transaction closed on 7 April 2006.

The portfolio consists of 37 assets with a total area of 200,289 m<sup>2</sup> drawn from the office, retail and residential sectors. 18 residential, warehouse and government let properties are in the Greater Stockholm region, and 19 high quality retail assets are located in central and southern Sweden.

**Commenting, Harin Thaker, CEO - Europe, said:** “This is an important deal for our experience in the Swedish market, as we have provided financing to a key international client together with well known and reputed Swedish private investors in their first joint venture in Sweden.”

**Wilson Lee, European Head of Real Estate Finance, UBS Investment Bank commented:** “The Scandinavian market is forecast to be one of the best performing property markets in Europe this year and we are looking forward to actively building the property portfolio with our partners during the next few years.”

**Seth Lieberman, Executive Director of UBS Real Estate Finance**

**commented as well:** “This transaction provides an excellent opportunity to invest in a well-diversified property portfolio that provides opportunities to enhance the collective value of the assets through the various asset management initiatives that will be implemented by our Partners.”

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**Notes to editors**

**Hypo Real Estate Bank 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.

**UBS AG, London Branch**

UBS is one of the world's leading financial firms, serving a discerning global client base. As an organization, it combines financial strength with an international culture that embraces change. As an integrated firm, UBS creates added value for clients by drawing on the combined resources and expertise of all its businesses. UBS is the world's largest wealth manager, a top tier investment banking and securities firm, and one of the largest global asset managers. In Switzerland, UBS is the market leader in retail and commercial banking. UBS is present in all major financial centers worldwide. It has offices in 50 countries, with about 39% of its employees working in the Americas, 37% in Switzerland, 16% in the rest of Europe and 8% in Asia Pacific. UBS's financial businesses employ more than 69,500 people around the world. Its shares are listed on the SWX Swiss Stock Exchange, the New York Stock Exchange (NYSE) and the Tokyo Stock Exchange (TSE).