

Press release

Hypo Real Estate Bank International AG: Successful completion of €5 million facility to a company advised by The Carlyle Group, for the acquisition and complete refurbishment of “Tour Franklin”, an office building in Montreuil, near Paris

Munich/Paris/London 8th June 2007: Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces that it has provided a €5 million acquisition and refurbishment facility to a company advised by The Carlyle Group. The transaction completed on 30th May 2007.

The “Tour Franklin” office building is located in Montreuil, the eastern suburb of Paris, on the Paris ring road. The property, currently classified as a Class-C building has been acquired under a VEFA contract to be transformed into Class-A office space. Completion is planned for January 2009 and the finished building will comprise over 41,000 sqm rentable space (of which 33, 651 sqm will be offices) and 388 parking spaces. The building has been acquired from the French Social security body URSSAF and the development of the project will be carried out by MEUNIER.

Commenting, Harin Thaker, CEO Europe – Hypo Real Estate Bank International, said: “This important transaction maintains our strong relationship with The Carlyle Group, a key client for us across Europe.”

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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**. 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).