

Press release

Hypo Real Estate Bank International AG: Successful completion of €46 million financing for Focus Mall Rybnik to Morley and Parkridge

Munich/London/Warsaw, 10 March 2008: Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces that it has provided €46 million of investment and VAT financing to Focus Mall Rybnik Bis sp.z o.o. The transaction completed on 5 March 2008.

Focus Mall Rybnik, Poland provides 42,000 m² of surface area in which are located 79 retail shops, a 7 screen multiplex cinema and about 300 parking places. The center is owned by a joint venture between Parkridge, a U.K. based private development and investment company working across all sectors of the property development and investment market and Morley Fund Management, one of the biggest active asset managers in the UK and, since entering the European property market in August 2004, now one of the largest property fund managers in Europe. Parkridge were also the site developer.

Commenting, Harin Thaker, CEO Europe – Hypo Real Estate Bank International, said: “We are very pleased to expand our successful relationship with Morley in Central and Eastern Europe, one of our core markets, and also to work with Parkridge, one of the most important developers and investors in the region. We are looking forward to working in the future with both parties as they develop their presence in CEE.”

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