

Press release

Hypo Real Estate Bank International AG announces the successful signing of a €24.4 million senior financing facility for the listed Swedish real estate company AB Sagax (publ)

Munich/London/Stockholm, 30 June 2008: Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces today that it has signed a €24.4 million senior financing facility for AB Sagax's acquisition of the Gambro building in Hechingen, Germany. The property is let to Gambro on a 15 year triple net lease. The transaction closed on 26 June 2008.

Commenting, Harin Thaker, CEO Europe, Middle East and India – Hypo Real Estate Bank International AG, said: “We are proud to be developing further our relationship with one of our most important Swedish clients, AB Sagax (publ), with a transaction outside the Nordic region.”

Commenting, David Mindus, CEO, Sagax, said: “The senior facility will enable Sagax to increase its return on equity and to facilitate further growth.”

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Notes to editors:

About Hypo Real Estate Group:

Hypo Real Estate Group is one of the leading international providers of commercial real estate financing. Following the acquisition of DEPFA Bank plc (DEPFA) in October 2007, it has also become an important global player in the field of public sector and infrastructure finance. The group, with its 2,000 employees, consists of the non-operational, listed Holding company, namely **Hypo Real Estate Holding AG** with headquarters in Munich, Germany, and operational entities. **Hypo Real Estate Bank International AG** and **Hypo Real Estate Bank AG** conduct business worldwide in commercial real estate financing (business segment “Commercial Real Estate”). **DEPFA** conducts business in public sector and infrastructure finance (business segment “Public Sector & Infrastructure Finance”). For more details see www.hyporealestate.com.