

Press release

Hypo Real Estate Bank International AG: announces the successful completion of another financing for the Aviva Central European Property Fund for the acquisition of the Shopping Centrum Hron, Bratislava, Slovakia.

London/Munich, April 3rd, 2008: Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, is pleased to announce that it has agreed to provide an acquisition financing facility for an undisclosed amount to the Aviva Central European Property Fund to finance the purchase of the Shopping Centrum Hron in Bratislava, Slovakia. The transaction was successfully completed on March 20th, 2008.

The Aviva Central European Property Fund is a Luxembourg based fonds commun de placement, managed by Morley Fund Management with both SachsenFonds and King Sturge as joint asset managers. The fund invests in a diversified portfolio of retail, office and industrial assets across countries in Central and Eastern Europe. Morley is one of the largest managers of European property funds, managing in excess of EUR43 billion of UK and European property assets. SachsenFonds is owned by the KanAm Group, one of Germany's biggest property fund management firms. Hypo Real Estate had arranged a master facility to provide debt financing for the fund's acquisitions. Under this facility, EUR291m have been provided so far.

Harin Thaker, Member of the Board of Hypo Real Estate Bank International AG and responsible for Europe, the Middle East and India, said: "We are very pleased to have assisted the Aviva Central European Property Fund with yet another acquisition in the region, their first in Slovakia. CEE is a core business area for Hypo Real Estate and both Morley and SachsenFonds are esteemed clients. We are looking forward to continue working with them in the region and beyond."

Press contact:

Hypo Real Estate Group

Oliver Grub

Phone: +49 (0)89 203007 781

Fax: +49 (0)89 203007 772

E-mail: oliver.grub@hyporealestate.com