

Press release

Successful completion of JPY 52 billion financing to a group of investors arranged by AIG Global Real Estate Investment Japan Corporation for the acquisition of Ebisu Prime Square

Tokyo/Munich, September 12th, 2005: Hypo Real Estate Capital Japan Corporation, a subsidiary of Hypo Real Estate Bank International, announces that it has provided JPY 52 billion (approximately EUR 385 million) financing to a group of investors consisting of AIG Group Insurance Companies and others for their acquisition of Ebisu Prime Square, a class A property in Central Tokyo. The transaction closed on August 22nd 2005. The group of investors was arranged by AIG Global Real Estate Investment Japan Corporation.

Ebisu Prime Square is a multi-purpose property. It comprises high quality office and retail shops as well as residential units. The property is located in a prime area of Hiroo, Shibuya-ku (Central Tokyo), within walking distance of Ebisu Station.

Commenting, Leonard Meyer zu Brickwedde, CEO-Asia (Asian business platform) said: “Hypo Real Estate Capital Japan Corporation is proud to have been chosen as the sole finance provider for this landmark investment sponsored by one of the most professional international investors.”

Press contact:

Oliver Grub

Phone: +49 (0)89 203007 781

Fax: +49 (0)89 203007 772

E-mail: oliver.gruss@hyporealestate.com