

Press release

Hypo Real Estate Bank International: Successful completion of \$ 51.2 million financing for AIG Global Real Estate's acquisition of the FM Logistic Warehouse Complex, Moscow Region, Russia

London/Stuttgart/Munich, 2 May 2006: Hypo Real Estate Bank International announces that it has provided \$51.2 million of acquisition financing to AIG Global Real Estate for the sale and leaseback purchase of the FM Logistic Warehouse Complex, Moscow Region, Russia. The deal closed on 31 March 2006.

AIG Global Real Estate is a group of international real estate companies that actively invests in and manages real estate for clients and AIG member companies in over 50 countries around the world. AIG Global Real Estate's global portfolio includes over 53 million sq ft of retail, residential, industrial, office, and hospitality facilities.

FM Logistic Warehouse Complex is a Class-A warehouse consisting of nine interconnected halls built in four phases and designed by the FM Logistics Group. The first phases were completed in 1998 and the building was completed in 2004. The property, with a leasable space of approximately 66,000 m², is considered to be one of the best logistic centres currently operating in Russia.

Commenting, Harin Thaker, CEO - Europe, said: "This is a significant deal for us, underlining our ability to provide successful finance solutions to major, international clients, and in a market with a great deal of potential."

Press contact:

Oliver Gruß

Phone: +49 (0)89 203007 781

Fax: +49 (0)89 203007 772

E-mail: oliver.gruss@hyporealestate.com

Notes to editors:

Hypo Real Estate Group

The **Hypo Real Estate Group** (HREG) is one of the largest European providers of commercial real estate financing. The group consists of the non-operational listed holding company, namely **Hypo Real Estate Holding AG** based in Munich, and three operational entities. The **Hypo Real Estate Bank International AG** (Stuttgart) combines the international real estate financing activities. The centre of competence for the German market is **Hypo Real Estate Bank AG** based in Munich. **Hypo Public Finance Bank** (Dublin) combines public finance and Capital Markets activities.

AIG Global Real Estate

Additional information on AIG Global Real Estate can be found at www.aigglobalrealestate.com.