

## Press release

### **Hypo Real Estate Bank International: Successful completion of €199 million acquisition financing to SA Docks Lyonnais for the purchase of “Le Capitole” Office Building in Nanterre**

**Munich/Stuttgart/Paris, 5 July 2006:** Hypo Real Estate Bank International announces that it has arranged a €199 million facility for SA Docks Lyonnais. The purpose of the facility is to finance, under a share deal, the acquisition of “Le Capitole”, an office building in Nanterre, west of Paris. The transaction closed on 30 June 2006.

Originally built in 1930 and completely reconstructed in 1990, “Le Capitole” complex comprises six interconnected buildings on ground and 5 upper floors, with 1,058 car parking spaces. It offers 62,400 m<sup>2</sup> of space, divided between 24% of light industrial and 74% of office space, with 1,800 m<sup>2</sup> of tenant computer/plan rooms situated in the basement.

“Le Capitole” is located in the Zac des Champs Pierreux, 8 km to the west of central Paris and in close proximity to La Défense. The location offers good links with public transport (RER, SNCF and several bus routes), as well as easy access by road, being served by two motorways and several main roads providing access to the Périphérique, central Paris and Roissy Charles de Gaulle Airport (30 min).

**Commenting, Harin Thaker, CEO – Europe, said:** “This is a significant deal with a major client, which further demonstrates our abilities in the important French property market.”

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**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.