

Press release

Hypo Real Estate Capital Corporation closes \$110 million construction loan for the development of the luxury Q-Club Resort and Residences in Fort Lauderdale, Florida

New York, Dublin, Munich, August 23, 2004 – Hypo Real Estate Capital Corporation (“HRECC”) – the New York-based subsidiary of Hypo Real Estate Bank International and one of the leading financial institutions in the United States commercial real estate industry – announced that it has closed on a \$110 million construction loan to Costa Dorada Associates, LTD. for the development of Q-Club Resort and Residences, a luxury condominium-hotel resort, located in Fort Lauderdale, Florida.

The Q-Club Resort and Residences, which will be managed by Hilton Hotels Corporation, will consist of a 25-story building containing 333 condominium-hotel units as well as 12,000 square feet of retail space and 433 parking spaces. It will also feature a porte-cochere entrance, furnished two-story lobby, two executive meeting rooms, a 2,700-square-foot ballroom and café and restaurant with indoor/outdoor bar featuring panoramic views of the Atlantic Ocean. The resort amenities will include a state-of-the-art fitness center and spa featuring private and poolside treatments overlooking the Atlantic Ocean, heated swimming pool with cabanas and multi-lingual concierge staff and services.

The resort residences, which consist of studios, one, two and three bedroom units, will boast ocean views from all units, expansive private balconies with glass railings, porcelain flooring in entry foyer, kitchens and balconies, state-of-the-art electronic entry lock security system, and secured owner’s closet.

“Hypo Real Estate Capital is extremely pleased to be providing construction financing for the first-class Q-Club Resort & Residences in Fort Lauderdale

Florida,” said Evan F. Denner, head of real estate finance for HRECC. “The Ft. Lauderdale market has changed significantly over the past few years and we are excited to be participating in the continuing development taking place along the beachfront.”

Notes to editors:

About Hypo Real Estate Capital Corporation

Hypo Real Estate Capital Corporation, a subsidiary of Hypo Real Estate Bank International, is one of the leading lenders in the United States commercial real estate marketplace. Hypo Real Estate Capital provides innovative financial solutions for a prestigious client base throughout the U.S. Over the last five years the firm has closed more than \$18 billion in construction, fixed rate, floating rate and mezzanine loans. Headquartered in New York, Hypo Real Estate Capital is active in all markets across the U.S.

About Hypo Real Estate Bank International

Hypo Real Estate Bank International based in Dublin, Ireland, is part of the Hypo Real Estate Group (HREG). The corporate group – which is the result of HVB Group spinning off its commercial real estates activities – consists of the non-operational, listed holding company with headquarters in Munich and three business units. Besides Hypo Real Estate Bank International with headquarters in Dublin, these are: Stuttgart-based Württembergische Hypothekbank AG (WürttHyp) and Munich-based Hypo Real Estate Bank AG Germany. Hypo Real Estate Group is one of Europe’s largest providers of commercial real estate finance.

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