

Press release

Hypo Real Estate Capital Corporation, New York, hires Steven M. Sherwyn

New York, Dublin, Munich, May 7th 2004 – Hypo Real Estate Capital Corporation, New York - the US subsidiary of Hypo Real Estate Bank International - has announced today the appointment of Steven M. Sherwyn as a Director in charge of Contract Finance.

In his new position, the 43-year-old Sherwyn will focus on structuring complex transactions. He reports directly to Managing Director, Evan F. Denner.

Sherwyn joins Hypo Real Estate Capital Corporation from The Winter Group where he was their internal legal counsel. Previously, Sherwyn spent three years at SG Cowen where he pioneered the CMBS Group, as well as serving as a director in its Securitization Group. Prior to SG Cowen, Sherwyn worked for Daiwa Securities.

“We are very pleased to have Steve on board,” said Denner. “His extensive structuring capabilities coupled with his legal and tax background will enable us to expand our business significantly. I am confident he will play an important role in helping our team achieve our business goals.”

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About Hypo Real Estate Capital Corporation

Hypo Real Estate Capital Corporation, formerly known as HVB Real Estate Capital, is the New York subsidiary of Hypo Real Estate Bank International and the headquarters for all real estate lending activities in the US. Since

1988, the group has established itself as a leading lender in the US commercial real estate market. The firm's businesses include construction lending, fixed and floating rate lending and mezzanine lending throughout the Americas. Hypo Real Estate Capital Corporation continues to be one of the major foreign real estate lenders in the US.

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 estate activities – comprises the non-operational, listed holding company, Hypo Real Estate Holding AG headquartered in Munich alongside two other operational units: Stuttgart-based Württembergische Hypothekenbank 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.

For further information, visit our Web sites at:

www.hyporealestate.com

www.hypointernational.com.

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