

## **Press release**

### **Hypo Real Estate Bank International AG: Successful completion of €45 million financing for CIT Group's purchase of the Centrum Biurowe Euromarket office building in Krakow, Poland**

**Munich/London, 3 April 2007:** Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces today that it has provided CIT Group with a €45 million senior investment and development loan for the acquisition of the Centrum Biurowe Euromarket office building in Krakow, Poland. The transaction completed on 27 March 2007.

Centrum Biurowe Euromarket is a 3-storey office building of 13,000 sq m, let to tenants including BP Polska and Fortis Bank Polska, with retail accommodation at ground floor level together with open and also underground car parking spaces and architectural features include a fully glazed frontage.

The site provides potential expansion possibilities to complement the existing concrete and glazed structure. The building is located at Ofiar Katynia roundabout – the intersection of the east / west and north / south roads with good access to the city centre, airport and the A4 Motorway.

**Commenting, Harin Thaker, CEO Europe of Hypo Real Estate Bank International AG, said:** “We are pleased to have provided CIT Group with the financing for this, their first transaction in Poland. It joins the growing list of prestige real estate transactions that we have executed in the region and we look forward to developing this important relationship further in Central Europe.”

**Commenting, Martin Roberts, Managing Director of CIT Group Plc,**  
**stated:** “Hypo Real Estate Bank International has an in-depth knowledge  
and strong presence in Central Europe and have been a very good partner for  
CIT in making our first acquisition in the region.”

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**Notes to editors:**

**CIT Group Plc**

Established in 1995, CIT is a private equity real estate company with offices in London and the Bahamas. Be it landmark offices, shopping centres, or residential properties, CIT is not constrained by sector or geography, and invests in assets with the potential to achieve long-term value and high investor returns through active asset management and development. CIT's current principal areas of investment are a UK Fund, European investments and UK developments. Since inception, CIT has purchased a total of 73 assets in the UK, Europe, US and Far East. Together they add up to about 8.5 million sq ft of office, retail and residential space with a total value of approximately £2 billion (US \$3.8 billion).