

Press release

Hypo Real Estate Bank International AG: Successful completion of €42.0 million financing for Grupo GMR refinancing of Barrio Art Decó, Madrid, Spain

Munich/London/Madrid 18 June 2007: Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces that it has provided a €42.0 million senior financing facility and a €3.4m VAT facility to Grupo GMR, for the refinancing of the Barrio Art Decó leisure centre in Madrid, Spain. The transaction completed on 21st May 2007.

The recently refurbished Barrio Art Decó is a 35,895 sq.m. leisure centre located in a residential area, close to the Manzanares river and within 1 km from the Royal Palace, the Almudena Cathedral and the Plaza de España.

Commenting, Harin Thaker, CEO Europe – Hypo Real Estate Bank International AG, said: “We are delighted to be able to support a second transaction for Group GMR in the past six months and to be able to support their acquisition plans“.

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Hypo Real Estate Group

Hypo Real Estate Group is one of Europe's largest providers of commercial real estate financing. The Group will develop additional growth and establish the conditions necessary for a further increase in profitability by consistently developing the business model towards that of a more broadly based **Asset Finance House**. Hypo Real Estate Group has around 1230 employees (as of December 31, 2006) and consists of the non-operational, listed holding company **Hypo Real Estate Holding AG** (Munich) and three operational business entities. **Hypo Real Estate Bank International AG** (Stuttgart) and **Hypo Real Estate Bank AG** (Munich) conduct the real estate financing activities (segment **Commercial Real Estate**). **Hypo Public Finance Bank**

(Dublin) combines public and infrastructure finance. The Group also conducts asset management and offers innovative products which enable credit risks and services from its range of skills to be managed for or offered to third parties (segment **Asset Finance and Asset Management**). The shares of Hypo Real Estate Holding AG are listed on the Deutsche Aktienindex (DAX 30).