

Press release

Hypo Real Estate Bank International AG: Successful completion of €280 million financing facility for INVESCO's European Hotel Real Estate Fund S.a.r.L.

Munich/Amsterdam, 08 May 2007: Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces today that it has provided a €280 million financing facility for the INVESCO European Hotel Real Estate Fund advised by INVESCO Real Estate. The facility will be used for the acquisition of hotels across Europe in the value oriented, mid market and limited service hotel sector, operated by established national or international hotel chains. The transaction completed on 24 April 2007

INVESCO's European Hotel Real Estate Fund enables institutional investors to invest in established commercial real estate as well as emerging real estate asset classes, providing returns that, on average, are forecast to be higher than the traditional commercial real estate asset classes. The Fund is advised by INVESCO Real Estate which has more than €5.4 billion of real estate assets under direct management in Europe and a proven track record in international real estate investment.

Commenting, Harin Thaker, CEO Europe – Hypo Real Estate Bank International, said: “We are delighted to provide INVESCO Real Estate with a highly structured product for its European Hotel Real Estate Fund. The provision of this facility on a pan-European basis again demonstrates our ability to provide the financing solutions required by our clients to support their businesses.”

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Notes to editors:

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).