

## Press release

### **Hypo Real Estate Bank International: Successful completion of €19.7 million acquisition financing for aAIM Europe plc, to part-finance the first asset in its proposed €1 billion European acquisition programme**

**Munich/Stuttgart/London, 19 July 2006:** Hypo Real Estate Bank International announces that it has completed the first asset inclusion under the approved €200 million acquisition financing facility for aAIM Europe plc to support their European acquisition programme. The first €19.7 million of the facility has been drawn down to finance the purchase of Galeria Gniezno, a shopping centre in Gniezno, Poland. The transaction closed on June 26, 2006.

Galeria Gniezno is a major shopping centre with ca. 11,850 m<sup>2</sup> of retail space, anchored by a 4,450 m<sup>2</sup> Hypernova hypermarket. Hypernova is a subsidiary of Royal Ahold, one of the world's largest retailers.

**Commenting, Harin Thaker, CEO Europe, said:** "I am delighted that aAIM chose to work with Hypo Real Estate Bank International on this deal, which represents a great endorsement of our effectiveness in delivering structured finance solutions."

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## **Notes to Editors:**

### **Hypo Real Estate Group**

The **Hypo Real Estate Group** (HREG) is one of the largest European providers of commercial real estate financing. The group consists of the non-operational listed holding company, namely **Hypo Real Estate Holding AG** based in Munich, and three operational entities. The **Hypo Real Estate Bank International AG** (Stuttgart) combines the international real estate financing activities. The centre of competence for the German market is **Hypo Real Estate Bank AG** based in Munich. **Hypo Public Finance Bank** (Dublin) combines public finance and Capital Markets activities.

### **aAim plc**

Since aAIM's inception in 2003 it has concluded more than £750 million commercial property transactions and returned a blended IRR of over 100% to its investors. Most recently aAIM launched aAIM Europe and a 1 billion euro acquisition programme throughout Western and Eastern Europe.

aAIM's latest brand will target transactions which display the low risk fundamentals that aAIM have always favoured in the UK, with the added advantage of investing in markets where there is an attractive arbitrage between rental yields and the cost of borrowing.