

Press release

Hypo Real Estate Capital Corporation closes \$27 million loan for the acquisition of The Inn at Key West in Key West, Florida

Munich, New York, 1 November 2007: Hypo Real Estate Capital Corporation (HRECC), a member of Hypo Real Estate Group, today announced that it closed a \$27 million loan for the acquisition of The Inn at Key West in Key West, Florida. The transaction closed on October 5, 2007.

The borrowers for this deal are affiliates of Five Tops, Inc. and Five Mile Capital Partners, LLC. This is the first time Hypo Real Estate Capital Corporation has worked with Five Tops and Five Mile.

The Inn at Key West is located in the heart of Key West in South Florida on North Roosevelt Boulevard which is only three miles from historic Duval Street. The boutique hotel was built in 1984 and renovated in 2006. The Inn at Key West features 105 guest rooms, a restaurant, a business center and a newly renovated pool which is the largest tropical freshwater pool in Key West and is surrounded by tropical gardens and a full service Tiki bar. Guestrooms and suites offer a West Indies tropical decor and feature rattan and bamboo accents, granite countertops and modern amenities. Many of the rooms feature private balconies or terraces overlooking the pool area.

“Five Tops and Five Mile Capital chose to work with HRECC because of our ability to provide financial solutions that are tailored specifically to the needs of our clients,” said **Evan F. Denner, Deputy CEO of Hypo Real Estate Capital Corporation**. “We are pleased to have been given the opportunity to work with Five Tops and Five Mile and look forward to doing so again in the future.”

Dana Valenti, Director at Hypo Real Estate Capital Corporation said, “The Inn at Key West has redefined lodging and hospitality in Key West and we are pleased that we could offer our services in this acquisition deal.”

Notes to editors:

About Five Tops, Inc

Five Tops, Inc. was founded by Charlie Toppino in May 2007 after he left Eastdil-Secured to pursue direct investments. Five Tops is based in Beverly Hills, California. Five Tops partners with institutional equity firms to acquire, hold, manage and dispose of commercial real estate assets, including performing and non-performing senior and mezzanine real estate loans.

About Five Mile Capital Partners, LLC

Five Mile Capital Partners, LLC is an alternative investment and asset management company established in 2003. The firm specializes in investment opportunities in asset-based lending, real estate, debt products, structured finance, financial services and private equity. The firm is located in Stamford Connecticut and has over \$2 billion in assets under management.

About Hypo Real Estate Capital Corporation

Hypo Real Estate Capital Corporation, a subsidiary of Hypo Real Estate Bank International, is one of the leading lenders in the United States commercial real estate marketplace. Hypo Real Estate Capital provides innovative financial solutions for a prestigious client base throughout the U.S. Over the last five years, the firm has closed more than \$22 billion of loans. Headquartered in New York, Hypo Real Estate Capital is active in all markets across the U.S.

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