

## Press release

### **Hypo Real Estate Bank International AG: Successful completion of a SEK 6,000 million (circa €640 million) senior and acquisition facility to the Swedish listed real estate company AB Sagax (publ)**

**Munich / London / Stockholm, 27 June 2007:** Hypo Real Estate Bank International AG, a member of Hypo Real Estate Group, announces that it has provided a SEK 6,000 million (circa € 640 million) senior and acquisition financing facility to AB Sagax (publ), a listed Swedish real estate company. The transaction was signed on 27 June 2007.

The seven year facility includes the refinancing of ca SEK 2,500 (circa € 256 million) million and an acquisition facility of ca SEK 3,500 (circa € 384 million) million, helping Sagax to continue its successful expansion whilst securing its long term debt commitment.

**Commenting, Harin Thaker, CEO Europe – Hypo Real Estate Bank International, said:** “We are delighted to strengthen the relationship with one of our most important Swedish clients AB Sagax (publ), by providing a facility that refinances its existing commitments and helps it to develop the business in the future. The transaction clearly demonstrates our commitment to providing quality structured financing in the Nordic region.”

**Commenting, David Mindus, CEO, Sagax, said:** “Long term debt commitment is a fundamental prerequisite for a successful property business. The new facility will decrease our financial risk and help us capitalise on the opportunities we have identified for further expansion”.

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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).