

# Press release

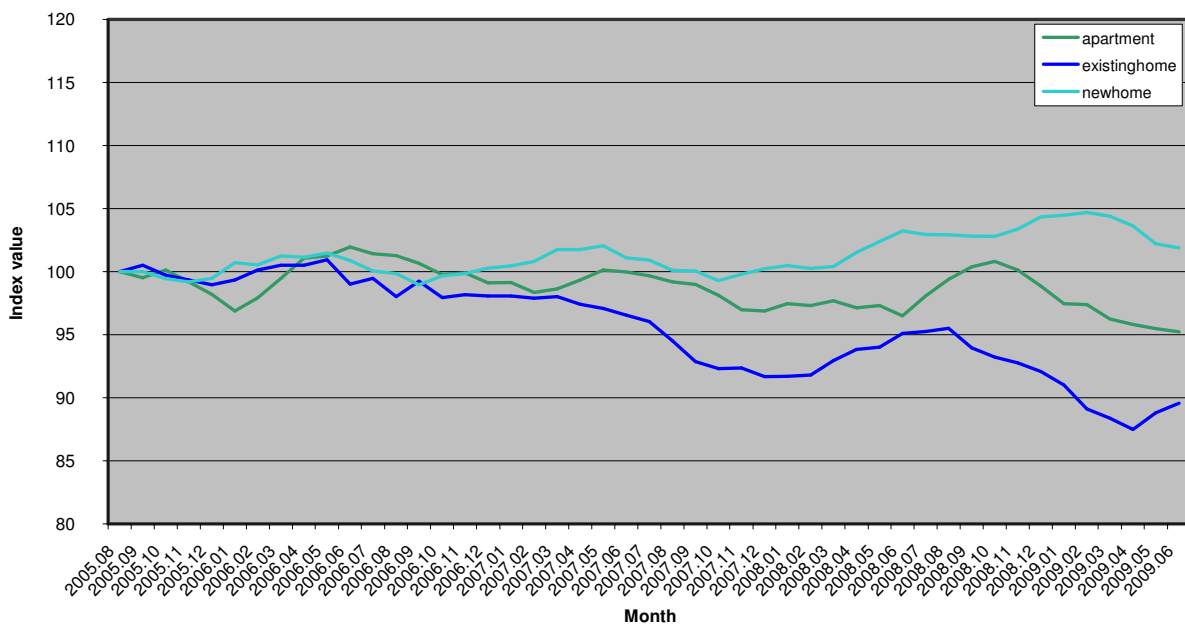
Real estate

## Hedonic house price index issued by Hypoport AG: June 2009

**Berlin, 23 July 2009:** For the first time in 9 months, the total index posted a slight gain in June. Prices for new homes and apartments only declined moderately and were more than compensated by a further increase in the index for existing homes. Over the coming month, the prices for all three index segments can be expected to stabilise.

The HPX indices in summary:

HPX-hedonic - Indices for Germany



Source: EUROPACE, Hypoport AG

### Assessment and forecast:

Real estate prices only declined moderately in Germany compared with other countries and are now stabilising in line with economic indicators. Although a rapid recovery is not expected to occur over the short term, the total index has probably now bottomed out. In the conditions prevailing at present, we do not anticipate any further marked decline or even slump. The gap between prices for new and existing homes is still considerable, but will narrow further over the course of the year.

Vorstand:  
 Prof. Dr. Thomas Kretschmar (Co-CEO),  
 Ronald Slabke (Co-CEO),  
 Marco Kisperth, Thilo Wiegand

Aufsichtsrat:  
 Dr. Ottheinz Jung-Senssfelder (Vors.),  
 Jochen Althoff (stellv. Vors.),  
 Christian Schröder

AG Berlin-Charlottenburg  
 HRB 74559  
 USt-IdNr.: DE207938067  
 Internet: www.hypoport.de

**The HPX indices in detail:**

**Increasing again: Total index**

June 2009	286.69
May 2009	286.49
April 2009	286.93

The total index is currently at a level of 286.69 points, equivalent to an increase of 0.07 percent compared with the previous month (May 2009: 286.49). This marks the first increase following nine months of continual decline. The further stabilisation is due to an increase in the values of existing homes. Year on year, the total index has, however, meanwhile dropped 2.77 percent compared with the same period last year (Total index June: 294.85).

**Slightly declining: Prices for apartments ("apartments")**

June 2009	95.24
May 2009	95.47
April 2009	95.81

The decline in prices for apartments was again less severe in June than that witnessed in previous months. Following a decline of 0.24 percent compared with the previous month (May 2009: 95.47) the index is currently at 95.24 points. As such, prices for apartments are still 1.31 percent below the value witnessed this time last year (June 2008: 96.51 points).

**Slightly declining: Prices for new single-family and two-family homes ("new homes")**

June 2009	101.88
May 2009	102.21
April 2009	103.63

In June, the decline in prices for new single-family and two-family homes was only 0.32 percent, bringing the index to its current level of 101.88 points. As a result, this index is now also posting a considerably lower level (1.31 percent) than witnessed this time last year (June 2008: 103.23 points).

**Slightly increasing: Prices for existing single-family and two-family homes ("existing homes")**

June 2009	89.57
May 2009	88.81
April 2009	87.49

The index for existing homes posted a slight increase of 0.86 percent in June to its current level of 89.57 points. By year-on-year comparison, the index is therefore 5.82 percent lower than the level posted in June 2008 (95.11 points). Existing homes can be expected to recover over the long term.

### **Method of calculating the hedonic HPX indices**

The house price indices are based on actual transaction data obtained from the EUROPACE platform and are compiled by Hypoport AG on a monthly basis. Hypoport AG operates the EUROPACE platform as Germany's only independent marketplace. EUROPACE now processes some ten percent of all private mortgage transactions in Germany. The total index represents the average aggregate of the individual indices. More information on how the hedonic index is calculated is available at <http://www.hypoport.de/indizes.html>

### **About Hypoport AG**

Hypoport Group is an internet-based all-round financial services provider based in Berlin. The Group employs more than 450 people. The company has been listed in the Prime Standard on Deutsche Börse since the end of 2007. Its business model consists of two reciprocally beneficial pillars – the sale of financial products (Dr. Klein & Co. AG) and the provision of a platform for transacting financial products via the internet.



Hypoport operates the EUROPACE B2B financial marketplace, which is the largest German online platform for transacting financing products. A fully integrated system links more than 30 banks with several thousand financial advisors, thus enabling the quick and direct agreement of contracts. The platform's highly automated processes generate considerable cost benefits. Nowadays, EUROPACE processes some 400 financing transactions every day. Hypoport AG publishes the monthly house price index (HPX) based on real transaction data.

A list of the banks and service providers that use the platform can be found at <http://www.hypoport.de/partner.html>. The Annual Report 2008 is available for download at <http://www.hypoport.de/publikationen.html>.

### **Contact**

Hypoport AG  
Klosterstrasse 71  
D-10179 Berlin  
[www.hypoport.de](http://www.hypoport.de)

Michaela Reimann  
Group Communications Manager  
Tel.: +49 (0) 30 / 4 20 86 1936  
E-Mail: [michaela.reimann@hypoport.de](mailto:michaela.reimann@hypoport.de)