

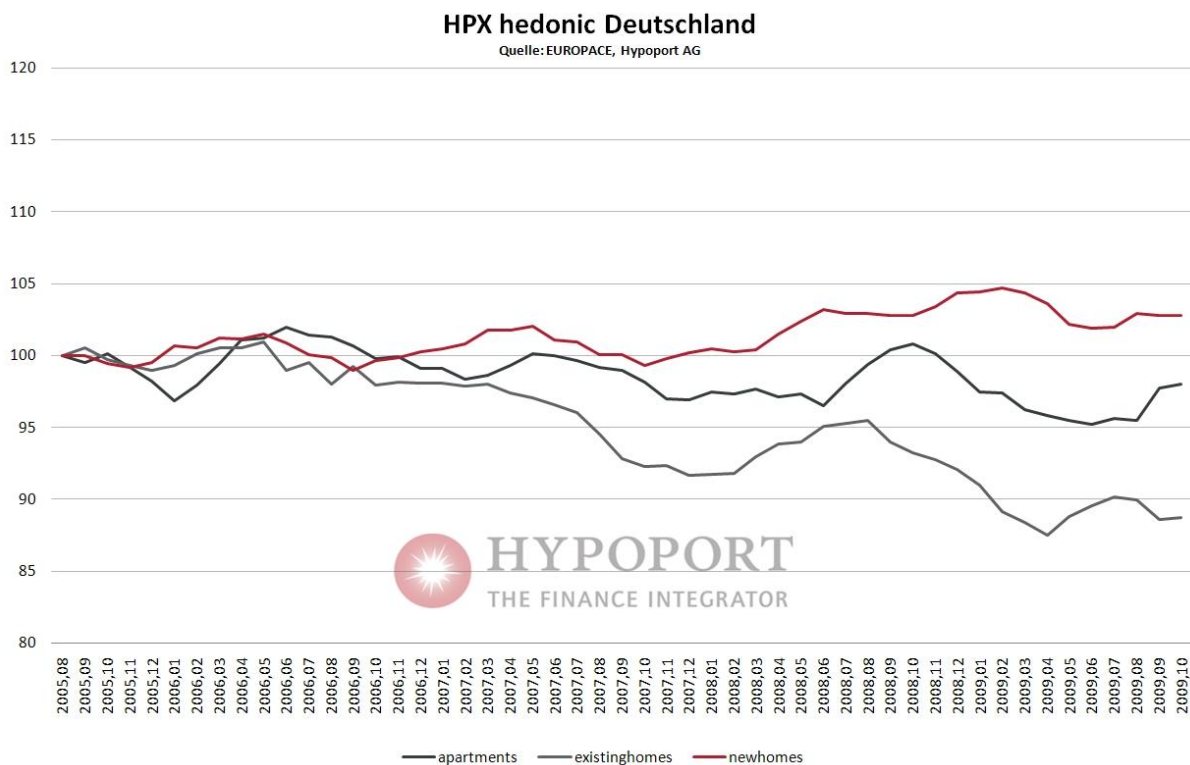
Press release

Real estate

Hedonic house price index issued by Hypoport AG: October 2009

Berlin, 17 November 2009: October marked another month in which prices for residential real estate rose slightly. The total index was again supported more by apartments than by the other two categories. Prices for new homes have remained virtually stable, whereas existing homes progressed in unison with the total index. All categories are therefore showing marked stabilisation with a slight upward trend. The policies announced by the new government are aimed at both stabilisation and encouraging long-term growth.

The HPX indices in summary:



Assessment and forecast:

Current purchasing terms and conditions are still a clear argument in favour of acquiring residential real estate. They are being joined by a slow but continuous recovery of the overall economic environment, which is strengthening consumer trust in future stability. Real estate prices are already reflecting the marginal increase in economic growth in the third quarter 2009: All individual indices are pointing upwards, resulting in an overall increase in the total index. The momentum provided by the government aid programmes for the automobile industry is bound to peter out soon. By contrast, the real estate sector expects sustained

positive stimulation from the announcements by the new Merkel administration. Efforts to increase the home ownership quota, encourage renovation and refurbishment and to amend the laws protecting tenants could all add new momentum to the market. Over the short term, however, all three partial segments can be expected to remain stable.

The HPX indices in detail:

Increasing: Total index

Month	Index value	Month-on-month change
October 2009	289.56	+ 0.16 %
September 2009	289.09	+ 0.26 %
August 2009	288.34	+ 0.21 %

The total index posted another increase - of 0.16 percent – in October. For the first time since last July, all three sub-indices contributed to this increase. Although, at currently 289.56 points, the index is 0.64 percent higher than it was in July, it is still 2.45 percent short of the level recorded this time last year (October 2008: 296.83 points).

Increasing: Prices for apartments ("apartments")

Month	Index value	Month-on-month change
October 2009	97.99	+ 0.28 %
September 2009	97.72	+ 2.34 %
August 2009	95.49	- 0.13 %

Following its strong increase in September, the index for apartments is now comparatively stable. The rise of 0.28 percent brings the index for apartments up to 97.99 points in October, equivalent to a total increase of 2.49 percent over the last three months. This time last year, the index was some 2.81 percent higher (October 2008: 100.82 points).

Stable: Prices for new single-family and two-family homes ("new homes")

Month	Index value	Month-on-month change
October 2009	102.82	+ 0.06 %
September 2009	102.76	- 0.15 %
August 2009	102.91	+ 0.93 %

Prices for new homes are continuing their lateral trend. With a slight increase of 0.06 percent, the index closed the month at 102.82 points. By quarterly comparison, prices have increased by 0.84 percent and have therefore regained the level witnessed in October last year (October 2008: 102.79 points).

Increasing: Prices for existing single-family and two-family homes ("existing homes")

Month	Index value	Month-on-month change
October 2009	88.75	+ 0.16 %
September 2009	88.61	- 1.48 %
August 2009	89.94	- 0.24 %

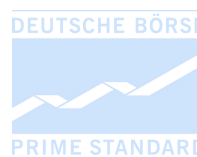
The index for existing homes also recovered in October. Although it posted a slight gain of 0.16 percent and has stabilised at 88.75 points, it is still 4.8 percent short of the 93.22 points recorded this time last year.

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 some 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 40 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

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