

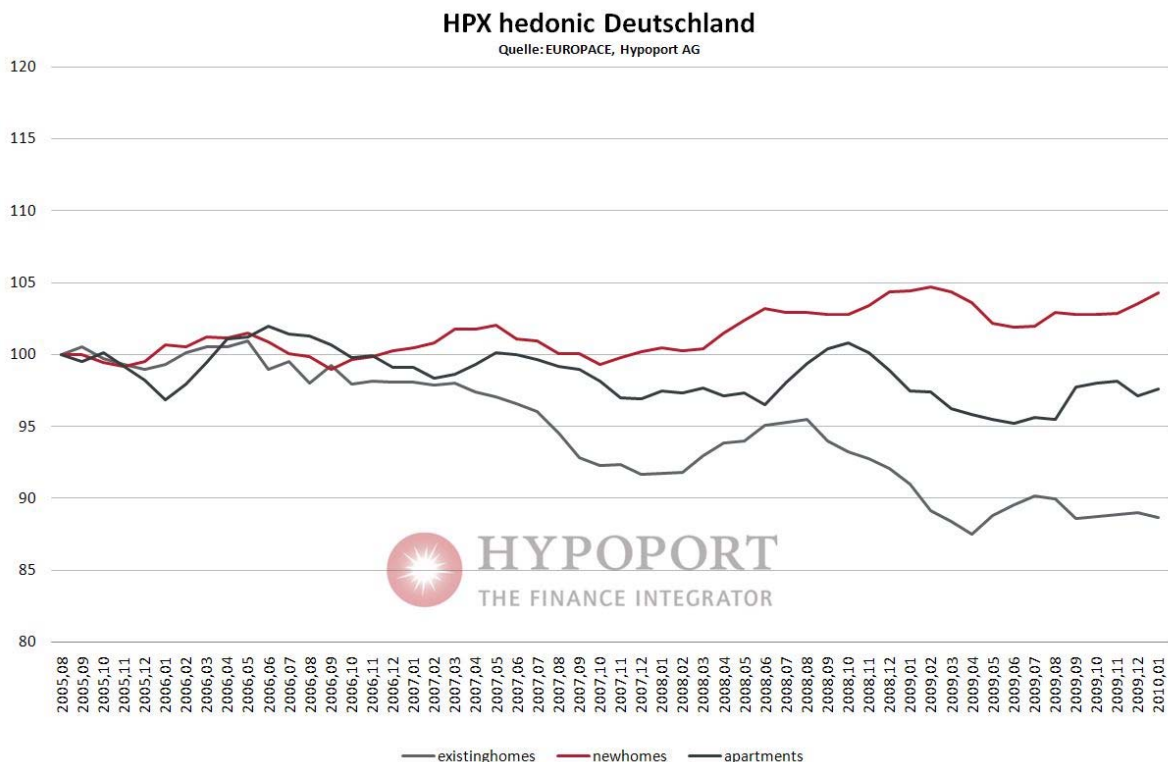
Press Release

Real Estate

Hedonic house price index issued by Hypoport AG: January 2010

Berlin, 17 February 2010: The global economy seems to be coming out of recession: both the IMF and the federal government have meanwhile raised their growth forecasts for Germany. Real estate prices are showing a corresponding slight increase, as has also been the case in recent months. The situation still favours the acquisition of real estate.

The HPX indices in summary:



Assessment and forecast:

The demand for residential property is being helped by positive economic developments, low rates of interest, a lack of profitable investment alternatives and the fear of possible inflation. Newly launched KfW subsidy programmes are encouraging energy-efficient construction. The growing number of households and the increased number of people moving to built-up areas could push up demand in future. Prices should therefore continue to remain stable. Existing homes that do not reflect the latest

state of energy technology and require renovation to comply with the Energy Savings Directives may witness declining prices. Uncertainty surrounds the high level of national debt and developments on the labour market.

The HPX indices in detail:

Slightly increasing: Total index

Month	Index value	Month-on-month change
January 2010	290.53	+ 0.29 %
December 2009	289.70	- 0.06 %
November 2009	289.88	+ 0.11 %

Compared with the previous month, the total index posted a gain of 0.29 percent (December 2009: 289.70 points) – its largest monthly increase in the last six months. By quarterly comparison, the index has gained 0.33 percent. Prices for new homes have increased considerably, although apartment prices have also appreciated. By contrast, prices for existing homes are weighing on the index. This has resulted in a lesser increase of the total index. At 290.53 points, the index is currently 0.82 percent short of the level witnessed this time last year (January 2009: 292.92 points).

Slightly increasing: Prices for apartments ("apartments")

Month	Index value	Month-on-month change
January 2010	97.58	+ 0.44 %
December 2009	97.15	- 1.04 %
November 2009	98.17	+ 0.18 %

Following a decline of 1.04 percent in December 2009, the index for apartments again posted a gain in January and, at currently 97.58 points, has topped the level witnessed this time last year (January 2009: 97.45 points) for the first time.

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

Month	Index value	Month-on-month change
January 2010	104.27	+ 0.72 %
December 2009	103.52	+ 0.65 %
November 2009	102.85	+ 0.03 %

The index for new homes witnessed its third increase in succession. Compared with the end of 2009, the index has increased by 0.72 percent to its current level of 104.27 points. This equates to an increase of 1.41 percent compared with October last year (October 2009: 102.82 points). The index is now just 0.18 percent short of the level of 104.46 points witnessed this time last year and is approaching the all-time high of 104.70 points posted in February 2009.

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

Month	Index value	Month-on-month change
January 2010	88.68	- 0.39 %
December 2009	89.03	+ 0.19 %
November 2009	88.86	+ 0.12 %

The prices for existing homes declined in January. The index dropped 0.39 percent to 88.68 points. Year on year, this equates to a decline of 2.56 percent (January 2009: 91.01 points).

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>.

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