

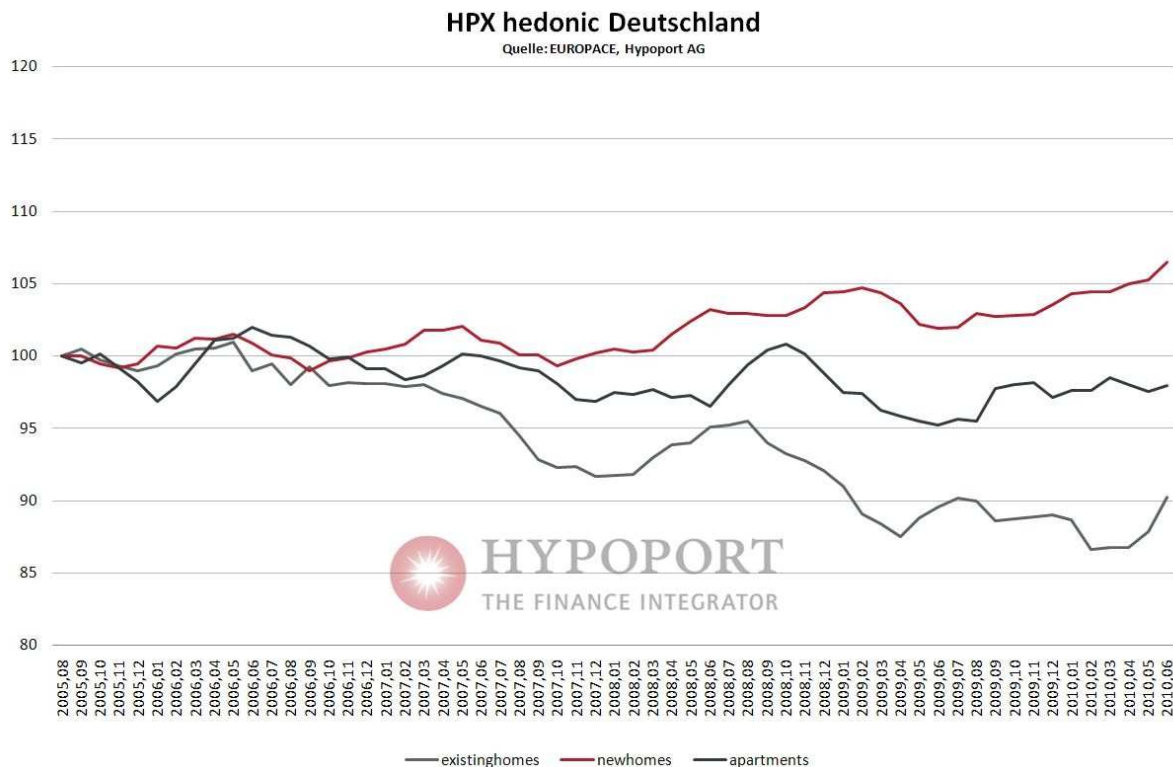
# Press Release

## Real Estate

### House price index issued by Hypoport AG: June 2010

Berlin, 6 July 2010: The house price index revealed a renewed increase in real estate prices in Germany in June. All three individual indices posted gains, with existing homes in particular demonstrating a marked increase. The index for new homes reached its third consecutive all-time high.

#### The HPX indices in summary:



#### Assessment and forecast:

Irrespective of whether it is purchased for owner occupation or as an investment or to protect against inflation, real estate is popular among owner occupiers and investors alike. Demand is growing, especially in the metropolitan areas where values are expected to witness the largest increase. The historically low levels of interest rates are also encouraging the acquisition of real estate. Although the summer months traditionally witness a positive seasonal trend, the increase this June is more marked than normal. Prices can be expected to remain stable, at least.

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**The HPX indices in detail:**

**Total index: increasing strongly**

Month	Index value	Month-on-month change
June 2010	294.71	+ 1.40 %
May 2010	290.64	+ 0.30 %
April 2010	289.78	+ 0.05 %

Month on month, the total index posted a gain of four points to its current level of 294.71 points. This equates to an increase of 1.40 percent and marks the largest monthly gain by the total index since the figures first started being captured. The main driver of this increase was the sector of existing homes, which posted a gain of 2.72 percent, although new homes and apartments also improved. By quarterly comparison, the total index has increased by 1.75 percent (March 2010: 289.63 points). By year-on-year comparison, it has also posted an impressive increase of 2.80 percent (June 2009: 286.69 points).

**Apartments ("apartments"): increasing slightly**

Month	Index value	Month-on-month change
June 2010	97.95	+ 0.42 %
May 2010	97.54	+ 0.51 %
April 2010	98.04	+ 0.45 %

The index for apartments is currently at 97.95 points, equivalent to a month-on-month increase of 0.42 percent (May 2010: 97.54 points). By quarterly comparison, it has declined by 0.54 percent (March 2010: 98.48 points). Year on year, the index has gained 2.85 percent. One of the reasons behind this marked increase is the fact that June 2009 witnessed the lowest ever index level of 95.24 points since the figures first started being captured.

**New single-family and two-family homes ("new homes"): increasing**

Month	Index value	Month-on-month change
June 2010	106.51	+ 1.21 %
May 2010	105.24	+ 0.28 %
April 2010	104.95	+ 0.51 %

Following yet another month-on-month increase, of 1.21 percent this time, the index for new homes again posted an all-time record high of 106.51 points. By quarterly comparison, it has increased by 2.00 percent (March 2010: 104.42 points). A year-on-year comparison reveals a particularly marked difference: this time last year, the index level of 101.88 points was 4.54 percent short of the current level.

**Existing single-family and two-family homes ("existing homes"): increasingly strongly**

Month	Index value	Month-on-month change
June 2010	90.25	+ 2.72 %
May 2010	87.86	+ 1.23 %
April 2010	86.79	+ 0.07 %

The month-on-month gain posted by the index for existing homes is an impressive 2.72 percent. At 90.25 points, the index has climbed above the 90 point mark again for the first time since July 2009. Within just three months the index has gained 4.06 percent from its level of 86.73 points in March 2010. Year on year, it has increased by 0.76 percent (June 2009: 89.57 points).

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

Hypoport AG operates the EUROPACE platform, which is the only independent marketplace for mortgage financing transactions in Germany. EUROPACE now processes some ten percent of all private mortgage transactions in Germany. 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. 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 product providers 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 downloaded from [www.hypoport.de](http://www.hypoport.de), as can the Annual Report 2009.

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