

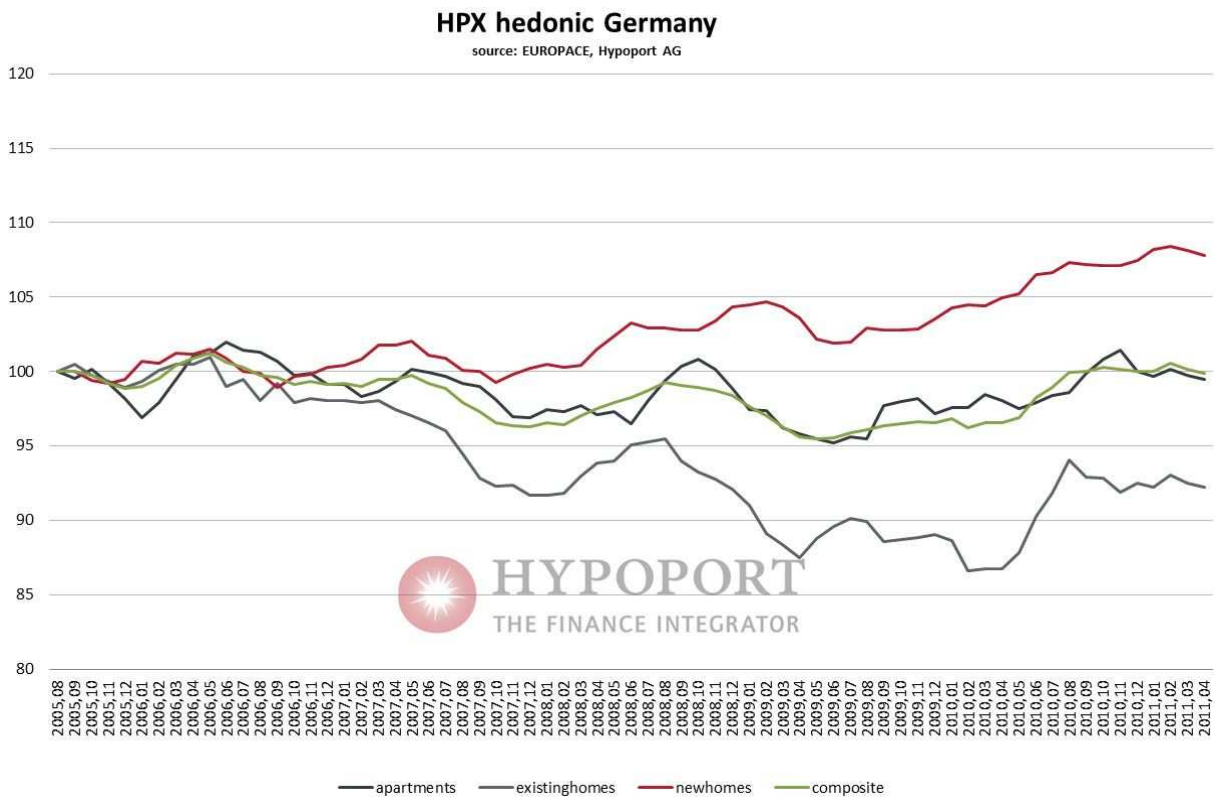
Press release

Real estate

Hypoport House Price Index: April 2011

Berlin, 16 May 2011: Although all three house price indices posted losses in April, they are still ahead across the board by year on year comparison. Prices for new homes recorded a sharper dip than in March. By contrast, the decline in prices for existing single-family and two-family homes and apartments was less marked by month on month comparison. At 99.86 points, the total index has dropped slightly below its starting level of 100 points. In light of the general stability in the overall economic situation, demand for real estate can be expected to increase at these price levels.

The HPX indices in summary:



Management Board:
 Ronald Slabke (CEO),
 Stephan Gawarecki,
 Hans Peter Trampe, Thilo Wiegand

Supervisory Board:
 Dr Ottheinz Jung-Senssfelder (chairman),
 Professor Dr Thomas Kretschmar (deputy chairman),
 Christian Schröder

Berlin-Charlottenburg local court
 HRB 74559
 VAT reg. no.: DE207938067
 Website: www.hypoport.com

Assessment and forecast:

The first move away from low interest rates has already taken place. When can we expect the next one? After raising base rates to 1.25 percent in April, the ECB is currently desisting from any further hikes. The ECB made it very clear in April that its first priority is to protect against inflation. Nevertheless it must still maintain a balance between price stability and the debt crisis in eurozone members Portugal and Greece. Mortgage rates have been creeping up since last September. Currently they are back at the level last witnessed in August 2009. From a long-term perspective – which should be the focus of both house builders and investors – the interest rate level is still very attractive. The historical rock-bottom rates witnessed in recent months are quite definitely a thing of the past. Declining house prices, rising inflation and interest rates that still rank as favourable not only encourage, they downright demand investment in "concrete gold".

The HPX indices in detail:

Total index: Declining

Month	Index value	Month-on-month change
April 2011	99.86	- 0.28%
March 2011	100.14	- 0.39%
February 2011	100.53	+ 0.50%

The total index again reflected the general downward price trend of the individual indices in April: Compared with March, it has declined by 0.28 percent (March 2010: 100.14 points). As such, it has now fallen slightly below the base level of 100 points for the first time since December 2010. The index is, however, still ahead by year on year comparison (April 2010: 96.59 points).

Apartments ("apartments"): Declining

Month	Index value	Month-on-month change
April 2011	99.50	- 0.25%
March 2011	99.75	- 0.38%
February 2011	100.13	+ 0.47%

At 99.50 points, prices for apartments dipped by 0.25 percent in April, compared with March 2011 (99.75 points). Prices did not, however, drop as sharply as they had done in March (decline of 0.38 percent in March at an index level of 99.75 points).

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

Month	Index value	Month-on-month change
April 2011	107.82	- 0.31%
March 2011	108.15	- 0.26%
February 2011	108.43	+ 0.24%

Prices for new homes posted a loss for the second consecutive month: Following three successive months of increases up to February 2011, the index declined by 0.31 percent in April to 107.82 points (March 2011: 108.15 points). By quarterly comparison, prices are 0.32 percent lower (January 2011: 108.17 points).

Existing single-family and two-family homes ("existing homes"): Declining

Month	Index value	Month-on-month change
April 2011	92.26	- 0.28%
March 2011	92.52	- 0.55%
February 2011	93.03	+ 0.83%

The downward trend in prices of existing single-family and two-family homes was less marked in April – at 0.28 percent – than it had been the month before (March 2011: 92.52 points). The index continued the trend demonstrated in March and followed the same pattern as the previous quarter: In January 2011, the index level was also 92.26 points. This consistency by quarter on quarter comparison had already been witnessed in March 2011. Year on year, prices are currently still well ahead – at 6.30 percent – of last year's level (April 2010: 86.79 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 processes about 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

As both an independent vendor of financial products and operator of a B2B financial marketplace, Hypoport is successfully active in two segments that mutually complement each other. Hypoport always offers the simplest means of accessing the best financial services on offer. Hypoport develops and operates the web-based EUROPACE financial marketplace, which is Germany's largest platform for mortgage financing, property acquisition-related savings schemes and personal loans. A fully integrated system brings together more than 140 partners from the fields of banking, insurance and financial service vendors. Several thousand users process some ten thousand financing transactions with a total volume of as much as 1.5 billion Euros on EUROPACE each month.

Dr. Klein & Co. AG, a subsidiary of Hypoport, is an internet-based and independent vendor of financial services. The experts at Dr. Klein provide comprehensive advice on mortgage financing, insurance products and financial investments to private clients. Dr. Klein & Co. AG has been a preferred partner for the provision of financial services to the residential property industry, municipal clients and commercial real estate investors since 1954. The registered office of Hypoport AG is Berlin. The company employs more than 450 people and is listed in the Prime Standard on Deutsche Börse, the German stock exchange.

Contact

Hypoport AG
Michaela Reimann (Group Communications Manager)
Tel.: +49 (0)30 / 42086 1936
E-Mail: michaela.reimann@hypoport.de
www.hypoport.de

Share information

ISIN DE 0005493365
SIN 549336
Ticker symbol HYQ

