Setting the course during the financial crisis
Interim report as of 30th September 2009
Hypoport Group was able to increase the EBITDA generated by the business units Corporate Real Estate Clients and Institutional Clients by 78% and 19%. Again this performance again sets us well apart from other financial service vendors.

In this quarter in the business units Private Clients and Financial Service Providers we were affected by a market-induced distinct decline of the requested fixed interest period of mortgage loans. Our earnings highly depend on the fixed interest period. We see that development as a temporary one.

We further invested in the strategical development of the Financial Service Providers business unit. Market conditions unfortunately prevented the increased costs from being covered by corresponding revenues. As a result the EBITDA declined to 166 T€.

In spite of its unsatisfactory earnings, the Financial Service Providers business unit has made significant progress in all of the defined strategic directions. In the cooperative sector we started a collaboration with the PSD banks. In the savings banks sector we won the Ostdeutscher Sparkassenverband (OSV) as a partner.

Hypoport Group was able to marginally increase its revenues and gross profit in spite of difficult market conditions. The burdens outlined above did, however, cause EBITDA to decline by 32% compared with the previous year. In comparison to our peer group we showed a much better performance.
Contents

1. Overview of key performance indicators
2. Performance of the business units
3. Hypoport’s shares
4. Outlook
Even in the financial crisis Hypoport remains stable

Key performance indicators of Hypoport Group as of 30th September 2009

<table>
<thead>
<tr>
<th></th>
<th>9M 2009</th>
<th>9M 2008</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenues (million €)</td>
<td>37,458</td>
<td>36,832</td>
<td>2%</td>
</tr>
<tr>
<td>Gross profit (million €)</td>
<td>23,935</td>
<td>24,305</td>
<td>-2%</td>
</tr>
<tr>
<td>EBITDA (million €)</td>
<td>4,174</td>
<td>6,101</td>
<td>-32%</td>
</tr>
<tr>
<td>EBIT</td>
<td>1,391</td>
<td>3,877</td>
<td>-64%</td>
</tr>
</tbody>
</table>
Stable development in Hypoport’s balance sheet
Key performance indicators of Hypoport Group as of 30th September 2009

<table>
<thead>
<tr>
<th>in thousand €</th>
<th>30th Sept 2009</th>
<th>31st Dec 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current assets</td>
<td>24,866</td>
<td>27,748</td>
</tr>
<tr>
<td>Non-current assets</td>
<td>29,728</td>
<td>29,242</td>
</tr>
<tr>
<td>Equity</td>
<td>22,890</td>
<td>22,910</td>
</tr>
<tr>
<td>Non-current liabilities</td>
<td>21,279</td>
<td>22,952</td>
</tr>
<tr>
<td>Current liabilities</td>
<td>10,425</td>
<td>11,128</td>
</tr>
<tr>
<td>Total assets</td>
<td>54,594</td>
<td>56,990</td>
</tr>
<tr>
<td>Number of employees (average)</td>
<td>442</td>
<td>489</td>
</tr>
</tbody>
</table>
Completed lender portfolio will make Hypoport more independent from funding concepts

Comparison of funding concepts

<table>
<thead>
<tr>
<th>Before financial crisis</th>
<th>Present situation</th>
<th>Future</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Funding via Savings Deposits</strong>&lt;br&gt;• used by regional, smaller banks&lt;br&gt;• expensive</td>
<td><strong>Funding via Capital Market</strong>&lt;br&gt;• expensive due to financial crisis&lt;br&gt;• reduced lender activities in general and increased loan criteria</td>
<td><strong>Funding via Savings Deposits</strong>&lt;br&gt;• Hypoport intensifies cooperation with local banks&lt;br&gt;• Lender portfolio will be completed</td>
</tr>
<tr>
<td><strong>Funding via Capital Market</strong>&lt;br&gt;• used by large lenders&lt;br&gt;• efficient</td>
<td><strong>Funding via Savings Deposits</strong>&lt;br&gt;• a lot of customers changed to local banks&lt;br&gt;• temporary surplus on liquidity</td>
<td><strong>Funding via Capital Market</strong>&lt;br&gt;• Efficiency of large lenders will prevail&lt;br&gt;• capital markets will come back to normal</td>
</tr>
</tbody>
</table>
Steep yield curve forces households into shorter fixed interest periods

Development of interest rates in Germany and requested fixed interest periods in EUROPACE

Average fixed interest period of mortgages in EUROPACE

Decline 24%

Development of interest rates (DGZF)

- 1 year
- 5 years
- 10 years
Interim report as of 30th September 2009

Contents

1. Overview of key performance indicators
2. Performance of the business units
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4. Outlook
Divisions complement one another in market volume, know-how und technology
Two Divisions, Four Business Units – One Strategy
Short fixed interest periods influence mortgage financing business

Key figures for the Private Clients business unit

<table>
<thead>
<tr>
<th></th>
<th>Revenues (million €)</th>
<th>EBITDA (million €)</th>
</tr>
</thead>
<tbody>
<tr>
<td>9M 2008</td>
<td>24.2</td>
<td>2.4</td>
</tr>
<tr>
<td>9M 2009</td>
<td>22.6</td>
<td>2.1</td>
</tr>
</tbody>
</table>

Business unit could stand its ground in a difficult market environment unlike many peers.

Growth of „other financial service products“ continues.

The decline in revenues from mortgage finance results from the shorter fixed interest periods and from the shift of mortgage volume to the business unit „Financial Service Providers“ due to the transfer of institutional clients to the Hypoport Packager.
Financial crisis is used to occupy free market segments
Sales power of Dr. Klein

<table>
<thead>
<tr>
<th>Sales power</th>
<th>30th Sept 2009</th>
<th>30th Sept 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone sales staff</td>
<td>48</td>
<td>46</td>
</tr>
<tr>
<td>Number of branches</td>
<td>173</td>
<td>116</td>
</tr>
<tr>
<td>Advisors in branch-based sales</td>
<td>389</td>
<td>237</td>
</tr>
<tr>
<td>Independent financial advisors (IFA) acting as agents</td>
<td>2,178</td>
<td>1,681</td>
</tr>
</tbody>
</table>

**Number of Leads (million)**

- 9M 2008: 3.5
- 9M 2009: 4.3 (23% increase)
Corporate Real Estate Clients business unit benefits from its extraordinary market position

Key figures for the Corporate Real Estate Clients business unit

Volume of brokered loans
(million €)

<table>
<thead>
<tr>
<th></th>
<th>9M 2008</th>
<th>9M 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renewed business</td>
<td>323</td>
<td>159</td>
</tr>
<tr>
<td>New business</td>
<td>757</td>
<td>1,047</td>
</tr>
</tbody>
</table>

Many real estate investors can no longer rely on their relationship with their main banks

Therefore, Dr. Klein is facing continuing high demand

In addition to the financing of residential property companies the business unit increasingly finances commercial properties

Strong growth of earnings
Due to financial crisis demand for consulting services is increasing

Key figures for the Institutional Clients business unit

Revenues (million €)

<table>
<thead>
<tr>
<th></th>
<th>9M 2008</th>
<th>9M 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.8</td>
<td>2.5</td>
<td></td>
</tr>
</tbody>
</table>

EBITDA* (million €)

<table>
<thead>
<tr>
<th></th>
<th>9M 2008</th>
<th>9M 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.64</td>
<td>0.80</td>
<td></td>
</tr>
</tbody>
</table>

*from continuing operations

Issuers need advice as a result of portfolio asset sales, corporate restructuring and the issuance of covered bonds as part of central banks' funding operations

Acquisition of new clients

Increasing earnings
**Business unit could not withdraw from difficult market situation**

Key figures for the Financial Service Providers business unit

<table>
<thead>
<tr>
<th></th>
<th>Revenues (million €)</th>
<th>EBITDA (million €)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>9M 2008</strong></td>
<td>6.3</td>
<td>3.1</td>
</tr>
<tr>
<td><strong>9M 2009</strong></td>
<td>7.2</td>
<td>0.2</td>
</tr>
</tbody>
</table>

Investments in the acquisition of new market segments and the development of the new EUROPACE platform burden EBITDA.

Increased revenues due to additional services with lean margins around the marketplace.

Basic earning declined due to shorter fixed rate periods.

Supplementary earnings from project business lower than last year.
This is what we promised as our strategic development
Directions of strategic development in the EUROPACE marketplace (Financial Service Providers business unit)
What did we already achieve in 2009?
Directions of strategic development in the EUROPACE marketplace (Financial Service Providers business unit)

Gaining market shares from the branch banks
- Cooperative banks generated a volume of 0.4 bn. € since the start of GENOPACE
- PSD banks start using EUROPACE (with support of the association)
- Joint Venture with OSV founded

Other products
- Transaction volume of personal loans increased by 19 % to 0.95 bn. € in the first nine months 2009
- Brokerage of building society savings and giro accounts/overnight deposit accounts started well

Internationalisation
- EUROPACE in the Netherlands is set up and running
- First mortgage loans processed

Growth with the broker market
- Transaction volume increased slightly
- High investments in EUROPACE 2 to increase market shares
In the cooperative sector we strengthen our presence
Collaboration with the cooperative sector

GENOPACE partner banks

PSD banks

11 of 15 PSD banks decided to use EUROPACE
We newly started in the savings banks sector
Collaboration in the savings bank sector with the Ostdeutscher Sparkassenverband (OSV)

- Joint Venture with OSV (50%)
- Goal is the participation of other regional savings banks federations

Distribution Organisations
- Savings Bank
  - Third party sales/ Cooperations
  - Telephone/Internet
  - Mobile Sales
- LBS
- Public Insurance Company
  - EUROPACE
  - DR. KLEIN
  - STARPOOL
... and app. 400 more small sales organisations

Product Providers
- Own production
- Cooperation partner / Network partner
  - LBS
  - Savings bank (outside zipcode area)

FINMAS
- Market access
- Products, processes & services
- Technology
- Competence
- Independence
- Exklusively for the savings banks financial area

More Lender
- Hanseatic
- BW-Bank
- SKG
...
EUROPACE is used in all market segments

Market coverage by EUROPACE

All relevant market segments will use the innovative instruments of B2B-market places in individual roles
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Share price outperforms the industry average
Price performance 2009 and ownership structure as of 30th September 2009

Number of share: 6,126,890

- Revenia GmbH (Ronald Slabke, Co-CEO) 36.3%
- Kretschmar Familienstiftung 35.2%
- Deutsche Postbank AG 18.8%
- Free Float 9.8%

Basic data
- WKN: 549 336
- ISIN: DE 000 549 3365
- Symbol: HYQ
- Type: no-par shares
- Calculative Value: 1.00 €
- Number of Shares: 6,126,890.00 €
- Stock exchange: Frankfurt XETRA
- Market Segment: Regulated Market
- Transparency Standard: Prime Standard
- Index membership: CDAX
  - Classic All Share
  - DAXsector All Financial Services
  - GEX
  - Prime All Share

Designated Sponsoring
Hypoport AG is serviced by Landesbank Baden-Württemberg, Stuttgart.
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1. Overview of key performance indicators
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Identifying potentials and creating growth
Outlook for 2009

We will continue to pursue our strategy of acquiring additional market shares. In both, financial product sales and the B2B financial marketplace, we will focus on insurances, financial investments and building society savings.

In 2009 we are aiming to an above average expansion of our branches and independent advisor network to increase Dr. Klein’s regional presence significantly.

Assuming a stabilisation of our environment we now expect a small growth in revenues and gross profit for 2009 and a profitability determined by the current market situation on the level of the 1st half year.

Once the financial and economic crisis has been overcome, we expect EBIT margins to regain their formerly high levels and market shares to increase considerably.