Successful in many ways
Preliminary Financial Figures on the Year ended 31 December 2009
Contents

1. Overview of key performance indicators
2. Performance of the business units
3. Hypoport’s shares
4. Outlook
Stable revenues despite financial crisis
Key performance indicators of the Hypoport Group on the year ended 31 December 2009 (preliminary)

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2008</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue*</td>
<td>50,474</td>
<td>52,679</td>
<td>- 4.2%</td>
</tr>
<tr>
<td>EBITDA*</td>
<td>4,902</td>
<td>8,063</td>
<td>- 39.2%</td>
</tr>
<tr>
<td>EBIT*</td>
<td>1,220</td>
<td>4,969</td>
<td>- 75.4%</td>
</tr>
<tr>
<td>Number of employees</td>
<td>444</td>
<td>489</td>
<td>- 9%</td>
</tr>
</tbody>
</table>

* from business fields to be continued

The closed business fields burden the Group’s profit in 2008 with an net loss of € -3,367 thousand.
Contents

1. Overview of key performance indicators
2. Performance of the business units
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Hypoport is the Internet-based Financial Service Provider
Two corporate divisions, four business units
Broad positioning allows remarkable positive earnings

Key figures of the business unit Private Clients

Independence and professional customer advisory guarantees trust in our brands throughout difficult times

Expansion to other financial products reduces dependency from the mortgage financing market

Further development of the market presence through expansion of the advisor and branch network. Because the increase of the sales force clearly speeded up towards the end of the year it had no significant impact on actual revenues.

Decrease of revenue per branch for the segment of mortgage financing, whereas the average revenue per branch for the insurance business remained stable.
Lead generation is the basis for strong growth
Sales power of Dr. Klein

Numer of Leads (million)

- **2006**: 0.9
- **2007**: 2.5
- **2008**: 4.7
- **2009**: 5.7

Advisers in branch-based sales

- **2006**: 97
- **2007**: 147
- **2008**: 235
- **2009**: 389

Number of branches

- **2006**: 79
- **2007**: 104
- **2008**: 154
- **2009**: 175

Independent financial advisers acting as agents

- **2006**: 920
- **2007**: 1,278
- **2008**: 1,801
- **2009**: 2,382

**CAGR**

- **Lead generation**: 85%
- **Advisers**: 59%
- **Number of branches**: 30%
- **Independent financial advisers**: 37%
Results tie last years record-level
Key figures of the business unit Corporate Real Estate Clients

Highest volume of new business acquired within history of the business unit
Expansion of the business activities towards the municipal and commercial customers

Volume of brokered loans (million €)

<table>
<thead>
<tr>
<th></th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renewed</td>
<td>918</td>
<td>498</td>
<td>456</td>
<td>217</td>
</tr>
<tr>
<td>New business</td>
<td>850</td>
<td>461</td>
<td>1,169</td>
<td>1,383</td>
</tr>
</tbody>
</table>

CAGR 4%

Revenue (million €)

<table>
<thead>
<tr>
<th></th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5.0</td>
<td>4.8</td>
<td>6.8</td>
<td>6.4</td>
</tr>
</tbody>
</table>

CAGR 9%

EBIT (million €)

<table>
<thead>
<tr>
<th></th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.0</td>
<td>0.8</td>
<td>2.9</td>
<td>2.7</td>
</tr>
</tbody>
</table>

CAGR 39%
Investments in EUROPACE 2 burden Earnings
Key figures of the business unit Financial Service Provider

Revenue (million €)

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>5.8</td>
</tr>
<tr>
<td>2007</td>
<td>9.0</td>
</tr>
<tr>
<td>2008</td>
<td>12.0</td>
</tr>
<tr>
<td>2009</td>
<td>10.3</td>
</tr>
</tbody>
</table>

CAGR 21%

EBIT (million €)

<table>
<thead>
<tr>
<th>Year</th>
<th>EBIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>2.7</td>
</tr>
<tr>
<td>2007</td>
<td>5.5</td>
</tr>
<tr>
<td>2008</td>
<td>1.9</td>
</tr>
<tr>
<td>2009</td>
<td>-1.4</td>
</tr>
</tbody>
</table>

Business unit suffers financial losses due to the negative development of the activities of the partner banks that are refinancing their business in the capital market.

Shorter average duration of fixed interest rate leads to additional decrease of revenues

Strategically important positioning through joint ventures within the co-operative and savings banks sector completes the market coverage by EUROPACE.
Transaction volume suffers from financial crisis
Development of transaction volume of EUROPACE

Start of financial crisis
Abolishment of home owner benefit
Shorter average duration of fixed interest rate leads to lower transaction fee

Development of average duration of fixed interest rate and transaction fee
Meanwhile 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
Pleasant growth of revenues and earnings
Key figures of the business unit Institutional Clients

Continuation of the successful business field EUROPACE for Issuers Europe-wide from Amsterdam

High ability to adapt to new market circumstances guarantees growth in revenues and earnings despite lack of emission of securitization transactions

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue (million €)</th>
<th>EBIT* (million €)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>Not yet in the group</td>
<td>Not yet in the group</td>
</tr>
<tr>
<td>2007</td>
<td>2.1</td>
<td>0.5</td>
</tr>
<tr>
<td>2008</td>
<td>2.3</td>
<td>0.4</td>
</tr>
<tr>
<td>2009</td>
<td>3.2</td>
<td>0.6</td>
</tr>
</tbody>
</table>

*CAGR 23% *

*from business fields to be continued
the closed business fields burden the business unit in 2008 with an EBIT of € -3.4 Mio.*
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**The Free Float in Hypoport’s Shares Amounts to 36 per cent**

Share prices 2009 und Breakdown of Shareholders as of 31 December 2009

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**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 Prime Standard
- **Transparency Standard**: Classic All Share
- **Index membership**: CDAX

**Designated Sponsor**

Landesbank Baden-Württemberg

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**Number of shares: 6,128,958**

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

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**Daily closing prices Frankfurt Stock Exchange (1st Jan – 31st Dec 2009)**

<table>
<thead>
<tr>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>5</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
</tr>
<tr>
<td>12</td>
<td>11</td>
<td>10</td>
<td>9</td>
</tr>
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Growth in a challenging market environment
Outlook for 2010

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.

We aim for a distinct expansion of the branch and independent advisor network to increase regional presence of Dr. Klein

We expect a moderate growth of revenues and stable earnings

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.