Hypoport records rapid growth
Preliminary Financial Figures on the Year ended 31 December 2010
Contents

1. Overview of key performance indicators
2. Performance of the business units
3. Hypoport‘s shares
4. Outlook
### Significant growth in all important key performance indicators

Key performance indicators of the Hypoport Group on the year ended 31 December 2010 (preliminary)

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2009</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue (million €)</td>
<td>66,912</td>
<td>50,474</td>
<td>32.5 %</td>
</tr>
<tr>
<td>Gross profit (million €)</td>
<td>40,278</td>
<td>30,024</td>
<td>25.8 %</td>
</tr>
<tr>
<td>EBITDA* (million €)</td>
<td>11,147</td>
<td>4,902</td>
<td>127.4 %</td>
</tr>
<tr>
<td>EBIT (million €)</td>
<td>6,426</td>
<td>1,220</td>
<td>426.7 %</td>
</tr>
<tr>
<td>Number of employees (31st December)</td>
<td>455</td>
<td>444</td>
<td>2.5 %</td>
</tr>
</tbody>
</table>

*from business fields to be continued
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
Focused sales power leads to dynamic growth in revenue

Key figures of the business unit Private Clients

Revenue (million €)

<table>
<thead>
<tr>
<th>Year</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>15.6</td>
<td>25.0</td>
<td>31.6</td>
<td>30.1</td>
<td>40.4</td>
</tr>
</tbody>
</table>

CAGR 27%

Especially the mortgage financing segment benefits from the positive market environment

Further expansion of the regional sales network

Merger of brands strengthens the Dr. Klein brand and creates the largest franchise organisation in the financial services industry in Germany

Start of affiliate network „Finanzpartnernetz“ strengthens independence from other market players in the internet
More clout through increase of advisors in the branches
Sales power of Dr. Klein

**Online sales: Number of Leads (million)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Leads (million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>0.9</td>
</tr>
<tr>
<td>2007</td>
<td>2.5</td>
</tr>
<tr>
<td>2008</td>
<td>4.7</td>
</tr>
<tr>
<td>2009</td>
<td>5.7</td>
</tr>
<tr>
<td>2010</td>
<td>4.1</td>
</tr>
</tbody>
</table>

*46% CAGR*

**Branch-based sales: Number of Advisors**

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Advisors</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>97</td>
</tr>
<tr>
<td>2007</td>
<td>147</td>
</tr>
<tr>
<td>2008</td>
<td>235</td>
</tr>
<tr>
<td>2009</td>
<td>431</td>
</tr>
<tr>
<td>2010</td>
<td>544</td>
</tr>
</tbody>
</table>

*54% CAGR*

*2008 Integration of telefone sales into branches

**Branch-based sales: Number of branches**

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of branches</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>79</td>
</tr>
<tr>
<td>2007</td>
<td>104</td>
</tr>
<tr>
<td>2008</td>
<td>154</td>
</tr>
<tr>
<td>2009</td>
<td>175</td>
</tr>
<tr>
<td>2010</td>
<td>178</td>
</tr>
</tbody>
</table>

*23% CAGR*

**Independent financial advisers acting as agents**

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of agents</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>920</td>
</tr>
<tr>
<td>2007</td>
<td>1,278</td>
</tr>
<tr>
<td>2008</td>
<td>1,801</td>
</tr>
<tr>
<td>2009</td>
<td>2,382</td>
</tr>
<tr>
<td>2010</td>
<td>2,877</td>
</tr>
</tbody>
</table>

*33% CAGR*
Manifold new business and several Big Deals lead to record earnings

Key figures of the business unit Corporate Real Estate Clients

Positive growth of clients due to excellent regional contact network

Verticale (corporate real estate investors, municipality) and horizontal (additional products and consulting services) diversification of supply range strengthens profitability of the business unit
Deep process integration and 140 partners make EUROPACE unique and successful

Key figures of the business unit Financial Service Provider

EBIT is in the profit zone again while revenue reaches a record high

More the 140 partners on the EUROPACE platform

Further increase of platform acceptance in the co-operative and public banking sector

More than 40 Co-operative and Raiffeisen banks on GENOPACE and 19 Savings banks on FINMAS

The development status of EUROPACE2 receives very positive feedback from our partners

Integration of new partners to the platform leads to an increase in consulting regarding optimization of mortgage financing processes
75 billion Euro cumulative transaction volume since platform start

Development of the transaction volume of EUROPACE (in billion Euro)
Market penetration increases by five large expansion projects

Business unit carries costs of the strategic development projects of the EUROPACE marketplace

I. EUROPACE II
   - New development of EUROPACE on a new technological basis

II. BOXL
   - EUROPACE for savings banks

III. GENOPACE
    - EUROPACE für Co-operative banks

IV. FINMAS
    - EUROPACE as interface between BHW and Postbank Finanzberatung

V. Hypoport Stater
    - EUROPACE in the Netherlands

Investments into the future

Increase of the penetration of many market segments

Entry into new (sub-)markets
Professionalism and market power in the Netherlands radiates to Europe

Key figures of the business unit Institutional Clients

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue (million €)</th>
<th>EBIT* (million €)</th>
<th>CAGR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>Not yet in the group</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>2007</td>
<td>2.1</td>
<td>0.4</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>2.3</td>
<td>0.6</td>
<td></td>
</tr>
<tr>
<td>2009</td>
<td>3.2</td>
<td>0.7</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>3.3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Stable customer relationships enable continuously positive development of revenues and earnings.

Possibilities of internationalisation are examined in selected projects.

Possible cooperations for the compliance of requirements of the European Central Bank regarding the reporting of banks are examined.

*from business fields to be continued
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The Free Float in Hypoport’s Shares Amounts to 37 per cent
Share prices in the first three quarters of 2010 and breakdown of Shareholders as of 31 December 2010

Number of shares: 6,194,958

- Revenia GmbH (Ronald Slabke, CEO)
- Kretschmar Familienstiftung
- Deutsche Postbank AG
- Free Float
  Thereof other board members: 13.7%

Basic data

- WKN: 549 336
- ISIN: DE 000 549 3365
- Symbol: HYQ
- Type: no-par shares
- Calculative Value: 1.00 €
- Number of Shares: 6,194,958.00 €
- Stock exchange: Frankfurt
- Market Segment: Regulated Market
- Transparency Standard: Prime Standard
- Indexmembership: CDAX Classic All Share

Research

Close Brothers Seydlers Research AG
Lang & Schwarz Broker GmbH
Landesbank Baden-Württemberg (until 31 December 2010)

Designated Sponsoring

Landesbank Baden-Württemberg, Stuttgart (until 31 December 2010)
Close Brother Seydlers Bank AG, Frankfurt (since 1 October 2010).
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Another challenging year to be mastered with strength
Outlook for 2011

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 in 2011 to further increase regional presence.

Assuming that our environment further stabilises, in 2011 we currently expect to see a distinct two-digit growth in revenue and earnings on previous year’s level.