

50% plus!

Report on the year ended 31 December 2007

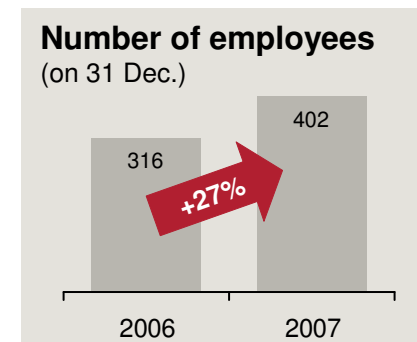
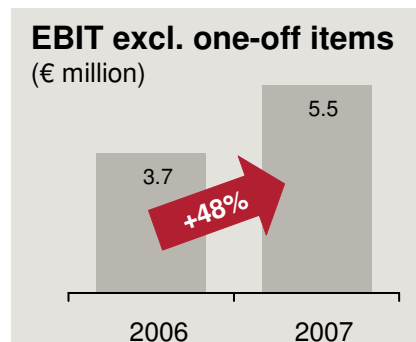
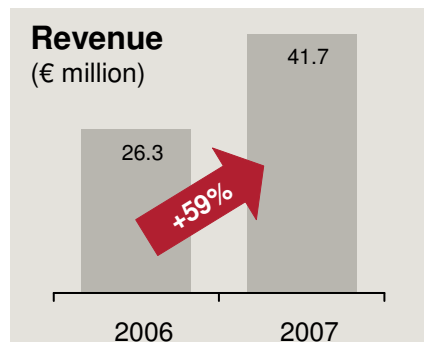


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2. Performance of the business units
3. Hypoport's shares
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The growth story continues

Key performance indicators of Hypoport group for the year ended 31 December 2007**



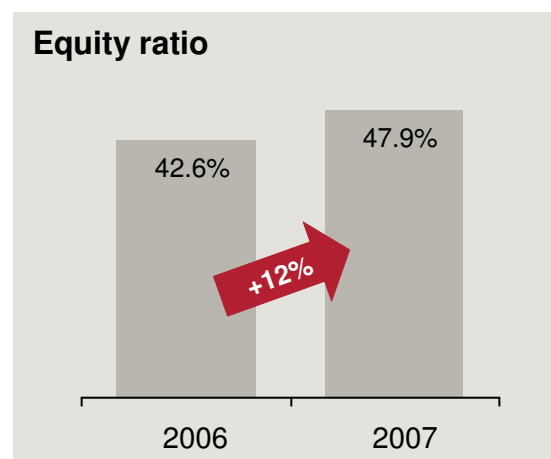
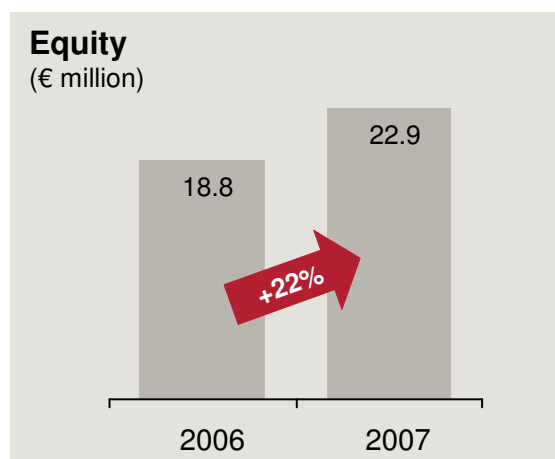
€ thousand	2006	2007	Growth
Revenue	26,286	41,714	58.7%
EBIT excl. one-off items	3,741	5,540	48.1%
One-off items*	+878	-1,580	
EBIT incl. one-off items	4,619	3,960	-14.3%
Net profit for the year	4,080	4,259	4.4%
Number of employees (on 31 Dec)	316	402	27.2%

*2007: Cost of Listing (€1.101 million) and write-down of the web-based solution EUROPACE for issuers (€479 thousand)
2006: One-off gain on sale of real estate

**2007 figures unaudited

Hypoport's balance sheet has remained stable

Selected figures from Hypoport group balance sheet for 2006 and 2007*



€ thousand	31 Dec 2006	31 Dec 2007
Non-current assets	26,238	27,717
Current assets	17,958	20,161
Equity	18,820	22,930
Non-current liabilities	12,305	15,226
Current liabilities	13,071	9,722
Total assets	44,196	47,878

**2007 figures unaudited

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Hypoport is the internet-based financial service provider

Two corporate divisions, four business units



HYPOPORT
THE FINANCE INTEGRATOR

Financial Sales

DR. KLEIN
DIE PARTNER FÜR IHRE FINANZEN

B2B-Finance Marketplaces

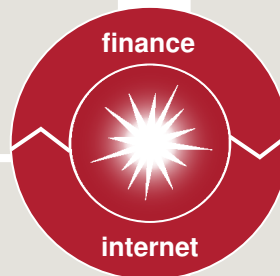
EUROPACE

Private Clients

**Financial Service
Providers**

**Corporate
Real Estate Clients**

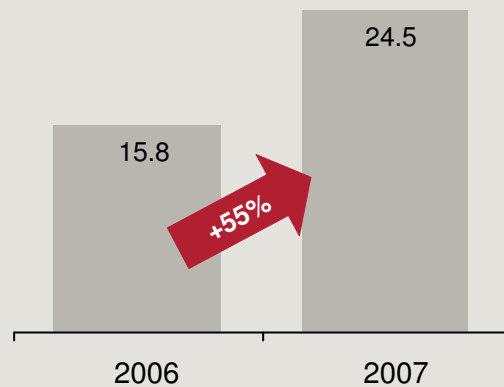
Institutional Clients



Consistent revenue growth and disproportionate rise in EBIT

Key performance indicators for the Private Clients business*

Revenue (€ million)



EBIT (€ million)



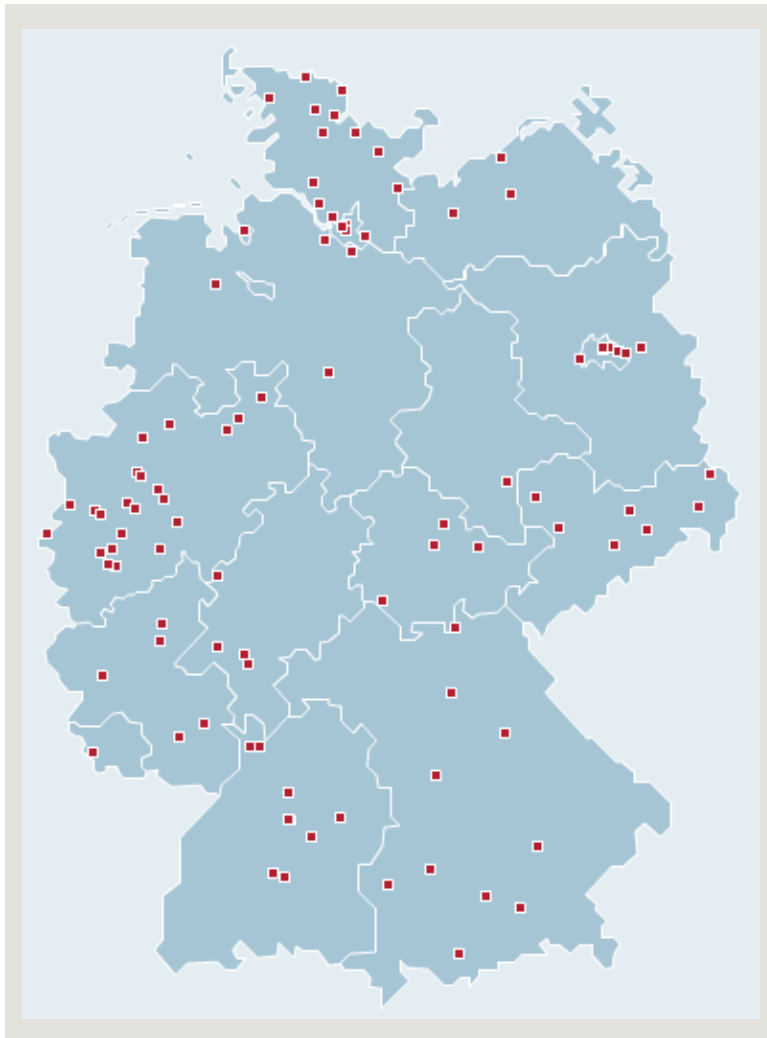
Significant expansion of online sales,
especially in non-mortgage finance products

Company focused on further expansion of
branch-based sales to improve exploitation
of its own leads

Hypoport Academy set up to further
enhance the quality of advisory services

Sales capability increased

Dr. Klein's extensive branch network



Sales capability	31 Dec 2006	31 Dec 2007
Telephone sales staff	39	38
Number of branches	79	104
Advisers in branch-based sales	97	147
Independent financial advisers acting as agents	920	1,278

Awards for telephone sales



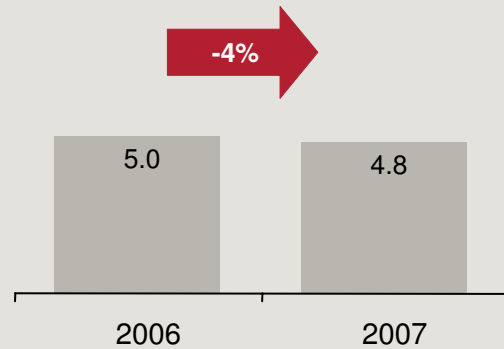
Awards for branch-based sales



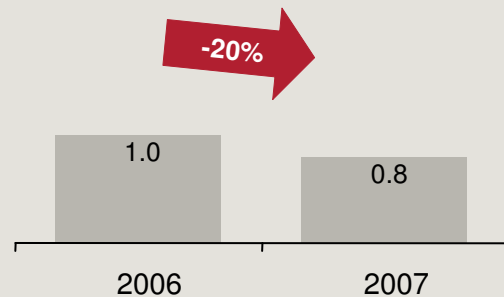
Rising interest rates unsettled clients at year-end

Key performance indicators for the Corporate Real Estate Clients business*

Revenue (€ million)



EBIT (€ million)



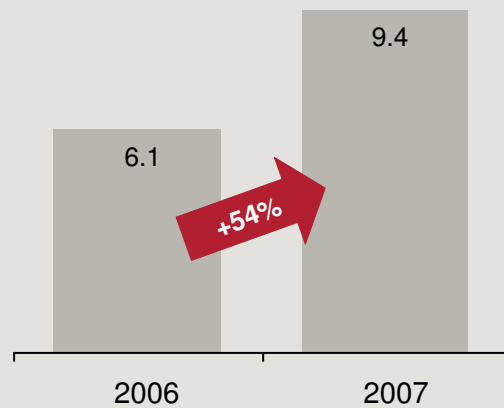
Stable business with longstanding client relationships

Business with partners expanded

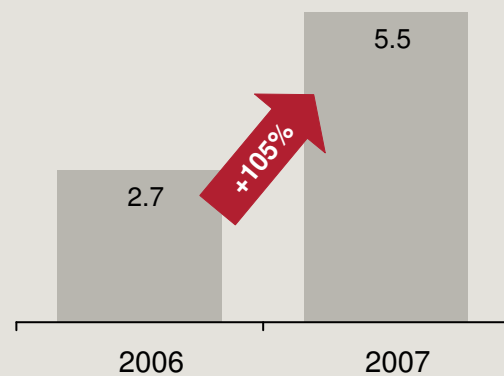
Strong EBIT growth demonstrates significant economies of scale

Key performance indicators for the Financial Service Providers business*

Revenue (€ million)



EBIT (€ million)



In addition to the company's growing dominance in mortgage finance, its volume of personal loans is growing disproportionately

Hypoport Stater B.V. is about to be piloted in the Netherlands

EUROPACE growing in stagnating markets

Volume of transactions over time compared with the total market

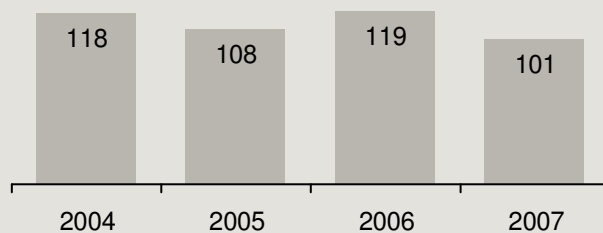
Total German market

New mortgage finance business with private clients (€ billion)



Source: Bundesbank

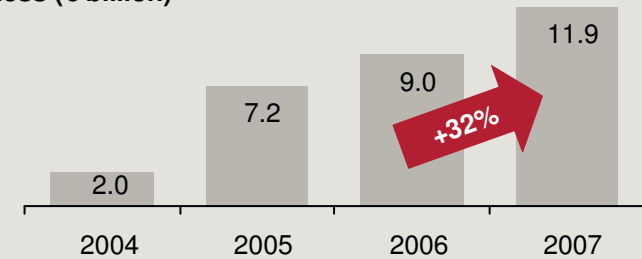
Volume of new personal loans (€ billion)



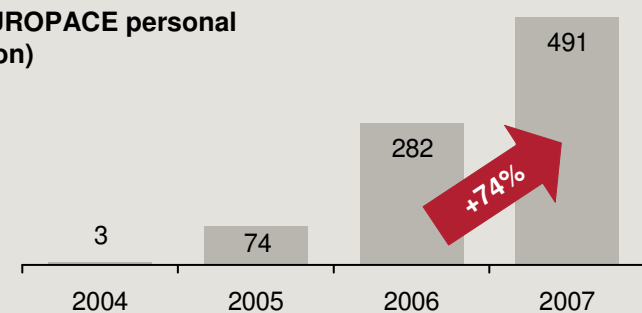
Source: Bundesbank

Volume of EUROPACE transactions

Volume of EUROPACE mortgage finance business (€ billion)



Volume of EUROPACE personal loans (€ million)

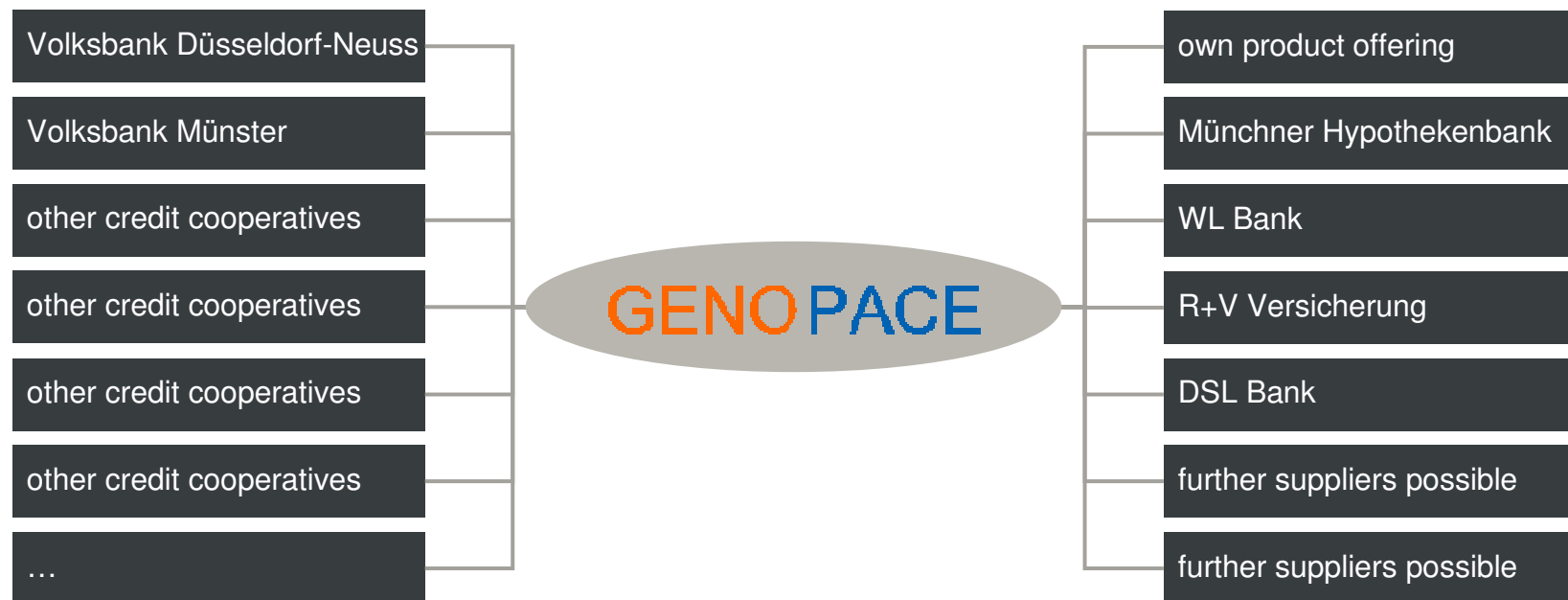


A market place for Germany's cooperative sector

Basic concept of the GENOPACE platform

Credit cooperatives

The target group for GENOPACE are Germany's approx. 1,200 credit cooperatives and mutual banks

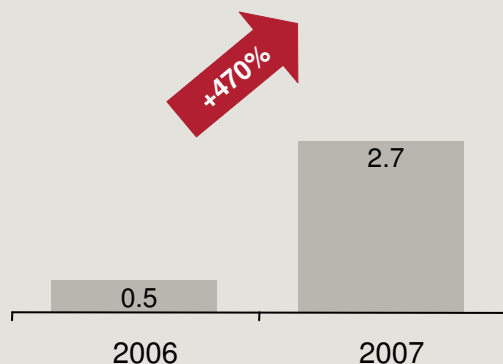


- Further partners could be included at any time

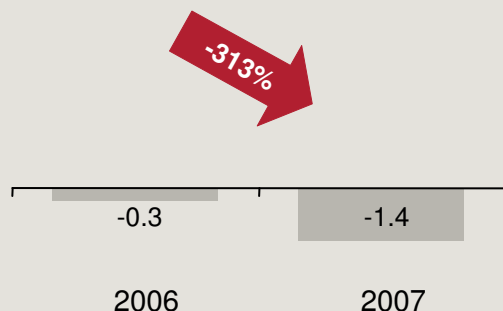
Sales activities for institutional clients being stepped up

Key performance indicators for the Institutional Clients business*

Revenue (€ million)



EBIT (€ million)



Growth generated by the acquisition of Hypoport Netherlands B.V.

Product development on 'EUROPACE for investors' largely completed ⇒ first few clients already acquired

Sales of 'EUROPACE for investors' stepped up ⇒ new sales director at Hypoport Capital AG (Franz-Rudolf Brüggemann)

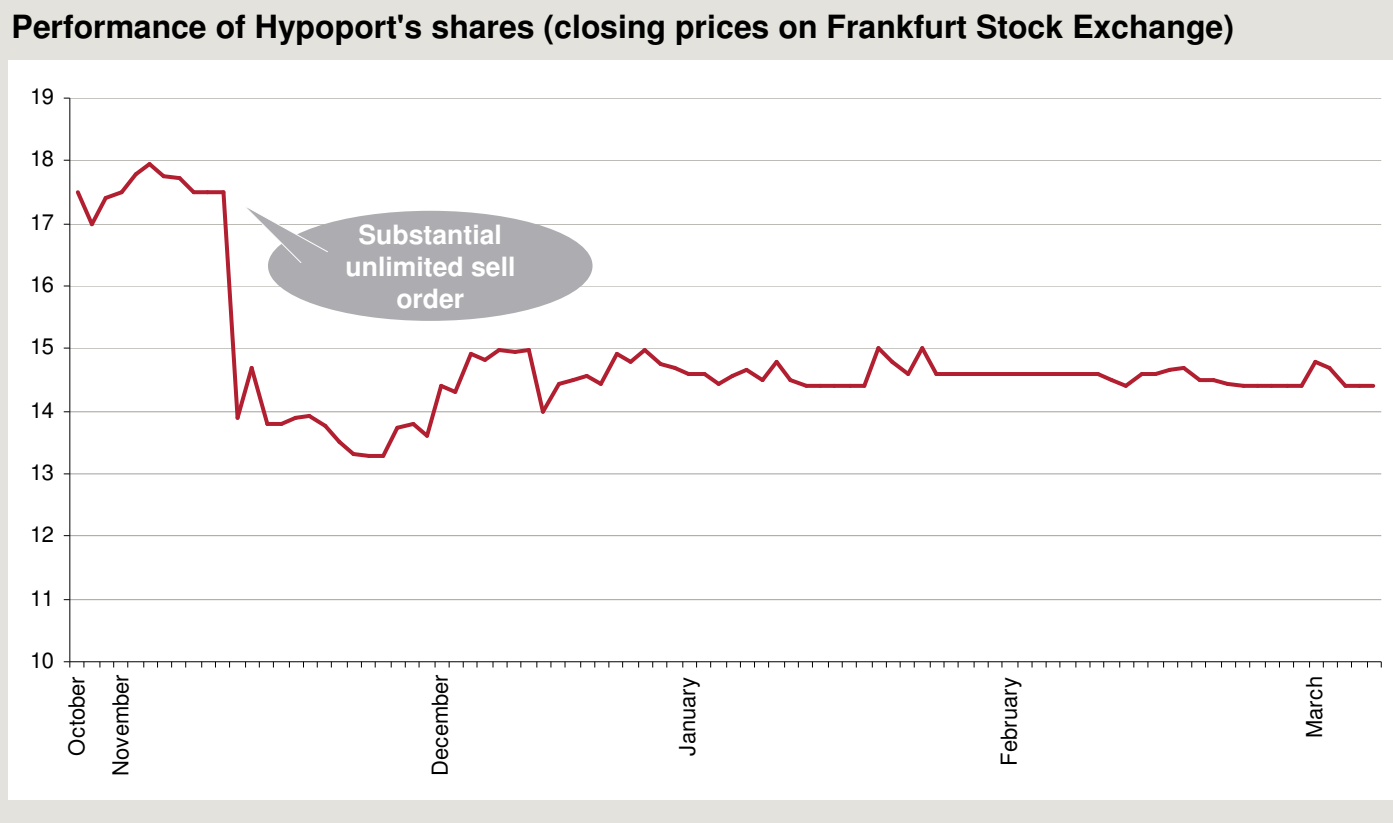
Client demand shifted to the offline solution of 'EUROPACE for issuers' ⇒ write-down of the 'EUROPACE for issuers' web-based solution (one-off item in 2007)

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Hypoport share price stable since mid-November

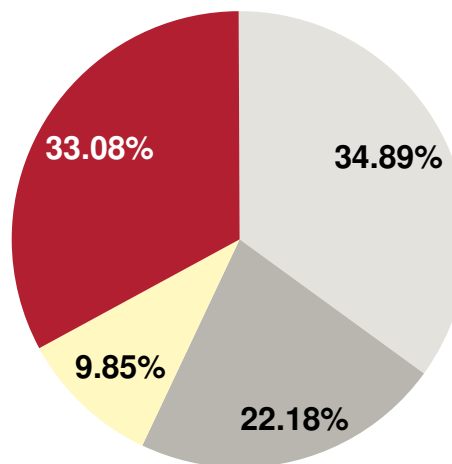
Performance of Hypoport's shares since they were listed on 29 October 2007



The free float in Hypoport's shares amounts to 33 per cent

Breakdown of shareholders as at 14 March 2008

- Revenia GmbH (Ronald Slabke, Co-CEO)
- Kretschmar Familienstiftung
- Deutsche Postbank AG
- Other shareholders



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Hypoport's growth set to continue

Outlook for 2008



The Hypoport Group plans to continue its growth and increase its revenue and EBIT further in 2008



It aims to expand its branch-based and telephone sales while continuing to step up its online generation of leads



It intends to supplement the organic growth of its EUROPACE platform with innovative distribution models (e.g. partnerships, product innovation)