50% plus!

Report on the year ended 31 December 2007
Contents

1. Overview of key performance indicators

2. Performance of the business units

3. Hypoport's shares

4. Outlook
The growth story continues

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

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

*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*

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

**2007 figures unaudited**
Contents

1. Overview of key performance indicators

2. Performance of the business units

3. Hypoport's shares

4. Outlook
Hypoport is the internet-based financial service provider
Two corporate divisions, four business units

Financial Sales

DR. KLEIN
DIE PARTNER FÜR IHRE FINANZEN

Private Clients

Corporate
Real Estate Clients

B2B-Finance Marketplaces

EUROPACE

Financial Service Providers

Institutional Clients
Consistent revenue growth and disproportionate rise in EBIT

Key performance indicators for the Private Clients business*

**Revenue** (€ million)

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>15.8</td>
</tr>
<tr>
<td>2007</td>
<td>24.5</td>
</tr>
</tbody>
</table>

+55% growth

**EBIT** (€ million)

<table>
<thead>
<tr>
<th>Year</th>
<th>EBIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>2.6</td>
</tr>
<tr>
<td>2007</td>
<td>4.4</td>
</tr>
</tbody>
</table>

+70% growth

**2007 figures unaudited**

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

<table>
<thead>
<tr>
<th></th>
<th>31 Dec 2006</th>
<th>31 Dec 2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone sales staff</td>
<td>39</td>
<td>38</td>
</tr>
<tr>
<td>Number of branches</td>
<td>79</td>
<td>104</td>
</tr>
<tr>
<td>Advisers in branch-based sales</td>
<td>97</td>
<td>147</td>
</tr>
<tr>
<td>Independent financial advisers acting as agents</td>
<td>920</td>
<td>1,278</td>
</tr>
</tbody>
</table>

### Awards for telephone sales

1. Platz
Forwarddarlehen
im Test: 27 überregionale Anbieter ohne Filialnetz

### Awards for branch-based sales

1. Platz
Neubaufinanzierung
im Test: 15 überregionale Anbieter mit Filialnetz
Rising interest rates unsettled clients at year-end
Key performance indicators for the Corporate Real Estate Clients business*

**Revenue**
(€ million)

- 2006: 5.0
- 2007: 4.8

-4%

**EBIT**
(€ million)

- 2006: 1.0
- 2007: 0.8

-20%

Stable business with longstanding client relationships
Business with partners expanded

**2007 figures unaudited**
Strong EBIT growth demonstrates significant economies of scale
Key performance indicators for the Financial Service Providers business*

Revenue
(€ million)

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>6.1</td>
</tr>
<tr>
<td>2007</td>
<td>9.4</td>
</tr>
</tbody>
</table>

+54%

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>
</tbody>
</table>

+105%

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.

**2007 figures unaudited**
EUROPACE growing in stagnating markets
Volume of transactions over time compared with the total market

**Total German market**

<table>
<thead>
<tr>
<th>New mortgage finance business with private clients (€ billion)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
</tr>
<tr>
<td>155</td>
</tr>
</tbody>
</table>

Source: Bundesbank

<table>
<thead>
<tr>
<th>Volume of new personal loans (€ billion)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
</tr>
<tr>
<td>118</td>
</tr>
</tbody>
</table>

Source: Bundesbank

**Volume of EUROPACE transactions**

<table>
<thead>
<tr>
<th>Volume of EUROPACE mortgage finance business (€ billion)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
</tr>
<tr>
<td>2.0</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Volume of EUROPACE personal loans (€ million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
</tr>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

Volume of EUROPACE personal loans increased by +74% from 2005 to 2007.
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

- Volksbank Düsseldorf-Neuss
- Volksbank Münster
- other credit cooperatives
- other credit cooperatives
- other credit cooperatives
- other credit cooperatives
- ...

Product suppliers
Currently five product are suppliers available

- own product offering
- Münchner Hypothekenbank
- WL Bank
- R+V Versicherung
- DSL Bank
- further suppliers possible
- further suppliers possible

- Further partners could be included at any time
Sales activities for institutional clients being stepped up

Key performance indicators for the Institutional Clients business*

**2007 figures unaudited**

<table>
<thead>
<tr>
<th>Revenue (€ million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.5 (2006)</td>
</tr>
<tr>
<td>2.7 (2007)</td>
</tr>
</tbody>
</table>

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)
Contents

1. Overview of key performance indicators
2. Performance of the business units
3. Hypoport's shares
4. Outlook
Hypoport share price stable since mid-November
Performance of Hypoport's shares since they were listed on 29 October 2007

Performance of Hypoport's shares (closing prices on Frankfurt Stock Exchange)

- Substantial unlimited sell order

- X-axis: October, November, December, January, February, March
- Y-axis: Price range (10 to 19)
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) 33.08%
- Kretschmar Familienstiftung 34.89%
- Deutsche Postbank AG 22.18%
- Other shareholders 9.85%
Contents

1. Overview of key performance indicators
2. Performance of the business units
3. Hypoport's shares
4. Outlook
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)