Growth against the market trend

Interim Report as of 30 June 2008
Contents

1. Overview of key performance indicators
2. Performance of the business units
3. Hypoport's shares
4. Outlook
Currently the market for financial services is in a difficult phase.

Credit crisis and the macroeconomic environment, like e.g. rising energy prices unsettle private customers.

This leads to a slump in consumer spending in capital goods and relating low demand for financial services.
Strong growth in a decreasing market costs earnings

Key performance indicators of Hypoport group as of 30 June 2008

<table>
<thead>
<tr>
<th>€ thousand</th>
<th>H1 2007</th>
<th>H1 2008</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>19,022</td>
<td>25,118</td>
<td>32%</td>
</tr>
<tr>
<td>EBIT</td>
<td>1,554</td>
<td>3,250</td>
<td>-52%</td>
</tr>
<tr>
<td>Number of employees (average)</td>
<td>341</td>
<td>441</td>
<td>29%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>€ thousand</th>
<th>Q2 2007</th>
<th>Q2 2008</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>10,367</td>
<td>12,555</td>
<td>21%</td>
</tr>
<tr>
<td>EBIT</td>
<td>1,958</td>
<td>199</td>
<td>-90%</td>
</tr>
</tbody>
</table>
Main goal is to occupy market positions and increase market shares

We are taking advantage of the current market downturn and the consequent general caution on the part of many competitors to occupy market positions and increase our market share.

This aggressive expansion drive – coupled with the ongoing cost of building new business models such as EUROPACE in the Netherlands or models for investors – has depressed our profitability considerably.

By adopting a proactive approach in the current market environment, we are convinced that we can already add significant value to the Hypoport Group's strategic development in the near future. We are therefore sticking to our forecast of double-digit growth in revenue and earnings for 2008.
Thilo Wiegand is new member of the board
Group Executive Committee (GEC) of the Hypoport Group

Prof. Dr. Thomas Kretschmar
(45)
Co-CEO
Strategy, Marketing, Communication, Legal
Business Unit:
Institutional Clients

Ronald Slabke
(34)
Co-CEO
Finances, Human Resources

Stephan Gawarecki
(39)
Business Unit:
Private Clients

Hans Peter Trampe
(44)
Business Unit:
Corporate Real Estate Clients

Thilo Wigand
(48)
Business Unit:
Financial Service Providers
since 1st June 2008

Marco Kasperth
(38)
Information Technology
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
Strong growth outside mortgage financing

Key performance indicators for the Private Clients business

**Revenue**
(€ million)

- Other financial service products
  - H1 2007: 10.6 (↑ +43%)
  - H1 2008: 15.7
- Mortgage financing
  - Q2 2007: 5.5
  - Q2 2008: 8.1 (↑ +48%)

**EBIT**
(€ million)

- H1 2007: 1.9
- H1 2008: 1.1
- Q2 2007: 1.0
- Q2 2008: 0.4

Strong growth of the „Other financial service products“ continues in the 2nd Quarter of 2008

Defending earnings in the „Mortgage financing“ area against the market trend

Distinct decrease of EBIT in the 2nd Quarter due to higher distribution costs to increase our market share
Online lead generation is basis for continuing strong growth
Dr. Klein's extensive branch network

Number of Leads (million)

H1 2007: 0.8
H1 2008: 1.5
Increase: 48%

Sales capability

<table>
<thead>
<tr>
<th></th>
<th>30 June 2008</th>
<th>30 June 2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone sales staff</td>
<td>38</td>
<td>42</td>
</tr>
<tr>
<td>Number of branches</td>
<td>114</td>
<td>79</td>
</tr>
<tr>
<td>Advisers in branch-based sales</td>
<td>223</td>
<td>117</td>
</tr>
<tr>
<td>Independent financial advisers acting as agents</td>
<td>1,605</td>
<td>1,082</td>
</tr>
</tbody>
</table>
Stable growth continues

Key performance indicators for the Corporate Real Estate Clients business

Volume of brokered loans
(€ million)

- Renewed business
  - H1 2007: 252
  - H1 2008: 453
  - H1 2008: 190
  - H1 2007: 499
  
- New business
  - Q2 2007: 93
  - Q2 2008: 125
  - Q2 2007: 213
  - Q2 2008: 243

Revenue
(€ million)

- H1 2007: 2.0
- H1 2008: 2.3
- Q2 2007: 1.0
- Q2 2008: 1.3

EBIT
(€ million)

- H1 2007: 0.8
- H1 2008: 1.1
- Q2 2007: 0.6
- Q2 2008: 0.3

Stable positive development

Fluctuation of quarterly earnings due to unsteady project business
Growth of EUROPACE-Users shows rising relevance in the market

Key performance indicators for the Financial Service Providers business

Increase of transaction volume of EUROPACE to 3.6 billion € (2007: 3.2 billion €) against market trends

Stable revenues due to lower revenue from the project business

Increase of sales organisations using EUROPACE to 38 (2007: 31)

Decrease of EBIT due to initial investments for the development of EUROPACE for the Dutch market

Due to the acquisition of Interhyp by ING DiBa EUROPACE is the only independent partner for all market participants.
EUROPACE: growth against market trends

Volume of transactions compared with the total market

### Total German market

**New mortgage finance business with private clients (€ billion)**

- H1 2007: 94
- H1 2008: 88

-8%

Source: Bundesbank

**Volume of new personal loans (€ billion)**

- H1 2007: 54
- H1 2008: 38

-30%

Source: Bundesbank

### Volume of EUROPACE transactions

**Volume of EUROPACE mortgage finance business (€ billion)**

- Q2 2007: 3.07
- Q2 2008: 3.36

+9%

**Volume of EUROPACE personal loans (€ billion)**

- Q2 2007: 0.11
- Q2 2008: 0.26

+136%

Source: Bundesbank
Hypoport Packager offers sales organisations additional services

Distribution process of EUROPACE as a direct partner and with Hypoport Packager
Starpool complements the product range of Postbank for broker

Starpool processes with the use of the EUROPACE market place & packager
Smallest business unit on course for growth

Key performance indicators for the Institutional Clients business

Revenue (€ million)

<table>
<thead>
<tr>
<th>H1 2007</th>
<th>H1 2008</th>
<th>Q2 2007</th>
<th>Q2 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>1.5</td>
<td>0.6</td>
<td>0.7</td>
</tr>
</tbody>
</table>

Revenue increased by 50% in H1 2008 compared to H1 2007.

EBIT (€ million)

<table>
<thead>
<tr>
<th>H1 2007</th>
<th>H1 2008</th>
<th>Q2 2007</th>
<th>Q2 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>-0.4</td>
<td>-0.7</td>
<td>-0.2</td>
<td>-0.5</td>
</tr>
</tbody>
</table>

EBIT decreased by 17% in Q2 2008 compared to Q2 2007.

Stepping up of sales activities in the 2nd Quarter at first increases expenses, earnings from it are expected in the medium term.

High expenses for the building of EUROPACE for investors (approx. 1 million € in the first half year)
Contents

1. Overview of key performance indicators
2. Performance of the business units
3. Hypoport's shares
4. Outlook
Overall low trading volumes with occasional peaks

Daily closing prices at Frankfurt Stock Exchange and monthly trading volume of Hypoport shares

Weak stock market environment and low liquidity of the share currently pressure the course

Presentation Interim Report Q2 2008
The free float in Hypoport’s shares amounts to 36 per cent
Breakdown of shareholders as at 30 June 2008

Number of shares: 6,110,690

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

36.5%
34.8%
9.8%
18.8%

Basic data
- WKN: 549 336
- ISIN: DE 000 549 3365
- Symbol: HYQ
- Type: no-par shares
- Calculative Value: 1,00 €
- Capital stock: 6,110,690,00 €
- Stock exchanges: Frankfurt, XETRA
- Market Segment: Regulated Market
- Transparency Standard: Prime Standard CDAX
- Indexmembership: Classic All Share DAXsector All Financial Services GEX Prime All Share

Designated Sponsoring
The Landesbank Baden-Württemberg, Stuttgart is designated sponsor to Hypoport AG.
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

Despite of the weak market environment Hypoport Group plans to continue its growth and increase its revenue and EBIT in double figures 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).