

## **Press Release**

Hamburg, 9 August 2010

### **DG HYP refinances properties held by open-ended real estate funds managed by IVG Institutional Funds GmbH**

#### **Aggregate facility volume of €118.2 million**

DG HYP has provided medium-term refinancing for five properties held by three open-ended real-estate funds managed by IVG Institutional Funds GmbH: the "Europe Fund OIK", "EURIM" and "EPFUND-OIK". The aggregate facility volume is €118.2 million, with a maximum term of three years. Four of the properties financed by DG HYP are retail properties in Sweden, the fifth is an office building in Finland.

Specifically, for the Europe Fund OIK, DG HYP will provide the financing for two retail properties located in close proximity to the Stockholm metropolitan area. The two properties – a retail park (with a total floor space of approx. 25,000 sqm) and an outlet centre (approx. 13,000 sqm) – are on the same plot of approx. 132,000 sqm, conveniently located close to a motorway. The two well-maintained buildings were constructed between 1998 and 2001. A total of 1,050 car parking spaces are also available.

Länna Retail Park, held by the open-ended EURIM real estate fund, is another Swedish retail property financed by DG HYP. The property is located close to a motorway in the south of the Stockholm metropolitan area; the total plot of 90,000 sqm comprises two developments built between 1999 and 2002, which were recently modernised. The lettable area of Länna Retail Park is approx. 33,800 sqm, and includes 880 car parking spaces.

DG HYP has refinanced two properties for the EPFUND-OIK: one retail property in Sweden and an office building in Finland. Väla Retail Park, located at

Helsingborg in Sweden's Öresund region, consists of two single-floor retail properties with an aggregate lettable area of 25,000 sqm. A total of 1,350 car parking spaces are also available. The buildings were constructed in 1995 and 1998, respectively, and extended in 2005. Featuring good traffic connections, Polaris Business Park is located in Espoo, Finland, within the Helsinki metropolitan area. The development comprises five identical buildings. DG HYP has refinanced one of them: "Capella" is a modern office building completed in 2009, with a total lettable area of approx. 6000 sqm.

The closing of the financing transaction for properties in Sweden and Finland underscores DG HYP's competence as a financing partner in the Nordic region.

**About DG HYP:**

DG HYP is the real estate bank within the German Cooperative Financial Services Network, and also one of Germany's leading issuers of asset-covered bonds (*Pfandbriefe*). Commercial real estate lending is the Bank's core expertise; with loans to public-sector entities being pursued as an additional line of business. DG HYP's commercial real estate business comprises its activities in the cooperative banking sector, acting as a product provider to the cooperative banks, as well as direct business with German and international real estate investors. In our German core market, we have a presence throughout the country with six centralised real estate locations. Our representative offices in New York, London, Paris and Warsaw, or the country desk for the Nordic Countries, provide an advisory service for international real estate financing projects. Furthermore, we accompany our clients for cross-border business to the Benelux countries, to Austria, Switzerland, the Czech Republic and to Slovakia. Visit our website at [www.dghyp.de](http://www.dghyp.de) to find out more about DG HYP.

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