



12 October 2010

### **Eurohypo and Deutsche Pfandbriefbank finance Ruhr-Park shopping centre in Bochum together**

- Credit volume of € 250 million
- New owner Perella Weinberg to modernise Ruhr-Park

**Eschborn/Munich/Bochum** - Acting as mandated arranger, Eurohypo AG, Eschborn – together with Deutsche Pfandbriefbank AG, Munich - financed the purchase of Ruhr-Park Shopping Centre by the financial services provider Perella Weinberg. In addition, Eurohypo AG acted as agent and security agent in this transaction.

Ruhr-Park in Bochum is one of the biggest and best-established shopping centres in Germany. Backed by € 250 million in financing, Ruhr-Park's new owner Perella Weinberg Real Estate Fund will initially inject around € 80 million into revitalising the shopping centre that first opened in 1964. mfi management für immobilien AG is taking over the restructuring as well as the centre and letting management of Ruhr-Park with effect from October.

The revitalisation of Ruhr-Park includes the partial demolition and the reconstruction of rental space as well as the addition of another mall to create a circular design. The restructuring process will allow for a more compact and cutting-edge style of presenting goods. Focus will also be on establishing smaller shop sizes to optimise the tenant mix. The aim of the restructuring is also to improve the overall attractiveness of the shopping centre – which is favourably situated on the A40 and A43 – and make it more interesting for a younger target group.

With a lettable area of over 120,000 square metres and some 140 shops, including Media Markt, Kaufland, H&M, C&A and Karstadt, Ruhr-Park attracts 45,000 to 50,000 customers on average each day.

"This financing commitment shows that Eurohypo remains a financier of major real estate transactions, working closely with its target customers in the process," said **Chairman of the Management Board of Eurohypo, Dr Frank Pörschke**, after the deal was successfully concluded. "It is also proof that the German real estate market has evidently bottomed out and that, slowly but surely, larger projects are also becoming more popular again."

**Dr. Bernhard Scholz, Member of the Management Board at Deutsche Pfandbriefbank** said: "We are a reliable partner and are able to deliver to our customers. A transaction of this size and complexity also shows that there is a clear market need for specialised real estate lenders."

P R E S S   R E L E A S E

**For further information, please contact:**

**Eurohypo AG**

Gisela Brandhoff  
Telefon 069.2548 21316  
[gisela.brandhoff@eurohypo.com](mailto:gisela.brandhoff@eurohypo.com)

**Deutsche Pfandbriefbank AG**

Walter Allwicher  
Telefon 089 2 88 02 87 87  
[walter.allwicher@pfandbriefbank.com](mailto:walter.allwicher@pfandbriefbank.com)

Oliver Gruß  
089 2 88 02 87 81  
[oliver.gruss@pfandbriefbank.com](mailto:oliver.gruss@pfandbriefbank.com)