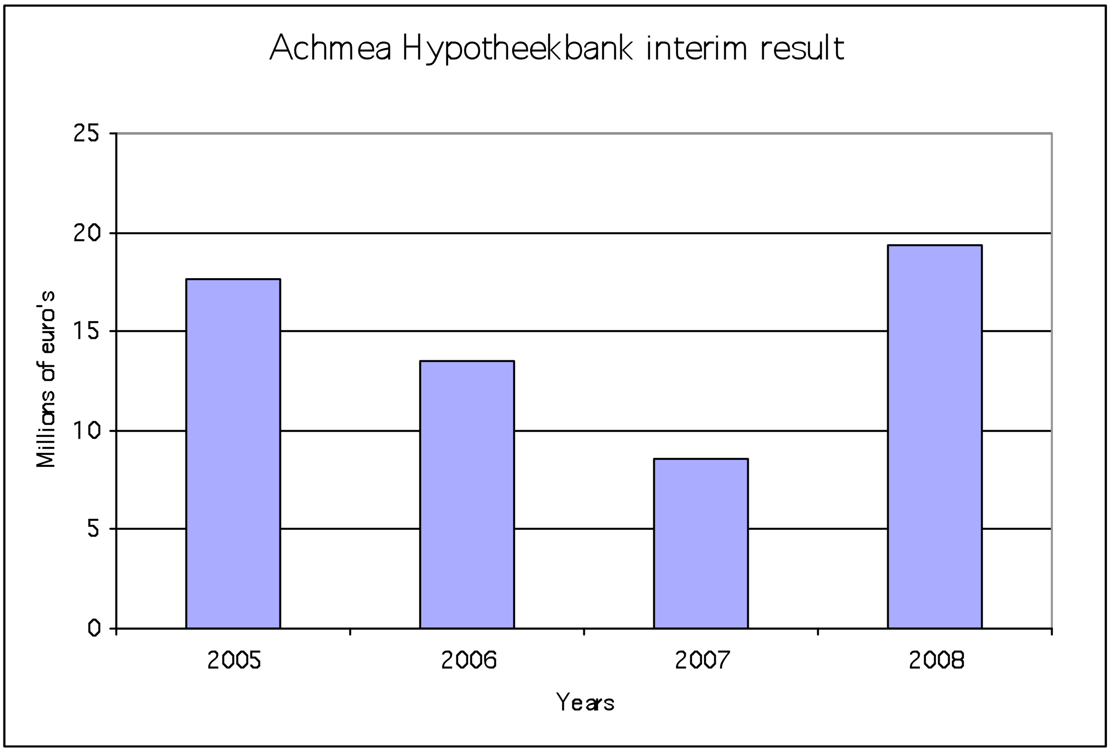
INTERIM REPORT 2008
Achmea Hypotheekbank N.V.

Strong growth of profits

In the first half of 2008, Achmea Hypotheekbank achieved a profit before tax of EUR 19.4 million. This represents a substantial increase of the profit in comparison with the previous year (up to and including June 2007: EUR 8.6 million).



An important explanation for this is a further improvement of the interest margin from EUR 33 million in the first half of 2007 to EUR 42 million in 2008. The interest margin has improved because of a rising mortgage interest rate and relatively declining funding expenses as a result of the introduction of the covered bond programme in 2007.
At the end of June 2008, the bank has financed approximately EUR 4.2 billion (28.6% of the total assets; at the end of June 2007: 10.6%) with this covered bond programme. Furthermore, the increase in the shareholders' equity with EUR 115 million has resulted in lower funding expenses.
The interest margin increased also because the mortgage portfolio was EUR 359 million larger at the end of June 2008 than the portfolio at the end of June 2007.

The effect of fair value adjustments for interest-sensitive financial instruments includes the result of the hedged mortgage portfolio, the changes in value of the derivatives and other financial instruments. In the first half of 2008, this effect amounted to EUR -7.9 million (up to and including June 2007: EUR -

1.7 million). Compared with the previous year, the decline was caused, among others, by the great volatility of the interest rates in the money market.

The interest penalty received declined to EUR 1.0 million (up to and including June 2007: EUR 2.9 million). The decline in the interest penalty is the result of contraction of the renewal market on the one hand and an increase in the interest rate on the other.

As a result of the growth of the mortgage portfolio, the fees and commissions increased to EUR 4.9 million (up to and including June 2007: EUR 4.5 million).

The impairments on financial instruments and other assets declined from EUR 2.4 million in the first half year of 2007 to EUR 1.3 million in the first half year of 2008. In 2007, there were exceptional impairments.

The operating expenses declined to EUR 16.7 million (up to and including June 2007: EUR 17.8 million) especially as a result of lower project costs. In 2008, the mid office system of Achmea was replaced by a new system. Its correlated costs will be capitalized and amortized over its useful life as of the moment when the system becomes operational.

The return on the average shareholders' equity is 7.5%. This is an increase of 2.8% compared to the first half year of 2007. This increase is the result of a rise in the net profit, but is mitigated by a rise in the shareholders' equity to EUR 394 million (at the end of June 2007: EUR 279 million).

The disquiet on the financial markets had limited consequences for Achmea Hypotheekbank. There were no special downward revaluations on the portfolio as a result of the crisis. The lendings of Achmea Hypotheekbank consist only of the home mortgages for the Dutch market. Achmea Hypotheekbank does not have an interest in the so-called US Mortgage-Backed Securities and US Collaterized Debt Obligations.

At the end of July, Achmea Hypotheekbank successfully completed an issue of EUR 250 million under its covered bond programme.

Achmea Bank appoints new CFO

Jacques Vervuurt (47) has been appointed Chief Financial Officer (CFO) of Achmea Bank as of the 1st of September 2008. He succeeds Job van Benthem (50), who has fulfilled this role for the past three years.

Since 1987, Mr Vervuurt has undertaken a number of diverse functions within the Rabobank Group. From 2001, he was a member of the Board of Rabobank in Utrecht and Omstreken, with responsibility, respectively, for the portfolios of Strategy and Development, Corporate Management (CFO) and Private Retail banking.

This appointment is subject to approval by the Dutch Central Bank.

’s Hertogenbosch, 29 August 2008

The Executive Board.

Consolidated Income Statement

For the period ended 30 June

In thousands of euro's	**2008**	**2007**
Interest income and changes in fair value of interest-sensitive financial instruments	343,508	342,643
Interest expenses	301,203	309,388
Interest margin and changes in fair value of interest-sensitive financial instruments	42,305	33,255
Fees and commissions	4,871	4,506
Fee and commission income	4,871	4,506
Impairment on financial instruments and other assets	1,286	2,362
Operating expenses	16,716	17,771
Operating profit before taxes	19,432	8,616
Taxes	4,956	2,294
Net profit	14,476	6,322

RATIO´S

As at 30 June

	2008	**2007**
Return on average equity	7,5%	4,7%
Efficiency ratio	44,65%	61,81%

Consolidated Balance Sheet

In thousands of euro's	30 June 2008	31 December 2007
Assets		
Cash and cash equivalents	17,243	10,354
Banks	442,142	507,574
Derivative assets held for risk management	431,418	382,264
Private sector loans and advances	13,630,584	13,557,560
Interest-bearing securities	75,684	75,774
Intangible assets	4,345	2,867
Equipment	25	50
Deferred tax assets	29,861	11,635
Prepayments and other receivables	50,552	47,015
Total assets	14,681,854	14,595,093
Liabilities		
Banks	445,284	564,104
Derivative liabilities held for risk management	312,534	321,043
Funds entrusted	1,418,473	1,302,427
Debt securities	11,632,295	11,559,149
Tax liabilities	47,740	22,849
Deferred tax liabilities	700	2,582
Accruals and other liabilities	236,865	248,849
Subordinated liabilities	194,039	194,013
Total liabilities	14,287,930	14,215,016
Share capital	18,152	18,152
Share premium	254,206	254,206
Revaluation reserve	-1,562	-933
Other reserves	123,128	108,652
Shareholders' equity	393,924	380,077
Total equity and liabilities	14,681,854	14,595,093

Consolidated Statement of Changes in Total Shareholders' Equity

	Share capital	Share premium	Revaluation reserve	Retained earnings	Other reserves	Total equity
In thousands of euro's						
As at 1 January 2008	18,152	254,206	-933	26,648	82,004	380,077
Paid-in surplus	0	0	0	0	0	0
Retained earnings till 30 June 2008	0	0	0	14,476	0	14,476
Distribution of profit 2007	0	0	0	-26,648	26,648	0
Net unrealised result on 'available for sale' financial instruments	0	0	-629	0	0	-629
Other movements	0	0	0	0	0	0
Dividends to shareholders	0	0	0	0	0	0
As at 30 June 2008	18,152	254,206	-1,562	14,476	108,652	393,924
As at 1 January 2007	18,152	164,206	-720	2,153	79,851	263,642
Paid-in surplus	0	10,000	0	0	0	10,000
Retained earnings till 30 June 2007	0	0	0	6,322	0	6,322
Distribution of profit 2006	0	0	0	-2,153	2,153	0
Net unrealised result on 'available for sale' financial instruments	0	0	-968	0	0	-968
Other movements	0	0	0	0	0	0
Dividends to shareholders	0	0	0	0	0	0
As at 30 June 2007	18,152	174,206	-1,688	6,322	82,004	278,996

Consolidated Cash Flow Statement

For the period ended 30 June

In thousands of euro's	**2008**	**2007**
Cash flow from operating activities		
Net profit	14,476	6,322
Adjustments for:		
Depreciation	25	77
Impairment on financial instruments and other assets	1,286	2,362
Changes in general reserve	0	0
Changes in revaluation reserve	-629	-968
Cash flow from operating activities	15,158	7,793
Trading portfolio interest-bearing securities	90	244
Banks (assets)	65,432	15,076
Derivative assets held for risk management	-49,154	103,157
Public sector loans and advances	0	37,500
Private sector loans and advances (exc. allowance for losses on loans and advances)	-74,310	213,489
Prepayments and other receivables	-3,537	21,913
Tax assets	-20,108	-2,172
Banks (liabilities)	-118,820	136,318
Derivative liabilities held for risk management	-8,509	-192,251
Funds entrusted	116,047	-794,689
Tax liabilities	24,891	4,198
Accruals and other liabilities	-11,986	-24,679
Net cash flow from operating activities (1)	-64,806	-474,103
Cash flow from investment activities		
Investments in property and equipment and intangible assets	-1,478	0
Disposals of property and equipment and intangible assets	0	0
Net cash flow from investment activities (2)	-1,478	0
Cash flow from financing activities		
Debt securities	73,147	438,157
Paid-in surplus	0	10,000
Subordinated liabilities	26	0
Net cash flow from financing activities (3)	73,173	448,157
Net cash flow (1) + (2) + (3)	6,889	-25,946
Cash and cash equivalents as at 1 January	10,354	27,576
Cash and cash equivalents as at 31 December	17,243	1,630
Movements in cash and cash equivalents	6,889	-25,946
Cash flow on account of interest:		
Interest received	866,403	670,377
Interest paid	758,394	745,201

Notes

Introduction

This abridged consolidated interim balance sheet and income statement was drawn up in accordance with IAS 34 on interim financial reporting. The figures do not include all the information required for the full annual financial statements, and should be read in conjunction with the Achmea Hypotheekbank annual report for 2007. This consolidated annual report is available at www.eureko.net. The abridged consolidated interim report is approved on 26 August by the Supervisory Board.

Consolidation

The abridged interim balance sheet and income statement include Achmea Hypotheekbank N.V., the DMPL and SGML private companies formed for securitisation purposes and Achmea Covered Bond Company B.V.

Estimates

The consolidated interim balance sheet and income statement have been prepared on the basis of estimates and assumptions (e.g. for a number of reported amounts on the balance sheet and the income statement for the financial period). The most important sources used for the estimates and value judgments are the same as those applied at the preparation of the consolidated annual account for the financial year 2007.The actual results may vary from these estimates.

Accounting policies

Introduction

The accounting policies applied by Achmea Hypotheekbank in this interim consolidated balance sheet and income statement are the same as in the consolidated financial statements for 2007.

Early implementation of IFRS 8

Achmea Hypotheekbank has chosen to implement early IFRS 8 'Operating Segments'. IFRS 8 replaces IAS 14. Contrary to IAS 14, IFRS 8 uses segmentation on the basis of the management of the business units by the Executive Board. In its management of Achmea Hypotheekbank the Executive Board does not differentiate between the business units. In the internal reports that the Executive Board uses to allocate funds to the business units, the Achmea Hypotheekbank is identified as one segment. Achmea Hypotheekbank provides mortgage loans to private individuals. The lending operations have as security residential property that are situated in the Netherlands and intended for owner-occupancy.

Related parties

Achmea Hypotheekbank N.V. is a fully owned subsidiary of Achmea Bank Holding N.V. The group's ultimate parent is Eureko B.V. Achmea Bank has relationships with related parties. Related parties are other companies within the Group, and members of the Supervisory and Executive Boards of Achmea Bank. Within the scope of ordinary business operations a number of banking transactions take place with related parties. In the consolidated annual accounts for the financial year 2007 the related parties have explained. There have been no changes as to the nature and size of the transactions with the related parties other than as result of ordinary business operations

Debt instruments

The following debt instruments ((long-term and short-term) were issued and redeemed in the first half year of 2008

In thousands of euro's

Balance as at 1 Januari 2008	11,559,149
Issues	530,584
Sales/repayments	-366,772
Fair value change	-90,666
Balance as at 30 June 2008	11,632,295

Events after the reporting date

At the end of July, Achmea Hypotheekbank successfully completed an issue of EUR 250 million under its covered bond programme. The issue was placed with Pensioen en Levensverzekeringen N.V., an related party.

Notes

Capital management

Under the (Netherlands) Financial Supervision Act (*Wft*) the Central Bank of the Netherlands *Nederlandsche Bank N.V.* has set requirements on the capacity of the equity. The required capital of Achmea Hypotheekbank is related to the risk weighted assets and off balance items. The standard the regulator has set for this so-called BIS ratio is 8%.

The Executive Board has set 10.0% as its target for the 2008 BIS ratio. Achmea Hypotheekbank has met the target set by the Executive Board throughout the entire year. The BIS ratio is 13.54% (December 2007: 13.96%). The increase of the risk weighted assets of EUR 3,754 million at the end of December 2007 to EUR 3,966 million at the end of June 2008 is the result of the growth of the mortgage portfolio and the outstanding offers.

The capital base of the bank was at the end of June EUR 588 million (at the end of December 2007: EUR 574 million).The shareholders' equity was at the end of June 2008 EUR 395 million (at the end of December 2007: EUR 380 million).

Of the Subordinated Liabilities to the amount of EUR 194 million, EUR 96 million originated from the Achmea Groep.

In millions of euro's

	30 June 2008	**31 December 2007**	**30 June 2007**
Paid-up and called-up capital	18	18	18
Share premium reserve	254	254	174
Other reserves	123	109	89
Tier 1 capital	395	380	281
Subordinated liabilities (the portion counting towards qualifying capital)	166	168	147
Deductions	24	24	24
Tier 2 capital (maximum 50% of Tier 1)	142	144	123
Total qualifying capital	537	524	404
Risk-weighted assets	3,966	3,754	3,047
Tier 1 ratio	9.96%	10.12%	9.22%
Tier 2 ratio	3.58%	3.84%	4.04%
BIS ratio (calculated on the basis of Basel II)	13.54%	13.96%	13.26%
BIS ratio (calculated on the basis of Basel I)		10.91%	10.70%

Credit risk

The table below represents the credit risk for credits in the private sector. The column arrears refers to the amounts of the repayments receivable and the interest receivable that had to have been paid by the debtors. The arrears are an indication of the credit risk that is being run on the mortgage portfolio. In the first half of 2008, these arrears on the portfolio declined.

As at 30 June 2008
In thousands of euro's

Categorie	Carrying amount	Over due
Not due	13,486,821	0
0 < 3 months past due	86,763	543
> 3 months past due	57,000	1,166
Total	13,630,584	1,709

As at 31 December 2007

Categorie	Carrying amount	Over due
Not due	13,413,690	0
0 < 3 months past due	84,182	540
> 3 months past due	59,688	1,368
Total	13,557,560	1,908

Liquidity risk

The tables below represent the net liquidity gap. Although it has become more difficult to attract funding in the past few months, Achmea Hypotheekbank has sufficient means to control its liquidity position.
In addition to the expected new issues under the existing covered bond programme, Achmea Hypotheekbank is making preparations to attract liquidity based on the other existing funding programmes as well.

As at 31 June 2008	< 3 months	Between 3 months and 1 year	Between 1 and 5 years	> 5 years	Total
In thousands of euro's					
Assets					
Banks and Private sector loans and advances	1,208,604	965,488	3,743,797	8,154,837	14,072,726
Interest-bearing securities	34,941		24,163	14,566	73,670
Total assets	1,243,545	965,488	3,767,960	8,169,403	14,146,396
Eqyuity and liabilities					
Banks	169,969	223,988	51,327	0	445,284
Funds entrusted	291,705	243,515	519,397	363,856	1,418,473
Debt securities	214,484	2,231,736	6,068,114	3,117,961	11,632,295
Subordinated liabilities		14,839	50,250	128,950	194,039
Total equity and liabilities	676,158	2,714,078	6,689,088	3,610,767	13,690,091
Net liquidity gap	567,387	-1,748,590	-2,921,128	4,558,636	456,305

As at 31 December 2007	< 3 months	Between 3 months and 1 year	Between 1 and 5 years	> 5 years	Total
In thousands of euro's					
Assets					
Banks and Private sector loans and advances	1,396,069	954,276	3,714,323	8,000,466	14,065,134
Interest-bearing securities	0	34,611	24,000	16,000	74,611
Total assets	1,396,069	988,887	3,738,323	8,016,466	14,139,745
Eqyuity and liabilities					
Banks	205,000	303,327	55,777	0	564,104
Funds entrusted	185,442	207,357	508,974	400,654	1,302,427
Debt securities	139,016	1,055,633	6,566,730	3,797,770	11,559,149
Subordinated liabilities			35,339	158,674	194,013
Total equity and liabilities	529,458	1,566,317	7,166,820	4,357,098	13,619,693
Net liquidity gap	866,611	-577,430	-3,428,497	3,659,368	520,052

The figures in this publication have not been audited by the external auditor.

Achmea Hypotheekbank:

Marco Simmers,

Mobile: 0031 (0)6 53 43 87 18

Email: marco.simmers@achmea.nl

For investors:

Rudi Kramer,

Telephone: 0031 (0)30 693 70 19

Mobile: 0031 (0)6 53 26 45 52

Email: rudi.kramer@achmea.nl