KARDAN

PRESS RELEASE

KARDAN CONCLUDES AGREEMENT WITH WIENER STADTISCHE FOR EQUITY INVESTMENT IN KARDAN FINANCIAL SERVICES

SUCCESSFUL COMPLETION OF SUBSEQUENT TRANSACTION WITH MINORITY SHAREHOLDERS

Amsterdam, 6 April 2006 – Following the press release of 16 November 2005, Kardan N.V. (Kardan) announces that it has successfully completed the transaction pursuant to which Wiener Stadtische Allgemeine Versicherung Aktiengesellschaft (WS) acquires a 40% stake in its subsidiary Kardan Financial Services B.V. (KFS).

KFS is a holding company through which Kardan holds its interests in its group company TBIH Financial Services Group N.V. (TBIH). TBIH conducts the activities of the Kardan group in the Financial Services segment. On 26 January 2006, Kardan announced that KFS signed an agreement for the purchase of an additional 13.94% of TBIH from minority shareholders, subject to the completion of the investment by WS. This transaction, as well as an additional capital increase in TBIH, has now also been completed.

KFS' sole holding is its stake in TBIH. Following these transactions, Kardan holds 55% of the shares in KFS and KFS holds approximately 75% in TBIH. The transactions reflect a valuation of EUR 340 million for TBIH. As the transactions are connected, accounting rules prevent Kardan from recognizing a capital gain from the dilution of its holdings in KFS.

WS has the right to increase its holdings in KFS to 50% over a period of 5 years following the closing, through the purchase of shares from the minority shareholders and additional investments in the capital of KFS.

Through put and call options in the purchase agreement between KFS and the minority shareholders in TBIH, KFS can purchase, and the minority shareholders can sell to KFS, the remainder of the shares of the minority shareholders in TBIH (25%) in the two years following the transaction. Upon exercise of these options KFS will hold 100% of TBIH.

The equity investment further strengthens the relationship between TBIH and WS, a leading Austrian insurance group, with a market capitalization of over EUR 4 billion. WS is focused on CEE and has a broad presence in 15 countries. Kardan and WS intend to cooperate in pursuing financial services opportunities in the CEE countries.

TBIH is a leading retail financial services provider (including insurance, pension fund management, asset management, leasing, consumer finance and mortgages) in several CEE countries. The shareholders of TBIH include the English investment fund Englefield Capital and the international investment fund MidOcean Partners.

About Kardan

Kardan is an international investment company with a focus on three sectors: Real Estate, Financial Services and Infrastructure. Kardan is primarily active in Central and Eastern Europe, where it conducts most of its activities. Kardan holds controlling interests in its main businesses and is actively involved in the definition and implementation of their strategy. Total assets per December 31, 2005 amounted to USD 1,769 million, with revenues of USD 547 million. The number of employees engaged by the group is approximately 6,100 as of December 31, 2005. Kardan is listed on Euronext Amsterdam and the Tel-Aviv Stock Exchange.

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