

These Final Terms dated 04 February 2016 (the "**Final Terms**") have been prepared for the purpose of Article 5 (4) of Directive 2003/71/EC. Full information on the Issuer and the offer of the Pfandbriefe is only available on the basis of the combination of the Final Terms when read together with the Base Prospectus dated 23 March 2015, including any supplements thereto (the "**Base Prospectus**"). The Base Prospectus and the supplement dated 12 August 2015 and the supplement dated 12 November 2015 has been or will be, as the case may be, published on the website of the Issuer (www.berlinhyp.de). In case of an issue of Pfandbriefe which are listed on the regulated market of a stock exchange, the Final Terms relating to such Pfandbriefe will also be published on the website of the Issuer (www.berlinhyp.de). Each potential investor should note that a summary relating to the specific issue of the Pfandbriefe is annexed to these Final Terms.

04 February 2016

Final Terms

EUR 50,000,000
0.02 per cent. Mortgage Pfandbriefe due 26 January 2018

issued pursuant to the

€ 25,000,000,000
Offering Programme

dated 23 March 2015

of

Berlin Hyp AG

Issue Price: 100.61 per cent.

Issue Date: 08 February 2016

Series No.: 195

Tranche No.: 1

PART I. Terms and Conditions **TEIL I. Emissionsbedingungen**

This PART I. of the Final Terms is to be read in conjunction with the set of Terms and Conditions of the Securities that apply to Fixed Rate Pfandbriefe set forth in the Base Prospectus as Option IV. Capitalised terms shall have the meanings specified in the Terms and Conditions of the Securities.
Dieser TEIL I. der Endgültigen Bedingungen ist in Verbindung mit dem Satz der Emissionsbedingungen der Wertpapiere, der auf Festverzinsliche Pfandbriefe Anwendung findet, zu lesen, der als Option IV im Basisprospekt enthalten ist. Begriffe, die in den Emissionsbedingungen der Wertpapiere definiert sind, haben dieselbe Bedeutung, wenn sie in diesen Endgültigen Bedingungen verwendet werden.

All references in this Part I. of the Final Terms to numbered paragraphs and subparagraphs are to paragraphs and subparagraphs of the Terms and Conditions of the Securities.
Bezugnahmen in diesem TEIL I. der Endgültigen Bedingungen auf Paragraphen und Absätze beziehen sich auf die Paragraphen und Absätze der Emissionsbedingungen der Wertpapiere.

The placeholders in the provisions of the Terms and Conditions of the Securities which are applicable to the Pfandbriefe shall be deemed to be completed by the information contained in the Final Terms as if such information were inserted in the placeholder of such provisions. All provisions in the Terms and Conditions of the Securities which are not selected and not completed by the information contained in

the Final Terms shall be deemed to be deleted from the terms and conditions applicable to the Pfandbriefe.

Die Platzhalter in den auf die Pfandbriefe anwendbaren Bestimmungen der Emissionsbedingungen der Wertpapiere gelten als durch die in den Endgültigen Bedingungen enthaltenen Angaben ausgefüllt, als ob die Platzhalter in den betreffenden Bestimmungen durch diese Angaben ausgefüllt wären. Sämtliche Optionen der Emissionsbedingungen der Wertpapiere, die nicht durch die in den Endgültigen Bedingungen enthaltenen Angaben ausgewählt und ausgefüllt wurden, gelten als in den auf die Pfandbriefe anwendbaren Bedingungen gestrichen.

In the case of an issue of Pfandbriefe which (i) will be offered to retail investors; and/or (ii) which have a denomination of less than EUR 100,000 or the equivalent amount in another currency, consolidated Terms and Conditions of the Securities will be attached to the relevant global note(s) representing the Pfandbriefe and a copy of such consolidated Terms and Conditions of the Securities will be provided – free of charge - as a separate document to investors upon request at the registered office of the Issuer. **Such consolidated Terms and Conditions of the Securities will not be part of the relevant Final Terms, neither as an annex nor as an integral part of the Final Terms and such consolidated Terms and Conditions of the Securities will not be filed with or sent to any Competent Authority.**

*Im Fall von Pfandbriefen, die (i) an Privatinvestoren angeboten werden und/oder die (ii) eine Stückelung von weniger als EUR 100.000 oder dem entsprechenden Gegenwert in einer anderen Währung haben, werden konsolidierte Emissionsbedingungen der Wertpapiere der/den maßgeblichen Globalurkunde(n), durch die die Pfandbriefe verbrieft werden, angefügt. Eine Kopie der konsolidierten Emissionsbedingungen der Wertpapiere wird Investoren auf Anfrage am Sitz der Emittentin als separates Dokument kostenlos ausgehändigt. **Diese konsolidierten Emissionsbedingungen der Wertpapiere sind kein Bestandteil der maßgeblichen Endgültigen Bedingungen und werden weder als Anhang den Endgültigen Bedingungen beigelegt noch sind sie integraler Bestandteil der Endgültigen Bedingungen. Die konsolidierten Bedingungen werden auch nicht bei der maßgeblichen Zuständigen Behörde hinterlegt oder dieser mitgeteilt.***

The Final Terms and the separate document containing the consolidated Terms and Conditions of the Securities, if applicable, will be published on the website of the Issuer (www.berlinhyp.de).

Die Endgültigen Bedingungen und das separate Dokument, welches die konsolidierten Emissionsbedingungen der Wertpapiere, sofern anwendbar, enthält, werden auf der Website der Emittentin (www.berlinhyp.de) veröffentlicht.

Language of Conditions Sprache der Bedingungen

- German only
ausschließlich Deutsch
- English only
ausschließlich Englisch
- English and German (English controlling)
Englisch und Deutsch (englischer Text maßgeblich)
- German and English (German controlling)
Deutsch und Englisch (deutscher Text maßgeblich)

CURRENCY, DENOMINATION, FORM, CERTAIN DEFINITIONS (§1) WÄHRUNG, STÜCKELUNG, FORM, DEFINITIONEN (§1)

Currency and Denomination Währung und Stückelung

Specified Currency
Festgelegte Währung

Euro ("EUR")
Euro ("EUR")

Aggregate Principal Amount
Gesamtnennbetrag

EUR 50,000,000
EUR 50.000.000

Specified Denomination(s)
Stückelung/Stückelungen **EUR 100,000**
EUR 100.000

Number of Pfandbriefe to be issued in the Specified Denomination
Zahl der in jeder Stückelung auszugebenden Pfandbriefe **500**
500

Pfandbriefe

- Mortgage Pfandbriefe
Hypothekenpfandbriefe
- Public Sector Pfandbriefe
Öffentliche Pfandbriefe
- Jumbo-Pfandbriefe
Jumbo-Pfandbriefe
 - Mortgage Pfandbriefe
Hypothekenpfandbriefe
 - Public Sector Pfandbriefe
Öffentliche Pfandbriefe

New Global Note (NGN) **No**
neue Globalurkunde (New Global Note – NGN) *Nein*

- TEFRA C**
TEFRA C
 - Permanent Global Pfandbriefe
Dauerglobalpfandbrief
- TEFRA D**
TEFRA D
 - Temporary Global Pfandbriefe exchangeable for a Permanent Global Pfandbriefe
Vorläufige Globalpfandbrief austauschbar gegen eine Dauerglobalpfandbrief
- Neither TEFRA D nor TEFRA C**
Weder TEFRA D noch TEFRA C
 - Permanent Global Pfandbriefe
Dauerglobalpfandbrief

Certain Definitions

Definitionen

Clearing System

- Clearstream Banking AG, Frankfurt am Main
Mergenthalerallee 61
65760 Eschborn
Federal Republic of Germany
- Clearstream Banking société anonyme, Luxembourg
42 Avenue JF Kennedy
1855 Luxembourg
Luxembourg
- Euroclear Bank SA/NV
1 Boulevard du Roi Albert II
1210 Brussels
Belgium

- Other (specify)
Sonstige (angeben)

Status (§ 2)
Status (§ 2)

- Unsubordinated
Nicht-nachrangig
- Subordinated
Nachrangig

INTEREST (§ 3)
ZINSEN (§ 3)

- Fixed Rate Pfandbriefe (Option IV)**
Festverzinsliche Pfandbriefe (Option IV)

Rate of Interest and Interest Payment Dates
Zinssatz und Zinszahlungstage

Rate of Interest **0.02 per cent. per annum**
Zinssatz *0,02 % per annum*

Interest Commencement Date **08 February 2016**
Verzinsungsbeginn *08. Februar 2016*

Fixed Interest Date(s) **26 January in each year**
Festzinstermine *26. Januar in jedem Jahr*

First Interest Payment Date **26 January 2017 (short first coupon)**
Erster Zinszahlungstag *26. Januar 2017 (kurzer erster Kupon)*

Initial Broken Amount(s) per specified denomination **Not applicable**
Anfängliche(r) Bruchteilzinsbetrag(-beträge) *Nicht anwendbar*
für jede festgelegte Stückelung

Initial Broken Amount per aggregate principal amount **EUR 9,644.81**
Anfänglicher Bruchteilzinsbetrag bezogen auf den Gesamtnennbetrag *EUR 9.644,81*
anwendbar

Fixed Interest Date preceding the Maturity Date **26 January 2017**
Festzinstermine, die dem Fälligkeitstag vorangehen *26. Januar 2017*

Final Broken Amount(s) per specified denomination **Not applicable**
Abschließende(r) Bruchteilzinsbetrag(-beträge) *Nicht anwendbar*
für jede festgelegte Stückelung

Final Broken Amount per aggregate principal amount **Not applicable**
Abschließender Bruchteilzinsbetrag bezogen auf den Gesamtnennbetrag *Nicht anwendbar*

- Floating Rate Pfandbriefe (Option V)**
Variabel verzinsliche Pfandbriefe (Option V)

- ZERO Coupon Pfandbriefe (Option VI)**
Nullkupon Pfandbriefe (Option VI)

Day Count Fraction
Zinstagequotient

- Actual/Actual
- Actual/Actual (ICMA)
- Actual/365 (Fixed)
- Actual/360 (Eurozinsmethode)
- 30E/360 (Eurobond Basis)
- 30E/360 (ISDA)
- 30/360 or 360/360 (Bond Basis)

PAYMENTS (§ 4)
ZAHLUNGEN (§ 4)

Payment Business Day
Zahlungstag

Relevant Financial Centre(s) (specify all)
Relevante Finanzzentren (alle angeben)

TARGET
TARGET

Adjusted/Unadjusted
Mit oder ohne Anpassung

Unadjusted
Ohne Anpassung

REDEMPTION (§ 5)
RÜCKZAHLUNG (§ 5)

Final Redemption
Rückzahlung bei Endfälligkeit

- Maturity Date
Fälligkeitstag
- Redemption Month
Rückzahlungsmonat

26 January 2018
26. Januar 2018

Final Redemption Amount
Rückzahlungsbetrag

- Principal amount
Nennbetrag
- Final Redemption Amount (per specified denomination)
Rückzahlungsbetrag (für jede festgelegte Stückelung)

Early Redemption
Vorzeitige Rückzahlung

Early Redemption at the Option of the Issuer
Vorzeitige Rückzahlung nach Wahl der Emittentin

No
Nein

Early Redemption at the Option of a Holder
Vorzeitige Rückzahlung nach Wahl des Gläubigers

No
Nein

FISCAL AGENT AND PAYING AGENT (§ 6)
DIE EMISSIONSSTELLE UND ZAHLSTELLE (§ 6)

Fiscal and Paying Agent
Emissions- und Zahlstelle

- Berlin Hyp AG
Budapester Strasse 1
10787 Berlin
Federal Republic of Germany
- Other (set forth details in full here)
Andere (Einzelheiten einfügen)

Calculation Agent/specified office
Berechnungsstelle/bezeichnete Geschäftsstelle

- Berlin Hyp AG
Andere (Einzelheiten einfügen)
Budapester Strasse 1
10787 Berlin
Federal Republic of Germany
- Other (set forth details in full here)
Andere (Einzelheiten einfügen)

Required location of Calculation Agent (specify)
Vorgeschriebener Ort für Berechnungsstelle (angeben)

- Additional Paying Agent(s)/specified office(s)
Zusätzliche Zahlstelle(n)/bezeichnete Geschäftsstelle(n)

NOTICES (§ 10)
MITTEILUNGEN (§ 10)

Place and expected medium of publication
Ort und voraussichtliches Medium der Bekanntmachung

- Federal Republic of Germany (electronic Federal Gazette)
Bundesrepublik Deutschland (elektronischer Bundesanzeiger)
- Grand Duchy of Luxembourg (www.bourse.lu)
Großherzogtum Luxemburg (www.bourse.lu)
- Clearing System
Clearing System
- Other (specify)
Sonstige (angeben)

Part II.: OTHER INFORMATION

Interests of natural and legal persons, including conflict of interests, involved in the issue/offer **None**

Reasons for the offer (if different from making profit and/or hedging certain risks) **Not applicable**

Estimated net proceeds **EUR 50,305,000**

Estimated total expenses of the issue **EUR 2,500**

Eurosystem eligibility

- Intended to be held in a manner which would allow ECB eligibility (in classical global note form (CGN)) That simply means that the Notes are intended upon issue to be deposited with Clearstream Banking AG, Frankfurt, and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria (ECB eligibility).
- Intended to be held in a manner which would allow ECB eligibility (in new global note form (NGN)) Note that if this item is applicable it simply means that the Notes are intended upon issue to be deposited with one of the international central securities depositories (ICSDs) as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria (ECB eligibility)

Securities Identification Numbers

ISIN Code **DE000BHY0BB6**

Common Code

German Securities Code **BHY0BB**

Any other securities number **Not applicable**

Yield

Method of calculating the yield

- ICMA method: The ICMA method determines the effective interest rate of Pfandbriefe taking into account accrued interest on a daily basis.
- Specify other method
- Historic Interest Rates**

Selling Restrictions

- TEFRA C
- TEFRA D
- Neither TEFRA C nor TEFRA D

Non-exempt Offer Not applicable

Additional Selling Restrictions (specify) Not applicable

Taxation

Information on taxes on the income from the Notes withheld at source in respect of countries where the offer is being made or admission to trading is being sought

None

Terms and Conditions of the Offer

Time period, including any possible amendments, during which the offer will be open

Not applicable

Description of the application process

Not applicable

A description of the possibility to reduce subscriptions and the manner for refunding excess amount paid by applicants

Not applicable

Details of the minimum and/or maximum amount of application, (whether in number of Pfandbriefe or aggregate amount to invest)

Not applicable

Method and time limits for paying up the Pfandbriefe and for delivery of the Pfandbriefe

Not applicable

Manner and date in which results of the offer are to be made public

Not applicable

The procedure for the exercise of any right of pre-emption, the negotiability of subscription rights and the treatment of subscription rights not exercised.

Not applicable

Various categories of potential investors to which the Pfandbriefe are offered

- Qualified Investors
- Retail Investors

- Institutional Investors

Process for notification to applicants of the amount allotted and indication whether dealing may begin before notification is made

None

Expected price at which the notes will be offered / method of determining the price and the process for its disclosure and amount of any expenses and taxes specifically charged to the subscriber or purchaser

See under "Issue Price"

Name and address of the co-ordinator(s) of the global offer and of single parts of the offer and, to the extent known to the Issuer or the offeror, of the placers in the various countries where the offer takes place.

Not applicable

Method of distribution

- Non-syndicated
 Syndicated

Date of Subscription Agreement

Management Details including form of commitment

Dealer/Management Group (specify) DZ BANK AG Deutsche Zentral-Genossenschaftsbank,
Frankfurt am Main

- firm commitment
 no firm commitment/best efforts arrangements

Consent to use the Prospectus

Each Dealer and/or financial intermediary appointed by such Dealer placing or subsequently reselling the Notes is entitled to use and to rely upon the Prospectus. The Prospectus may only be delivered to potential investors together with all supplements published before the respective date of such delivery. Any supplement to the Prospectus is available for viewing in electronic form on the website of the Issuer. When using the Prospectus, each Dealer and/or relevant financial intermediary must ensure that it complies with all applicable laws and regulations in force in the respective jurisdiction at the time.

Yes, during the period from 08 February 2016 until 22 March 2016 in Germany, the Grand Duchy of Luxembourg, the United Kingdom of Great Britain and Northern Ireland, the Republic of Ireland, the Republic of Italy and the Republic of Austria

Commissions

Management/Underwriting Commission (specify) **None**
Selling Concession (specify) **None**
Listing Commission (specify) **None**
Other (specify) **None**

Stabilising Manager **None**

Market Maker **None**

Listing(s) **Yes**

- Berlin Stock Exchange (regulated market)
 Luxembourg
 regulated market (*Bourse de Luxembourg*)
 unregulated market (Euro MTF)
 Other (insert details)

Expected date of admission **08 February 2016**

Estimate of the total expenses related to admission to trading **EUR 2,000**

Regulated markets or equivalent markets on which, to the knowledge of the Issuer, Pfandbriefe of the same class of the Pfandbriefe to be offered or admitted to trading are already admitted to trading

- Berlin Stock Exchange (regulated Market)
 Luxembourg (*Bourse de Luxembourg*)
 Other (insert details)

Name and address of the entities which have a firm commitment to act as intermediaries in secondary trading, providing liquidity through bid and offer rates and description of the main terms of their commitment

not applicable

Rating

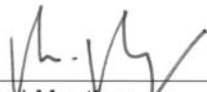
AA+ (Fitch)

Aaa (Moody`s)

Listing:

The above Final Terms comprise the details required to list this issue of Pfandbriefe (as from 08 February 2016) pursuant to the € 25,000,000,000 Offering Programme of Berlin Hyp AG.

Berlin Hyp AG



Marcel Manthey



Astrid Suhari