

**MiFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ELIGIBLE COUNTERPARTIES ONLY TARGET MARKET** – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Pfandbriefe has led to the conclusion that: (i) the target market for the Pfandbriefe is eligible counterparties and professional clients, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Pfandbriefe are appropriate including investment advice, non-advised sales and pure execution services. The negative target market are Retail Clients. Any person subsequently offering, selling or recommending the Pfandbriefe (a "**distributor**") should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Pfandbriefe (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels, subject to the distributor's suitability and appropriateness obligations under MiFID II, as applicable.

6 December 2022

**Final Terms**

EUR 50,000,000 1.875 per cent. Mortgage Pfandbriefe  
due 1 September 2025

(to be consolidated, form a single issue with and increase the aggregate principal amount of the  
EUR 100,000,000 1.875 per cent. Mortgage Pfandbriefe due 1 September 2025 issued on  
1 September 2022 and the EUR 100,000,000 1.875 per cent. Mortgage Pfandbriefe due 1 September  
2025 issued on 19 October 2022)

issued pursuant to the

**€ 25,000,000,000**  
**Offering Programme**

dated 30 March 2022

of

**Berlin Hyp AG**

Issue Price: 97.815 per cent.

Issue Date: 8 December 2022

Trade Date: 29 November 2022

Series No.: -

Tranche No.: 3

These Final Terms dated 6 December 2022 (the "**Final Terms**") have been prepared for the purpose of Article 8 (5) in conjunction with Article 25 (4) of the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017, as amended. 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 30 March 2022, including any supplements thereto (the "**Base Prospectus**"). The Base Prospectus has been or will be, as the case may be, published on the website of the Issuer [www.berlinhyp.de](http://www.berlinhyp.de) (see <https://www.berlinhyp.de/en/investors>). 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](http://www.berlinhyp.de) (see <https://www.berlinhyp.de/en/investors>).

**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.*

The Final Terms will be published on the website of the Issuer [www.berlinhyp.de](http://www.berlinhyp.de)

(see <https://www.berlinhyp.de/en/investors/base-prospectus-final-terms>).

Die Endgültigen Bedingungen werden auf der Website der Emittentin [www.berlinhyp.de](http://www.berlinhyp.de)

(siehe <https://www.berlinhyp.de/en/investors/base-prospectus-final-terms>) 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 <i>Festgelegte Währung</i>	Euro ("EUR") <i>Euro („EUR“)</i>
Aggregate Principal Amount <i>Gesamtnennbetrag</i>	EUR 50,000,000 <i>EUR 50.000.000</i>
Specified Denomination(s) <i>Stückelung/Stückelungen</i>	EUR 100,000 <i>EUR 100.000</i>
Number of Pfandbriefe to be issued in the Specified Denomination <i>Zahl der in jeder Stückelung auszugebenden Pfandbriefe</i>	500 <i>500</i>

#### **Pfandbriefe**

- Mortgage Pfandbriefe  
*Hypothekendarlehen*
- Public Sector Pfandbriefe

*Öffentliche Pfandbriefe*

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

**New Global Note (NGN)**  
***neue Globalurkunde (New Global Note – NGN)***

**No**  
***Nein***

- TEFRA C**  
***TEFRA C***
  - Permanent Global Pfandbriefe  
*Dauerglobalpfandbrief*
- TEFRA D**  
***TEFRA D***
  - Temporary Global Pfandbriefe exchangeable for a Permanent Global Pfandbriefe  
*Vorläufiger Globalpfandbrief austauschbar gegen einen 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 S.A., 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)*
  - Address (specify)  
*Adresse (angeben)*

**Status (§ 2)**  
***Status (§ 2)***

- Unsubordinated

*Nicht-nachrangig*

- Eligible  
*Berücksichtigungsfähig*
- Unsubordinated non-preferred  
*Nicht-nachrangig nicht-bevorrechtigt*
- 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 1.875 per cent. *per annum*  
*Zinssatz* 1,875 % *per annum*

Interest Commencement Date 1 September 2022  
*Verzinsungsbeginn* 1. September 2022

Fixed Interest Date(s) 1 September in each year  
*Festzinstermine* 1. September eines jeden Jahres

First Interest Payment Date 1 September 2023  
*Erster Zinszahlungstag* 1. September 2023

Initial Broken Amount(s) per specified denomination  
*Anfängliche(r) Bruchteilzinsbetrag(-beträge)*  
*für jede festgelegte Stückelung*

Initial Broken Amount per aggregate principal amount  
*Anfänglicher Bruchteilzinsbetrag bezogen auf den Gesamtnennbetrag*

Fixed Interest Date preceding the Maturity Date  
*Festzinstermine, die dem Fälligkeitstag vorangehen*

Final Broken Amount(s) per specified denomination  
*Abschließende(r) Bruchteilzinsbetrag(-beträge)*  
*für jede festgelegte Stückelung*

Final Broken Amount per aggregate principal amount  
*Abschließender Bruchteilzinsbetrag bezogen auf den Gesamtnennbetrag*

- Step-Up Notes**  
***Stufenzinsschuldverschreibungen***
- Step-up/Step-down Notes**  
***Stufenzinsschuldverschreibungen***
- 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*

1 September 2025  
1. September 2025

**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

**Early Redemption Amount**  
**Vorzeitiger Rückzahlungsbetrag**

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

Fiscal and Paying Agent  
*Emissions- und Zahlstelle*

- Berlin Hyp AG  
Corneliusstraße 7  
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  
Corneliusstraße 7  
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)*

**EVENTS OF DEFAULT (§ 9)**  
**KÜNDIGUNG (§ 9)**

**No**  
**Nein**

**SUBSTITUTION (§ 10)**  
**ERSETZUNG (§ 10)**

**No**  
**Nein**

**NOTICES (§ 12)**  
**MITTEILUNGEN (§ 12)**

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

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

**AMENDMENTS TO THE TERMS AND CONDITIONS**  
**OTHER THAN PFANDBRIEFE (§ 13)**

**ÄNDERUNGEN DER ANLEIHEBEDINGUNGEN  
AUSSER PFANDBRIEFEN (§ 13)**

Applicable  
*Anwendbar*

**No  
Nein**



## 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 49,159,212.33

Estimated total expenses of the issue EUR 2,000

(set forth details in full here broken into each principal intended use and presented by order of priority of such uses)

### 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 Pfandbriefe are intended upon issue to be deposited with Clearstream Banking AG, Frankfurt, and does not necessarily mean that the Pfandbriefe 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)) Not applicable

### Securities Identification Numbers

ISIN Code DE000BHY0JU9

Common Code 252830707

German Securities Code BHY0JU

Any other securities number

**Yield** 2.714 per cent. per annum

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.

**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

**Terms and Conditions of the Offer** Not applicable

Various categories of potential investors to which the Pfandbriefe are offered

Qualified Investors

Retail Investors

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

Not applicable

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 Not applicable

Prohibition of Sales to EEA Retail Investors Not applicable

Prohibition of Sales to UK Retail Investors Not applicable

**Management Details including form of commitment**

Dealer/Management Group (specify)

DekaBank Deutsche Girozentrale  
Mainzer Landstraße 16  
60325 Frankfurt am Main

firm commitment

no firm commitment/best efforts arrangements

**Consent to use the Base Prospectus**

General Consent	Not applicable
The Issuer consents to the use of this Base Prospectus by the following Dealer(s) and/or financial intermediary (individual consent):	Not applicable
Individual consent for the subsequent resale or final placement of Pfandbriefe by the Dealer and/or financial intermediary is given in relation to:	Not applicable
Such consent is also subject to and given under the condition:	Not applicable
Offer period (" <b>Offer Period</b> ") during which subsequent resale or final placement of Pfandbriefe by Dealers and/or financial intermediaries can be made:	Not applicable
<b>Commissions</b>	Not applicable
Management/Underwriting Commission (specify)	
Selling Concession (specify)	
Listing Commission (specify)	
Other (specify)	
<b>Stabilisation Manager</b>	None
<b>Market Maker</b>	None
<b>Admission to trading</b>	Yes
<input checked="" type="checkbox"/> Berlin Stock Exchange (regulated market)	
<input type="checkbox"/> Luxembourg Stock Exchange (regulated market)	
<input type="checkbox"/> Other (insert details)	
<b>Expected date of admission</b>	8 December 2022
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	
<input checked="" type="checkbox"/> Berlin Stock Exchange (regulated Market)	
<input type="checkbox"/> Luxembourg Stock Exchange ( <i>Bourse de Luxembourg</i> )	
<input type="checkbox"/> 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	
Estimate of the total expenses related to admission to trading	EUR 1,000
<b>Rating</b>	Aaa (Moody's)

**Third Party Information**

With respect to any information included herein and specified to be sourced from a third party (i) the Issuer confirms that any such information has been accurately reproduced and as far as the Issuer is aware and is able to ascertain from information available to it from such third party, no facts have been omitted the omission of which would render the reproduced information inaccurate or misleading and (ii) the Issuer has not independently verified any such information and accepts no responsibility for the accuracy thereof.

**Listing:**

The above Final Terms comprise the details required to list this issue of Pfandbriefe (as from 8 December 2022) pursuant to the € 25,000,000,000 Offering Programme of Berlin Hyp AG.