

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 Notes has led to the conclusion that: (i) the target market for the Notes 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 Notes are appropriate including investment advice, portfolio management, non-advised sales and pure execution services. Any person subsequently offering, selling or recommending the Notes (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 Notes (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.

These Final Terms dated 13 September 2018 (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 Notes is only available on the basis of the combination of the Final Terms when read together with the Base Prospectus dated 4 April 2018, including any supplements thereto (the "**Base Prospectus**"). The Base Prospectus and the supplement dated 13 August 2018 has been or will be, as the case may be, published on the website of the Issuer www.berlinhyp.de (see www.berlinhyp.de/en/for-capital-market-investors/base-prospectus). In case of an issue of Notes which are listed on the regulated market of a stock exchange, the Final Terms relating to such Notes will also be published on the website of the Issuer www.berlinhyp.de (see www.berlinhyp.de/en/for-capital-market-investors/base-prospectus/final-terms).

13 September 2018

Final Terms

Euro 5,000,000 Senior Unsecured Preferred Floating Rate Notes due 18 September 2020
issued pursuant to the

€ 25,000,000,000
Offering Programme

dated 4 April 2018 of
Berlin Hyp AG

Issue Price: 100.22 per cent.
Issue Date: 18 September 2018

Series No.: 120

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 Floating Rate Notes set forth in the Base Prospectus as Option II. 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 Variabel Verzinsliche Schuldverschreibungen Anwendung findet, zu lesen, der als Option II 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 Notes 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 Notes. *Die Platzhalter in den auf die Schuldverschreibungen 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 Schuldverschreibungen anwendbaren Bedingungen gestrichen.*

The Final Terms will be published on the website of the Issuer www.berlinhyp.de (see <http://www.berlinhyp.de/en/for-capital-market-investors/base-prospectus/final-terms>).

Die Endgültigen Bedingungen werden auf der Website der Emittentin www.berlinhyp.de (siehe www.berlinhyp.de/en/for-capital-market-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 5,000,000 <i>EUR 5.000.000</i>
Specified Denomination(s) <i>Stückelung/Stückelungen</i>	EUR 100,000 <i>EUR 100.000</i>
Number of Notes to be issued in the Specified Denomination <i>Zahl der in jeder Stückelung auszugebenden Schuldverschreibungen</i>	50 50

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)
neue Globalurkunde (New Global Note – NGN)

No
Nein

- TEFRA C**
TEFRA C
- Permanent Global Notes
Dauerglobalurkunde
- TEFRA D**
TEFRA D
- Temporary Global Notes exchangeable for a Permanent Global Notes
Vorläufige Globalurkunde austauschbar gegen eine Dauerglobalurkunde
- Neither TEFRA D nor TEFRA C**
Weder TEFRA D noch TEFRA C
- Permanent Global Notes
Dauerglobalurkunde

Certain Definitions

Definitionen

Clearing System

- Clearstream Banking AG, Frankfurt am Main
Mergenthalerallee 61
65760 Eschborn
Federal Republic of Germany
- Clearstream Banking SA, 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 Not eligible
Nicht berücksichtigungsfähig

- Non-preferred
Nicht-bevorrechtigt
- Subordinated
Nachrangig

INTEREST (§ 3)
ZINSEN (§ 3)

- Fixed Rate Notes (Option I)**
Festverzinsliche Schuldverschreibungen (Option I)
- Floating Rate Notes (Option II)**
Variabel verzinsliche Schuldverschreibungen (Option II)

Interest Payment Dates
Zinszahlungstage

Interest Commencement Date 18 September 2018
Verzinsungsbeginn *18. September 2018*

Specified Interest Payment Dates 18 March, 18 June, 18 September,
18 December in each year,
commencing on 18 December
2018 up to, and inclusive, the
Maturity Date

Festgelegte Zinszahlungstage *18. März, 18. Juni 18. September,
18. Dezember eines jeden Jahres,
beginnend mit dem 18. Dezember
2018 und endend mit dem
Fälligkeitstag (einschließlich)*

Specified Interest Period(s) 3 month
Festgelegte Zinsperiode(n) *3 Monate*

Business Day Convention
Geschäftstagskonvention

- Modified Following Business Day Convention
Modifizierte-Folgender-Geschäftstag-Konvention
- FRN Convention (specify period(s))
FRN-Konvention (Zeitraum angeben)
- Following Business Day Convention
Folgender-Geschäftstag-Konvention
- Preceding Business Day Convention
Vorhergegangener-Geschäftstag-Konvention

Relevant Financial Centres TARGET
Relevante Finanzzentren

Rate of Interest
Zinssatz

- Screen Rate Determination
Bildschirmfeststellung
- EURIBOR® (11.00 a.m. Brussels time/TARGET Business Day/EURIBOR Panel/Euro Interbank Market)

EURIBOR® (11.00 Uhr Brüsseler Ortszeit/TARGET Geschäftstag/EURIBOR Panel/Euro Interbankenmarkt)

Screen page
Bildschirmseite

Reuters page EURIBOR01
Reuters-Seite EURIBOR01

- LIBOR® (London time/London Business Day/ London Interbank Market)
LIBOR® (Londoner Ortszeit/Londoner Geschäftstag/ Londoner Interbankenmarkt)
Screen page
Bildschirmseite

- Other (specify)
Sonstige (angeben)
Screen page
Bildschirmseite

Screen page
Bildschirmseite

Margin
Marge

- plus
plus

- minus
minus

Interest Determination Date
Zinsfestlegungstag

- second Business Day prior to commencement of Interest Period
zweiter Geschäftstag vor Beginn der jeweiligen Zinsperiode
- other (specify)
Sonstige (angeben)

Interest Amount
Zinsbetrag

- calculated by applying the Rate of Interest to the aggregate principal amount
berechnet durch Bezugnahme des Zinssatzes auf den Gesamtnennbetrag
- calculated by applying the Rate of Interest to each specified denomination
berechnet durch Bezugnahme des Zinssatzes auf jede festgelegte Stückelung

Discontinuation Event
Einstellungsereignis

Determination period
Bestimmungsfrist

Appointment period
Bestellungsfrist

Reference Banks (if other than as specified in § 3(2) (specify)
Referenzbanken (sofern abweichend von § 3 Absatz 2) (angeben)

Not applicable
Nicht anwendbar

Minimum and Maximum Rate of Interest
Mindest- und Höchstzinssatz

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | Minimum Rate of Interest
<i>Mindestzinssatz</i> | 0.10 per cent <i>per annum</i>
0,10 % <i>per annum</i> |
| <input checked="" type="checkbox"/> | Maximum Rate of Interest
<i>Höchstzinssatz</i> | 0.50 per cent <i>per annum</i>
0,50 % <i>per annum</i> |

Other options of Floating Rate Notes
Andere Optionen für Variabel Verzinsliche Schuldverschreibungen

- Fixed to Floating Rate Notes**
Fest- zu Variabel Verzinsliche-Schuldverschreibungen
(set forth details in full here)
(Einzelheiten einfügen)
 - Floating to Fixed Rate Notes**
Variable- zu Festverzinsliche-Schuldverschreibungen
(set forth details in full here)
(Einzelheiten einfügen)
 - CMS Floating Rate Notes**
CMS Variabel Verzinsliche-Schuldverschreibungen
(set forth details in full here)
(Einzelheiten einfügen)
 - Inverse/Reverse Floating Rate Notes**
Inverse/Reverse-Floater
(set forth details in full here)
(Einzelheiten einfügen)
- Zero Coupon Notes (Option III)**
Nullkupon-Schuldverschreibungen (Option III)

Day Count Fraction
Zinstagequotient

- Actual/Actual
- Actual/Actual (ICMA)
- Actual/365 (Fixed)
- Actual/360 (Eurozinismethode)
- 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

adjusted
mit Anpassung

REDEMPTION (§ 5)
RÜCKZAHLUNG (§ 5)

Final Redemption
Rückzahlung bei Endfälligkeit

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | Maturity Date
<i>Fälligkeitstag</i> | 18 September 2020
18. September 2020 |
| <input type="checkbox"/> | Redemption Month
<i>Rückzahlungsmonat</i> | |

Final Redemption Amount
Rückzahlungsbetrag

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Principal amount
<i>Nennbetrag</i> |
| <input type="checkbox"/> | Final Redemption Amount (per specified denomination)
<i>Rückzahlungsbetrag (für jede festgelegte Stückelung)</i> |

Early Redemption
Vorzeitige Rückzahlung

Early Redemption at the Option of the Issuer Vorzeitige Rückzahlung nach Wahl der Emittentin	No Nein
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Early Redemption at the Option of a Holder Vorzeitige Rückzahlung nach Wahl des Gläubigers	No Nein
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Early Redemption Amount
Vorzeitiger Rückzahlungsbetrag

Zero Coupon Notes (Option III)
Nullkupon-Schuldverschreibungen (Option III)

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

Fiscal and Paying Agent
Emissions- und Zahlstelle

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Berlin Hyp AG
Budapester Strasse 1
10787 Berlin
Federal Republic of Germany |
| <input type="checkbox"/> | Other (set forth details in full here)
Andere (Einzelheiten einfügen) |

Calculation Agent/specified office
Berechnungsstelle/bezeichnete Geschäftsstelle

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Berlin Hyp AG
Budapester Strasse 1
10787 Berlin
Federal Republic of Germany |
| <input type="checkbox"/> | 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 (§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 Not applicable

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

Estimated net proceeds EUR 5,011,000

Estimated total expenses of the issue EUR 2,500

(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 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))

Securities Identification Numbers

ISIN Code DE000BHY0BL5

Common Code

German Securities Code BHY0BL

Any other securities number

Yield Not applicable

Method of calculating the yield

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

Benchmarks register

Amounts payable under the Notes will be calculated by reference to EURIBOR[®], which is currently provided by European Money Markets Institute (EMMI)]. As at the date of these Final Terms, EMMI does not appear on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority (“**ESMA**”) pursuant to Article 36 of the Benchmark Regulation (Regulation (EU) 2016/1011) (the “**Benchmarks Register**”).

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

Various categories of potential investors to which the Notes are offered

- Qualified Investors
- Retail Investors

Method of distribution

- Non-syndicated
- Syndicated

Date of Subscription Agreement

Prohibition of Sales to EEA Retail Investors Not Applicable
(If the Notes may constitute "packaged" products and no KID will be prepared, "Applicable" should be specified.)

Management Details including form of commitment

Dealer/Management Group (specify) DekaBank Deutsche Girozentrale
Frankfurt am Main
Germany

- 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.

Not applicable. The Issuer does not consent to the use of the Prospectus.

Commissions

Management/Underwriting Commission (specify)	Not applicable
Selling Concession (specify)	Not applicable
Listing Commission (specify)	Not applicable
Other (specify)	Not applicable

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 18 September 2018

Estimate of the total expenses related to admission to trading EUR 1,600

Regulated markets or equivalent markets on which, to the knowledge of the Issuer, Notes of the same class of the Notes 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**Listing:**

The above Final Terms comprise the details required to list this issue of Notes (as from 18 September 2018) pursuant to the € 25,000,000,000 Offering Programme of Berlin Hyp AG.