

The offer of securities are made on the basis of the approved prospectus of 29 July 2013, which is available on the internet website www.tag-ag.com/en/investor-relations/prospectus or at the address of the issuer (Steckelhörn 5, 20457 Hamburg).

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COMPANY FACT SHEET OF TAG IMMOBILIEN AG

Company Information

Issuer:	TAG Immobilien AG
Year of Foundation:	1882
End of Fiscal Year:	31 December
GAAP:	IFRS
Management:	Rolf Elgeti (Chairman), Claudia Hoyer (COO), Georg Griesemann (CFO), Dr. Harboe Vaagt (CLO)
Supervisory Board:	Dr. Lutz R. Ristow (Chairman), Prof. Dr. Ronald Frohne, Lothar Lanz, Dr. Philipp Wagner, Andrea Mäckler, Wencke Röckendorf

Information on trade data of the bond

ISIN / WKN / Symbol:	XS0954227210 / A1TNFU / TEGA
Subscription Period:	30 July 2013 – 2 August 2013 (early termination possible)
Volume:	EUR 200 mn
Settlement Date:	07 August 2013
Term:	From 07 August 2013 (included) until 07 August 2018 (excluded)
Denomination:	EUR 1,000.00
Coupon/Yield:	[TBA]% p.a.until 2018, At an issue price of 100% the annual yield amounts to [TBA]% until maturity.
Interest Payment Dates:	07.02.2014, 07.08.2014, 07.02.2015, 07.08.2015, 07.02.2016, 07.08.2016, 07.02.2017, 07.08.2017, 07.02.2018, 07.08.2018
Rank:	Pari passu, unsecured
Change of Control:**	Early termination in case of change in control (Creditor) The Company is required to offer Holders the ability to sell their Notes back to the Company at their principal amount, plus 1%, plus accrued interest upon the occurrence of a Change of Control as more fully set out in the "Description of the Notes".
Negative Pledge (Issuer):**	Pursuant to the "Description of the Notes" the Company shall not, and the Issuer shall procure that none of its Subsidiaries shall create or permit to subsist any Lien upon the undertaking, assets or revenues to secure any Relevant Indebtedness of the Issuer or a Subsidiary of the Issuer or Guarantee given by the Issuer or a Subsidiary of the Issuer in respect of Relevant Indebtedness without at the same time or prior thereto securing the Notes equally and ratably therewith.
Cross Acceleration:**	For financial indebtedness of a cumulative amount exceeding EUR 50,000,000
Limitation on Indebtedness:**	The Issuer will not permit Indebtedness of the Issuer and its Subsidiaries on a consolidated basis to exceed 65% of Consolidated Total Assets.
Notice Period for Termination:**	In case of early termination rights creditors generally may declare the demand immediate redemption.
Event of Default:**	The indenture governing the issue of the Notes provides for certain kinds of Events of Default. In case of certain bankruptcy or insolvency events of the Issuer or its Significant Subsidiaries the Notes would become immediately due and payable. In all other kinds of Events of Default the Trustee or the Holders of at least 25% of the aggregate principal amount of the Notes

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	outstanding may, and the Trustee, upon request of such Holders, shall, declare the Notes due and payable, as more fully set out in the "Description of the Notes".
Debt Service test:**	The ratio of Adjusted EBITDA to Consolidated Interest Expense shall have been less than - 1.4 to 1.0, if such incurrence occurs on or prior to December 31, 2014, or - 1.6 to 1.0 if such incurrence occurs on or after January 1, 2015 and on or prior to December 31, 2015 or - 1.8 to 1.0 if such incurrence occurs on or after January 1, 2016 **Please see the "Description of the notes" for further information.
Co-Applicant:	Close Brothers Seydler Bank AG
Specialist:	Close Brothers Seydler Bank AG
Paying Agent:	Deutsche Bank AG
Trading Information:	Inclusion of the Notes to trading in the unregulated market of the Frankfurt stock exchange (<i>Freiverkehr der Frankfurter Wertpapierbörse</i>) (Open Market, Entry Standard) with participation in the Prime Standard for Corporate Bonds is expected to occur on 7 August 2013.
Transparency obligations:	As issuer of a bond in the Open Market of the Frankfurt Stock Exchange (Open Market, Entry Standard) with participation in the Prime Standard for Corporate Bonds, the TAG Immobilien AG has to fulfill the transparency obligations of the Prime Standard for corporate bonds. In addition, the shares of the issuer are listed in the regulated market of the Frankfurt Stock Exchange with participation in the Prime Standard, so the issuer has already to fulfil the highest transparency standards.

Description of business

TAG is an integrated and diversified real estate group that is incorporated, listed and active in Germany pursuing a strategy of long-term growth and value creation. TAG's business operations focus on acquisition, management and to a lesser extent development of residential real estate. In addition, TAG holds a diversified portfolio of commercial properties. The geographic footprint of the real estate portfolio is characterized by concentrated investment exposure in the Hamburg region, Berlin region, North Rhine-Westphalia, Salzgitter region and Thuringia/Saxony. The following are TAG's most important business segments:

- Residential real estate – i.e. the acquisition, management and to a lesser extent development of residential properties. As of 31 March 2013, TAG held approximately 67,280 residential units with a total floor area of some 4,112,000 m². These residential units are primarily located in the following regions: Thuringia/Saxony (44% of the total floor area), Hamburg region (17%), Berlin region (20%), Salzgitter region (14%) and North Rhine-Westphalia (5%). This business segment also oversees the selective sale of residential properties for the purpose of generating profit and optimising the portfolio in addition to the acquisition, development and management of residential real estate. As of 31 March 2013 the total book value of TAG's total real estate volume in the residential real estate segment amounted to €3,100.0 million. In the first quarter 2013 TAG generated rental revenues in the residential real estate segment amounting to €56.3 million.
- Commercial real estate – i.e. the acquisition, management and development of commercial properties. TAG's commercial real estate portfolio comprises 30 of its own commercial properties most of which are held by TAG Gewerbe and for which administration and management services are obtained from a third party. These have a total rental space measuring some 347,000 m² (as of 31 March 2013) and mainly comprise office buildings in the Berlin region (16% of the total floor area), Hamburg region (14%), North Rhine-Westphalia (27%), in the Munich metropolitan area (41%) and in Thuringia/Saxony (2%). In addition, TAG also holds numerous other, mostly small-scale commercial spaces located e.g. in mixed-use residential and commercial buildings. These are administered and managed along with the corresponding residential spaces. This business segment also oversees the sale of commercial real estate for the purpose of reducing the investments in commercial real estate, generating profits and optimising the portfolio. As of 31 March 2013 the total book value of TAG's total real estate volume in the commercial real estate segment amounted to €460.0 million. In the first quarter 2013 TAG generated rental revenues in the commercial real estate segment amounting to €6.6 million.

Status as of 29 July 2013

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Important Note

Transactions in securities involve risks, particularly the risk of a total loss of money invested. You should therefore search personal advice considering your personal financial and investment status before taking an investment decision and you should not place undue reliance on the information published on this website. Deutsche Börse AG does not give any advice; please refer to your bank or financial institution. Lawfulness of the acquisition of securities may be subject to certain requirements, in particular the nationality of the investor. Please also seek advice thereto before your investment.

This document does not constitute an offer to sell or an invitation to make an offer to buy or subscribe for securities. There will be no public offer of securities of TAG Immobilien AG outside of the Federal Republic of Germany, the Republic of Austria and the Grand Duchy of Luxembourg. The public offer in the Federal Republic of Germany, the Republic of Austria and the Grand Duchy of Luxembourg will be made exclusively on the basis of the securities prospectus, that has to be approved by the Commission de Surveillance du Secteur Financier (the "CSSF") and will be made available on the website of TAG Immobilien AG (www.tag-ag.com/en/investor-relations/prospectus) immediately after its approval. Offers outside of the Federal Republic of Germany, the Republic of Austria and the Grand Duchy of Luxembourg are made on the basis of applicable exemptions of registration, submission or authorization obligations exclusively to qualified investors in certain legal systems, with the exception of the United States of America, Canada, Australia or Japan. The decision to invest in the securities offered by TAG Immobilien AG should solely be made on the basis of the prospectus.

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