

## FINAL TERMS

Final Terms dated 20 October 2017

### BerLux SA

*a public limited liability company (société anonyme) incorporated under the laws of the Grand Duchy of Luxembourg) with its registered office at 1c, rue Gabriel Lippmann, L5365 Munsbach, Grand-Duchy of Luxembourg, registered with the Luxembourg trade and companies register under number B 217.569*

Series 1 EUR 9,000,000 bonds with a maturity on 19 October 2022 (together the **"Bonds"**)

Under the programme (13353) for the issuance of bonds

Terms used herein shall be deemed to be as defined in the Conditions of the Bonds set out in the Base Prospectus dated 19 October 2017 (the **"Base Prospectus"**), in respect of bonds issued by the Issuer. This document constitutes the Final Terms of the Bonds described herein and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of Bonds is only available on the basis of a combination of these Final Terms and the Base Prospectus. Copies of the Base Prospectus, together with any supplement thereof, may be obtained free of charge during normal business hours from the offices of the paying agent Hauck & Aufhäuser Privatbankiers AG, Niederlassung Luxemburg 1c, rue Gabriel Lippmann, L-5365 Munsbach and at the registered office of the Issuer.

### Information relating to the offer and the Series of Bonds:

#### GENERAL INFORMATION

Authorization:	The issue of the Bonds has been authorized and approved by a resolution of the board of directors of the Issuer on 17 October 2017.
Series Number or Reference:	1.

Tranche	1.
Form of Bonds:	Bearer represented by a permanent Global Bond.
Aggregate Nominal Amount:	EUR 9,000,000 (nine million euro).
Specified Denomination:	EUR 1,000 (one thousand euro).
Minimum subscription amount:	EUR 100,000 (one hundred thousand euro).
Issue Date:	20 October 2017.
Issue Price:	100%.
Maturity Date:	19 October 2022.
Type of Bonds:	Fixed Rate Bonds.
Use of Proceeds:	The net proceeds of the bonds will be used to grant a loan to Victoria Wohnungsbau II GmbH, which is to be a subsidiary of the Issuer to finance the acquisition of the real estate and refinance an existing loan.
	Victoria Wohnungsbau II GmbH is to become the owner of undeveloped land having a size of 9,374 square meters located in Gäblerstraße 62, 76, Gustav-Adolf-Straße 114, 115 and Schmohlstraße 2 in Berlin-Weißensee, Germany.
Estimated Costs:	Not applicable.
Net Proceeds	EUR 9,000,000 (nine million euro).

#### **INTEREST AND REDEMPTION BASIS**

Fixed Rate Note Provisions:	Applicable.
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(a)	Interest Rate:	4% per cent. per annum payable in arrears on each Interest Payment Dates on the Outstanding Amount.
(b)	Interest Accrual Period:	<p>The period from the Issue Date (inclusive) until the next Interest Payment Date (exclusive) and thereafter from each Interest Payment Date (inclusive) until the next Interest Payment Date (exclusive) and until the Maturity Date (exclusive).</p> <p>The first Interest Accrual Period shall start on 20 October 2017 (inclusive).</p>
(c)	Day Count Fraction:	30/360.
(d)	Interest Payment Dates:	Interest on the Bonds will be payable semi-annually, for a period starting on 20 October 2017 (inclusive) and ending on the day preceding the Maturity Date. Interest is payable in arrears at 19 April and 19 October of each calendar year.
(e)	Redemption Basis:	Redemption at par.
	Zero Coupon Bonds:	Not applicable.
	Paying Agent (and Account Bank):	Hauck & Aufhäuser Privatbank AG, Niederlassung Luxemburg
	Administrator:	Hauck & Aufhäuser Alternative Investment Services S.A.

## OPERATIONAL INFORMATION

ISIN Number:	XS1707681752.
Common Code:	170768175.
Clearing System:	Euroclear or Clearstream, Luxembourg.
Listing:	Application has been made for an admission of Bonds to the Official List and to trading on the Euro MTF market of the Luxembourg stock exchange' by the Issuer (or on its

behalf).

Account Details

IBAN:  
1EUR

LU51 0620 0821 3200

BIC-Code:

HAUKLULLXXX

Reference:

Subscription of Investor

Subscription  
Agreement:

Yes.

Subscription  
Period:

Not applicable.

**Responsibility**

The Issuer accepts responsibility for the information contained in these Final Terms.

Signed on behalf of BERLUX SA:

BY:  .....

**DULY AUTHORISED**