



Press Release

TLG IMMOBILIEN AG successfully places shares at € 10.75

- Total offering size of € 360 million (€ 396 million including over-allotment)
- Gross proceeds of the sale of the new shares amount to approximately € 100 million
- TLG will receive net proceeds of approximately € 95 million to finance portfolio growth
- Trading is expected to start on 24 October 2014

Berlin, 23 October 2014 – Today, TLG IMMOBILIEN AG (“TLG“ or the “Company”), a leading commercial real estate company focusing on Berlin and growth regions in Eastern Germany, and its Selling Shareholders (Lone Star Funds LSREF II East AcquiCo S.à r.l., Luxemburg (“East AcquiCo”) and Delpheast Beteiligungs GmbH & Co. KG (“Delpheast”)) together with the syndicate banks, led by the Joint Global Coordinators, J.P. Morgan and UBS Investment Bank, set the offer price for the offered shares of TLG at € 10.75 per share (ISIN: DE000A12B8Z4/ WKN: A12B8Z). At the offer price of € 10.75 per TLG share, TLG has a market capitalization of € 659 million.

The offer consists of a placement of a total of 33,500,000 TLG shares, including 9,302,326 newly issued bearer shares from a capital increase against contribution in cash and 24,197,674 existing bearer shares from the holdings of the Selling Shareholders (21,545,674 from the holdings of East AcquiCo and 2,652,000 from the holdings of Delpheast). About 12.9 million of the shares in the offering, representing c. 21 percent of TLG’s share capital after the IPO, were allocated to Mercantil Valores Agente de Valores SA. This results, at the offer price, in a total offering size of € 360 million. In addition, an over-allotment of 3,350,000 existing bearer shares from the holdings of East AcquiCo will be made. In case the syndicate banks exercise the greenshoe option in connection with such over-allotment in full, the total number of sold TLG shares increases to 36,850,000 and the total offering size to € 396 million. Assuming full allocation of the greenshoe option, Lone Star will hold a stake of approximately 40 percent in the company.

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The gross proceeds from the sale of the new shares amount to € 100 million, and TLG will receive net proceeds of approximately € 95 million (after deduction of those IPO expenses to be borne by the Company). TLG shares will be traded under the stock symbol TLG for the first time on the Regulated Market (Prime Standard) of the Frankfurt Stock Exchange on 24 October 2014 (“First Day of Trading”).

Of the shares on offer, over 99 percent were allotted to institutional investors. This allocation was conducted in accordance with the “Principles for the Allotment of Share Issues to Private Investors” published by the Commission of Stock Exchange Experts (*Börsensachverständigenkommission*) at the Federal Ministry of Finance.

TLG has undertaken vis-à-vis the syndicate banks that, within a period of six months from the First Day of Trading, it will not, without the prior consent of the Joint Global Coordinators implement a capital increase or any comparable capital measures. East AcquiCo has also undertaken, for a period of six months from the First Day of Trading, not to sell any of its remaining TLG shares without the prior consent of the Joint Global Coordinators.

Niclas Karoff, Member of the Management Board: “The IPO is an important milestone for TLG. The primary IPO proceeds will be deployed to execute on TLG’s growth strategy through accretive acquisitions and value-enhancing investments into our core portfolio.” Peter Finkbeiner, Member of the Management Board, adds: “In return, all our shareholders shall appropriately participate in the success of TLG and receive an attractive dividend amounting to 70 to 80 percent of our annual funds from operations (FFO).”

The Joint Global Coordinators acted together with Kempen & Co, Commerzbank and HSBC as Joint Bookrunners in connection with the offering. VICTORIAPARTNERS was mandated as independent IPO adviser and process coordinator for TLG.

Contact details

Christoph Wilhelm
Corporate Communications
Phone: +49 30 2470 6355
Email: christoph.wilhelm@tlg.de

Sven Annutsch
Investor Relations
Phone: +49 30 2470 6089
Email: sven.annutsch@tlg.de

About TLG IMMOBILIEN AG

TLG IMMOBILIEN AG is a leading commercial real estate company focusing on Berlin and growth regions in Eastern Germany. For over 20 years, TLG IMMOBILIEN AG has been synonymous with real estate expertise in Germany's East. TLG IMMOBILIEN AG generates

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stable rental income and exhibits low vacancy rates, very good building stock and profits from its local employees' excellent market knowledge. As an active portfolio manager, TLG IMMOBILIEN AG is specialised in commercial properties for office and retail use. TLG IMMOBILIEN AG focuses on managing a high-quality portfolio of office properties in Berlin and other regional economic centres, as well as a regionally diversified portfolio of retail properties in highly frequented micro locations. The portfolio also includes several hotels in Berlin, Dresden and Rostock, where these properties stand out not only due to their excellent locations but also because of their very long-term rental or lease agreements.

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