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Vonovia SE

Bochum

ISIN DE000A1ML7J1 / WKN A1ML7J (Shares)

ISIN DE000A3EX3N6 / WKN A3EX3N (subscription rights / dividend entitlements – cash payment)

ISIN DE000A3EX3P1 / WKN A3EX3P (exercised subscription rights / dividend entitlements – share delivery)

Publication of Subscription Price and Subscription Ratio

We refer to the offer published in the Federal Gazette on 10 May 2024 concerning the subscription for new shares created by the capital increase from authorized capital via a contribution in kind, as resolved by the Management Board of Vonovia SE (the “Company”) with the approval of the Finance Committee of the Supervisory Board.

On 24 April 2024, the Management Board of the Company resolved, with the approval of the Finance Committee of the Supervisory Board dated 7 May 2024, to use the authorized capital under § 5.1 of the Company’s Articles of Incorporation (Authorized Capital 2022), and to increase the share capital by up to EUR 40,000,000.00 through the issuance of up to 40,000,000 registered shares, each having a proportionate share in the Company’s share capital of EUR 1.00 (the “New Shares”), in return for a contribution in kind upon the exercise of subscription rights. The New Shares are entitled to participate in any profits beginning on 1 January 2024.

Based on the principles for the determination of the subscription price and the subscription ratio as set out in the subscription offer the following applies:

The subscription price per New Share is € 27.630.

The subscription ratio is 30.7:1.

Consequently, the contribution in kind to be made for the subscription for each New Share shall be 30.7 dividend entitlements resulting from the resolution of the general meeting of the Company on 8 May 2024, each of which amount to € 0.90 per dividend-bearing share.

The subscription period runs until the end of 27 May 2024.

Sales restrictions

The New Shares will only be offered to the public in the Federal Republic of Germany and Switzerland. Neither the subscription rights nor the new shares are, or will be, registered in accordance with the U.S. Securities Act of 1933, as amended (the “Securities Act”), or with the securities regulators of individual states or other territories of the United States of America. At no time may the subscription rights and new shares be offered, sold, exercised, pledged, transferred or delivered, neither directly nor indirectly, to the or within the United States of America, except to Qualified Institutional Buyers (“QIBs”) as defined in Rule 144A of the Securities Act, or due to the existence of an exemption from the registration requirements of the Securities Act or in such a transaction that is not covered by them if it does not constitute a breach of applicable securities legislation in the individual states of the United States of America.

Bochum, May 2024

Vonovia SE

The Management Board

This document is not an offer of securities for sale in the United States. The subscription rights and the shares referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended ("Securities Act"). The subscription rights may only be exercised, and the new shares may only be offered or sold, pursuant to an exemption from, or in transactions not subject to, the registration requirement of the Securities Act.