

Vonovia SE, Bochum
WKN: A1ML7J
ISIN: DE000A1ML7J1
Common Code: 094567408

NOT FOR DISTRIBUTION IN THE UNITED STATES, AUSTRALIA OR JAPAN.

Prospectus Exemption Document*

for the public offer and the admission of new shares from the share
dividend 2024

dated 25 March 2024, amended on 24 May 2024 and 31 May 2024

I. Purpose

The Annual General Meeting of Vonovia SE (“**Vonovia**”) resolved on 8 May 2024 to partly distribute the net income of the 2023 financial year of Vonovia to the shareholders by paying out a dividend of € 0.90 per no-par value share carrying dividend rights (“**Resolution on Appropriation of Net Income**”). Vonovia again gave the shareholders of Vonovia the opportunity to choose whether to have the dividend paid out in cash or in the form of shares in Vonovia.

The necessary new shares are to be created through partial use of the Authorized Capital 2022 pursuant to sec. 5 of Vonovia’s Articles of Association. The dividend entitlements in connection with the Resolution on Appropriation of Net Income are to be transferred as contributions in-kind by those shareholders who want to receive their dividend in the form of shares.

This document has been created to fulfill the requirements of article 1 para. 4 lit. h), para. 5 subpara. 1 lit. g) of the Prospectus Regulation and article 37 para. 1 lit. f of the Swiss Financial Act which state that there is no obligation to publish a prospectus for the public offering in Germany and in Switzerland and admission for trading on a regulated market in a member state of the European Union of dividends paid out to shareholders in the form of shares of the same class as the shares in respect of which such dividends are paid provided that a document is made available which contains information on the number and nature of the shares and the reasons for and details of the offer (“**Prospectus Exemption Document**”). The Prospectus Exemption Document will neither be submitted to an authority or comparable body nor be examined or approved by an authority or comparable body. However, the Frankfurt Stock Exchange will

* Document pursuant to article 1 para. 4 lit. h), para. 5 subpara. 1 lit. g) of the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (“**Prospectus Regulation**“).

only allow shares to be traded on the regulated market if this Prospectus Exemption Document contains the information required by law.

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 or transferred, 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 pursuant to 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.

II. Reasons

Giving shareholders the choice between a dividend in cash and a dividend in the form of shares is common practice at an international level and is chosen by more and more listed companies in Germany. Granting such an option gives shareholders the opportunity for an easy re-investment of their dividends into shares of Vonovia. If shareholders opt to receive the dividend in the form of shares, they can prevent their shareholding in Vonovia being diluted as a result of the rights issue capital increase without the use of additional financial resources. For Vonovia, cash outflow is reduced to the extent that otherwise payable dividend entitlements are reinvested in Vonovia by its shareholders and new shares are delivered instead of dividend payments in cash.

This year c. 30.93% of all dividend entitlements will be paid out in the form of shares in Vonovia.

III. Details

1. Current share capital and shares of Vonovia

Vonovia’s share capital as of today is €814,644,998.00, divided into 814,644,998 no-par value registered shares (shares without nominal value) with a pro rata capital stock of €1.00 attributable to each no-par value share.

All issued shares have the same rights and in particular grant one vote in the general meetings of Vonovia.

The existing Vonovia shares are evidenced in several global certificates deposited with Clearstream Banking AG, Mergenthalerallee 61, 65760 Eschborn (the “**Clearstream**”). Pursuant to sec. 4.3 of Vonovia’s Articles of Association, the right of shareholders to certification of their shares is precluded unless certification is required by the regulations for a stock exchange on which the stock is listed.

The existing Vonovia shares are admitted for trading on the regulated market of Frankfurt and Luxembourg stock exchanges as well as on the regulated market

sub-segment with additional post-admission obligations (Prime Standard) of the Frankfurt Stock Exchange.

Vonovia's shares are freely transferable.

Announcements of Vonovia are published in the German Federal Gazette in accordance with the Articles of Association of Vonovia. Notifications relating the shares of Vonovia are also published in the German Federal Gazette or, as the case may be, in media suitable for distribution across the European Economic Area.

The paying agent pursuant to § 48 par. 1 no. 4 German Securities Trading Act (WpHG) is Deutsche Bank AG.

2. Rights issue capital increase

a) Rights issue capital increase for non-cash contributions from Authorized Capital 2022

The Management Board and the Supervisory Board intend to create the new shares which are the subject of this Prospectus Exemption Document and which are to be issued against contribution of dividend entitlements during the rights issue capital increase by partially using the Authorized Capital 2022.

For reasons of practicality, COMMERZBANK Aktiengesellschaft, Kaiserstraße 16, 60311 Frankfurt am Main (“COMMERZBANK”) is handling the execution of the capital increase (indirect subscription right).

Each shareholder was only able to exercise his subscription right by assigning his dividend entitlements to COMMERZBANK as third-party trustee within the subscription period in accordance with the terms of the rights offer while at the same time commissioning and authorizing it to subscribe, to the extent of such assigned dividend rights, for new shares in its own name but for the account of the shareholder. The subscription by COMMERZBANK is made at the Subscription Ratio and Subscription Price stated below. Following subscription and registration of the execution of the rights issue capital increase with the commercial register, COMMERZBANK will transfer the new shares acquired in this process to the shareholders. If applicable, COMMERZBANK, with the assistance of the depository banks, will also transfer any dividend entitlements or parts of dividend entitlements that are not required or sufficient to subscribe for one share back to the shareholders. COMMERZBANK is also obliged to handle the process as described above vis-à-vis Vonovia.

b) Subscription period/Subscription agent

The subscription period was from 10 May 2024 following publication of the subscription offer to 27 May 2024 (inclusively). Subscription rights that had not timely been exercised expired without compensation. In such case, shareholders will receive the dividend in cash.

The subscription agent is COMMERZBANK.

c) **Subscription Ratio/Subscription Price; Residual Balance**

At the time the subscription offer was published, the Management Board did not determine the Subscription Ratio, i.e., the number of shares granting a subscription right for one full new share and the Subscription Price, i.e., the value that a shareholder must invest in Vonovia in order to obtain one new share, but only announced the basis for such determinations.

The Subscription Price and the Subscription Ratio were published in the German Federal Gazette and on the website of Vonovia (<https://investors.vonovia.de/agm>) on the third last day of the subscription period, i.e., on 24 May 2024.

Basis of calculation of the Subscription Ratio and the Subscription Price was the volume-weighted average price of Vonovia shares in Euro in the Xetra trading system on the Frankfurt Stock Exchange on the last trading day before the date on which the Subscription Price was set ("**Reference Price**"), i.e., 23 May 2024. The Reference Price was € 28.5229.

The Subscription Ratio is equivalent to the relationship between the result of dividing the Reference Price by the nominal amount of a dividend entitlement (€ 0.90), less a discount set by Vonovia in the subscription offer of 3% and rounded to one decimal place, and one new share ("**Subscription Ratio**"). The Subscription Ratio is 30.7:1.

The Subscription Price is the Subscription Ratio multiplied by the nominal amount of one dividend entitlement (€0.90) ("**Subscription Price**"), i.e., € 27.630.

To the extent the number of dividend entitlements or portions thereof, for which a shareholder has opted to receive the dividend in the form of shares, is not sufficient to cover the subscription of one (additional) full new share, such shareholder will receive this part of their dividend paid out in cash (the "**Residual Balance**"). The amount of the Residual Balance is calculated by multiplying the number of dividend entitlements, or portions thereof, that are not sufficient to cover the subscription of one (additional) full new share by nominal amount of one dividend entitlement (€0.90), rounded down to the nearest whole cent. Any commercial roundings, which Clearstream and/or the depository banks may apply due to technical reasons, remain unaffected and shall neither be accrued on the account of Vonovia nor on the account of COMMERZBANK.

d) **Features of the new shares**

The new shares which are the subject matter of this Prospectus Exemption Document will be created after the Annual General Meeting on 8 May 2024. They will feature the same rights as all other shares in Vonovia and will not be vested with any additional rights or benefits. Each new share entitles the holder to one vote at the general meetings of Vonovia. There are neither restrictions on voting rights, except in specific cases prescribed by law, nor any different voting rights for specific shareholders of Vonovia. The new shares will carry full dividend entitlements as from 1 January 2024.

The new shares participate in any liquidation proceeds according to their mathematical share of the capital stock.

The new shares will be evidenced in a global certificate without an owner's global profit share certificate and deposited with Clearstream. The new shares will be delivered via collective safe custody credit. The new shares will be freely transferable.

e) Booking and stock exchange treatment

The dividend entitlements and the inseparably linked subscription rights from the existing shares of Vonovia, all of which are held in collective safe custody, were booked automatically to the depository banks on 13 May 2024, with effect on 10 May 2024 (24:00 hours) (Record Day) by Clearstream. The posting of the dividend entitlements (ISIN DE000A3EX3N6 / WKN A3EX3N) automatically included the associated subscription rights.

The existing shares of Vonovia were listed “*ex dividend*” and hence also “*ex subscription right*” on the regulated markets of the Frankfurt am Main and Luxembourg stock exchanges, from 9 May 2024 onwards.

The subscription rights were transferable but only together with the dividend entitlement because the subscription right could only be exercised if the corresponding dividend entitlement has been assigned. Stock exchange trading of the subscription rights was not envisaged.

f) Acceptance rate; number of new shares

In total, dividend entitlements from 251,983,358.9 shares have been assigned to COMMERZBANK in accordance with the rights offering. This corresponds to a nominal value of €226,785,023.01. Pursuant to the Subscription Price and the Subscription Ratio, the company will issue 8,207,927 new shares.

3. Costs and benefits of the offer for Vonovia

Vonovia will not acquire new cash assets as a result of the rights issue. Object of the contribution at the capital increase will be the dividend entitlements of the shareholders who have opted for the share dividend. Since Vonovia is the debtor of the dividend entitlements, the respective payment obligation lapses due to the contribution (*Konfusion*).

Each dividend entitlement that a shareholder contributes to Vonovia by COMMERZBANK reduces Vonovia's liabilities to its shareholders. Due to the Resolution on Appropriation of Net Income Vonovia is obliged to pay a total of €733,180,498.20. By way of contribution of the dividend entitlements this amount is reduced to €506,395,475.19.

The costs of executing the share dividend must be deducted from these savings of Vonovia. These costs, including the remuneration to be paid to COMMERZBANK will amount to around €650,000 (gross).

4. Information about exercising the right to choose

a) Entitled shareholders

The right to opt to receive the dividend in cash or in new shares existed for all shareholders who owned no-par value registered shares of Vonovia on 8 May 2024 (24:00 hours) and had not already sold them before. These shareholders received dividend entitlements which were inseparably linked to subscription rights for shares.

b) Exercise of the right to choose

Shareholders did not need to make the choice for all their shares uniformly but were free to choose for each share whether they want to receive the dividend entitlement in cash or new shares. This also applied if the shares were held in a single securities account.

Shareholders who have exercised their right to choose could not revoke their choice once it had been made.

c) Details of the choice of the dividend in cash

Shareholders who chose to receive their dividend in cash did not need to take any actions. Payment of the dividend is expected to be made via the depository bank on 4 June 2024.

d) Details of the choice of the dividend in the form of shares

Shareholders who opted to receive their dividend in new shares had to notify their depository bank no later than 27 May 2024 during normal business hours. For this, a form available via the depository bank (the "**Declaration of Subscription and Assignment**") had to be used. On this form shareholders were able to indicate how many subscription rights they would like to exercise, i.e., how many dividend entitlements they would like to assign to COMMERZBANK in order to obtain new shares.

The dividend entitlements were transferred by the shareholders to COMMERZBANK as third-party trustee. COMMERZBANK will transfer the transferred dividend entitlements as contribution in kind to Vonovia and will subscribe for a corresponding number of new shares in its own name but on the shareholder's account. After the new shares have been created by entry in the commercial register, COMMERZBANK will transfer the shares to the entitled shareholder. The new shares are expected to be transferred to the depository banks on 7 June 2024.

Vonovia reimburses the depository banks for their services with a payment of €6.00 per depository client who opted for the share dividend. In addition, further depository bank fees that neither Vonovia nor COMMERZBANK will pay may accrue when the dividend in new shares was chosen. Shareholders were kindly asked to inquire about the details regarding fees at their depository bank in advance. For the settlement of subscription rights COMMERZBANK in its function as settlement agent does not charge an additional commission to Vonovia's shareholders.

5. Admission of the new shares to trading on the stock exchange

The new shares will be admitted to the regulated markets for trading on the Frankfurt am Main and Luxembourg stock exchanges as well as to the regulated market subsection with additional post-admission obligations (Prime Standard) on the Frankfurt Stock Exchange and incorporated in the listing for existing shares at these stock exchanges upon delivery to the shareholders.

6. Expected schedule

- 24 April 2024 In principle resolution of the capital increase by the Management Board (subject to the Resolution on Appropriation of Net Income of the Annual General Meeting).
- 7 May 2024 In principle resolution of the capital increase by the Finance Committee of the Supervisory Board (subject to the Resolution on Appropriation of Net Income of the Annual General Meeting).
- 8 May 2024 Annual General Meeting of Vonovia.
- from 9 May 2024 *Ex dividend* Vonovia share trading.
- 10 May 2024 Publication of the subscription offer and start of subscription period.
- 13 May 2024 Dividend entitlements are posted to securities deposit account of shareholders.
- 24 May 2024 Announcement of the Subscription Price and the Subscription Ratio.
- 27 May 2024 End of the subscription period.
- 31 May 2024 Publication of the acceptance rate of the share dividend.
- 31 May 2024 Resolution of the Management Board and the Finance Committee of the Supervisory Board regarding the details of the capital increase.
- 4 June 2024 Payout of the dividend in cash and the Residual Balance.
- 4 June 2024 Creation of the new shares by entry in the commercial register.
- 5 June 2024 Admission of the new shares for trading on the regulated market of the Frankfurt am Main (Prime Standard) and Luxembourg stock exchanges.
- 7 June 2024 First day of trading; inclusion of the new shares in the existing listings.
- 7 June 2024 Transfer of the new shares to the depositary banks.

7. Tax treatment in Germany

The following concise statement does not claim to provide all the necessary information on tax treatment of the dividend in Germany and is no substitute for consultation with a tax advisor.

Since the dividend for the 2023 financial year will be paid in full from the tax contribution account in accordance with § 27 Corporation Tax Act (*Körperschaftsteuergesetz – KStG*) (contributions other than into nominal capital), no capital gains tax, solidarity surcharge or possible church tax will be deducted. This applies both to the contribution of the dividend in cash and in new shares.

Dividends paid out in cash or in new shares to shareholders in Germany are not subject to taxation.

Dividends do not entitle recipients to tax refunds or tax credits. In the German tax authorities' view the dividend payment reduces the acquisition costs of the shares for tax purposes.

8. Later submission of confidential information; Updates

The Prospectus Exemption Document as well as any updates have been published on Vonovia's website at <https://investors.vonovia.de/agm>.

Bochum, 31 May 2024

Vonovia SE

signed by 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.