

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

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

SUBSCRIPTION OFFER

On 27 May 2025, the Management Board of Vonovia SE (“**Vonovia**”) resolved to use the authorized capital in Sec. 5 of Vonovia’s Articles of Association (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 no-par value registered shares (the “**New Shares**”) against contribution in kind and with subscription rights (the “**Capital Increase**”). The Finance Committee of the Supervisory Board approved the Capital Increase on 27 May 2025.

The dividend entitlements that have arisen from the resolution on appropriation of the net income by the Annual General Meeting of Vonovia on 28 May 2025 of EUR 1.22 per no-par value share (the “**Dividend Entitlements**” and, each individually, a “**Dividend Entitlement**”) according to the choice of the shareholders shall be paid out in cash or, if New Shares are chosen, assigned as contribution in kind for the Capital Increase. After determining the total number of New Shares to be issued, the Management Board intends, with the approval of the Finance Committee of the Supervisory Board, to determine the precise amount of the Capital Increase as well as the number of New Shares in a resolution expected to be adopted on 23 June 2025. The New Shares will be fully entitled to dividends as of 1 January 2025.

Shareholders who owned no-par value registered shares of Vonovia with dividend entitlements for the 2024 financial year at 24:00 hours on 28 May 2025 and have not already sold them prior to this time are entitled to subscribe to New Shares. The New Shares will be offered to the shareholders in accordance with their respective dividend entitlement at a still to be determined subscription price and at a still to be determined subscription ratio (“**Subscription Offer**”).

Each existing share with dividend entitlements for the 2024 financial year will carry one subscription right and one Dividend Entitlement of EUR 1.22. Shareholders can only exercise their subscription rights by appointing and authorizing COMMERZBANK Aktiengesellschaft, Kaiserstraße 16, 60311 Frankfurt am Main (“**COMMERZBANK**”), acting as a third-party trustee, to subscribe in its own name but for the account of the respective shareholder for the number of New Shares which such shareholder would like to receive based on its subscription right, and by assigning the respective Dividend Entitlements to COMMERZBANK which, following subscription and registration of the execution of the Capital Increase in the commercial register, shall transfer the New Shares to a Clearstream (as defined below) depository for the benefit of the securities account of the relevant shareholder. Such instruction and authorization must be made during the subscription period from 30 May 2025, following the publication of the subscription offer, to 16 June 2025 (inclusive) (“**Subscription Period**”) via the shareholders’ depository bank during normal banking

hours using the form provided by the depository bank for this purpose (the **“Declaration of Subscription and Assignment”**). Shareholders who make use of their subscription rights must assign the Dividend Entitlement that they wish to use to subscribe for the New Shares to COMMERZBANK within the Subscription Period by submitting their Declaration of Subscription and Assignment in a timely manner. The Declaration of Subscription and Assignment must be sent to the respective depository bank, not to Vonovia or COMMERZBANK. The exercise of the subscription rights becomes effective upon timely booking of the relevant Dividend Entitlements from ISIN DE000A40ZU23 / WKN A40ZU2 to ISIN DE000A40ZU31 / WKN A40ZU3 .

COMMERZBANK will process the Subscription Offer as a subscription agent based on a transaction agreement concluded on 11 April 2025 (**“Transaction Agreement”**) for shareholders who would like to exercise their subscription rights, subject to the conditions specified in the section *“Other important information”* below. In particular, COMMERZBANK agreed in the Transaction Agreement to contribute to Vonovia as a contribution in kind the Dividend Entitlements assigned to it based on the still to be determined subscription price and the still to be determined subscription ratio, to subscribe to the New Shares for the account of those shareholders who exercise their subscription right and to deliver the New Shares to the relevant shareholders in accordance with the still to be determined subscription ratio at the still to be determined subscription price per New Share. COMMERZBANK is expected to subscribe for the New Shares on 23 June 2025. The execution of the Capital Increase is expected to be entered in the commercial register on 25 June 2025.

The subscription rights relating to the existing shares of Vonovia, which are entitled to receive dividends for the 2024 financial year, will automatically be booked by Clearstream Banking AG, Mergenthalerallee 61, 65760 Eschborn (**“Clearstream”**) to the depository banks on 2 June 2025 as per the status on 30 May 2025 at 24:00 hours (Record Day), together with the inextricably linked Dividend Entitlements (ISIN DE000A40ZU23 / WKN A40ZU2) which embody the corresponding subscription rights. The depository banks are responsible for booking the subscription rights and Dividend Entitlements to the securities accounts of the individual shareholders.

Our shareholders have the option to exercise their subscription rights for the New Shares during the period

from 30 May 2025, following publication of the subscription offer, to 16 June 2025 (incl.)

during ordinary banking hours via their depository bank at the subscription agent named below, using the Declaration of Subscription and Assignment provided by the depository banks and to assign to COMMERZBANK the Dividend Entitlements. Subscription rights that are not exercised in a timely manner will expire. If subscription rights are not exercised or not exercised in a timely manner, the dividend will be paid in cash without further action required.

Subscription agent

The subscription agent is COMMERZBANK.

Important note

Vonovia asks its shareholders to note that the subscription price per New Share and the subscription ratio will only be published during the Subscription Period, with the publication on Friday, 13 June 2025 from about 3:00 p.m. Holders of subscription rights who do not exercise their respective rights, or do not exercise them in full, will receive for each no-par value share for which the subscription right was not exercised, the dividend in cash of EUR 1.22 per share, which is expected to be paid on 25 June 2025 through the depository banks.

Basic Principles of determining Subscription Ratio/Subscription Price; Residual Balance

At the time the Subscription Offer is published, the Management Board has neither determined the subscription ratio, i.e. number of existing shares that grant a subscription right to one New Share, nor the subscription price, i.e. the value, a shareholder has to contribute to Vonovia in order to be entitled to subscribe a New Share, but only the basic principles of determination.

The subscription price and the subscription ratio are expected to be published in the German Federal Gazette (*Bundesanzeiger*) and on the website of Vonovia (<https://www.vonovia.com/en/investors/agm>) on the third last day of the Subscription Period, i.e. on 13 June 2025.

Subscription price and subscription ratio are calculated on the basis of the volume-weighted average price of Vonovia's shares in Xetra trading on the Frankfurt Stock Exchange on the last trading day prior to the final determination of the subscription Price ("**Reference Price**"), which is expected to be on 12 June 2025.

The subscription ratio will correspond to the relationship between the result of dividing the Reference Price by the nominal value of the Dividend Entitlement (EUR 1.22), less 2% of this result and rounded down to one decimal place, to one New Share ("**Subscription Ratio**").

The Subscription Price corresponds the Subscription Ratio multiplied by the value of the Dividend Entitlement (EUR 1.22) ("**Subscription Price**").

Shareholders for whom the number of Dividend Entitlements or parts of Dividend Entitlements for which dividend in shares was chosen, is not sufficient to receive one (additional) full New Share will receive their part of the dividend 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 insufficient to cover the subscription of one (additional) full New Share by the nominal value of the Dividend Entitlement (EUR 1.22) rounded down to whole cents. Any commercial rounding, which Clearstream and/or the depository banks may apply due to technical reasons, remains unaffected and shall not be done on account of Vonovia nor on account of COMMERZBANK.

Subscription rights trading

Vonovia or COMMERZBANK do not intent to have the subscription rights traded on a stock exchange and neither Vonovia nor COMMERZBANK will organize such trading. It is not intended to apply for a quotation of the subscription rights on a stock

exchange. Therefore, it is not possible for subscription rights to be purchased or sold in the regulated market of a stock exchange. Neither Vonovia nor COMMERZBANK will arrange for any such purchases or sales. However, the subscription rights to which a shareholder is entitled can be freely transferred together with the Dividend Entitlements to which they are inextricably linked.

From 29 May 2025 Vonovia's existing shares will be listed "ex rights" and "ex dividend".

Form and certification of the New Shares

In accordance with Vonovia's currently applicable Articles of Association, the New Shares will be issued as no-par value registered shares. The New Shares will be represented by one global certificate, without a bearer global profit share certificate, to be held by Clearstream in collective custody.

The right of shareholders to the issuance of certificates representing their shares or dividend rights is excluded in Sec. 4.3 of the Articles of Association unless such issuance is required in accordance with the regulations applicable at a stock exchange to which the shares are admitted.

Delivery of the New Shares subscribed for on the basis of the Subscription Offer and payment of the Residual Balance

The New Shares for which subscription rights were exercised in accordance with the Subscription Offer are expected to be delivered to the depository banks for delivery to the shareholders via collective custody credit (*Girosammelgutschrift*) on 30 June 2025.

The Residual Balances are expected to be paid together with the cash payment for Dividend Entitlements for which dividends were not chosen in the form of shares via the depository banks on 25 June 2025.

Commission for depository banks

Vonovia will remunerate the services provided by the depository banks with a payment of EUR 6.00 per securities account customer who chooses the dividend in shares. Nevertheless, the depository banks may under certain circumstances charge commissions for the subscription of New Shares, which are neither assumed by Vonovia nor COMMERZBANK. Please consult your depository bank in advance for details. COMMERZBANK, in its role as subscription agent, will not charge shareholders of Vonovia any additional commission.

Admission to the stock exchange and listing of the New Shares

The admission of the New Shares to the regulated markets for trading on the Frankfurt and Luxembourg stock exchanges as well as to the sub-segment of the regulated market with additional post-admission obligations (Prime Standard) on the Frankfurt stock exchange is expected for 26 June 2025, subject to prior registration of the execution of the Capital Increase in the commercial register. The New Shares are expected to be included in the existing quotations of Vonovia's shares on 30 June 2025.

Other important information

In accordance with article 1 para. 4 lit. h), para. 5 subpara. 1 lit g) of the Regulation (EU) 2017/1129 (“**Prospectus Regulation**”) and article 37 para. 1 lit. f of the Swiss Financial Act, no securities prospectus will be prepared for purposes of the Subscription Offer and the admission of the New Shares to trading; instead, there will be a single document prepared for information purposes in accordance with article 1 para. 4 lit. h) and para. 5 subpara. 1 lit g) Prospectus Regulation and article 37 para. 1 lit. f of the Swiss Financial Act (“**Prospectus Exemption Document**”).

Before making a decision on whether to exercise their subscription right, interested shareholders should carefully read the latest version of the Prospectus Exemption Document (available at <https://www.vonovia.com/en/investors/agm>) and inform themselves about Vonovia in detail. It is recommended, also with regard to potential risks, that they visit Vonovia’s website (<https://investors.vonovia.de>) and read the available financial reports including Vonovia’s financial statements for the 2024 financial year and the other information on Vonovia’s website, and take them into account when making a decision.

The obligations of COMMERZBANK under the Transaction Agreement to conclude a contribution agreement and to subscribe for the New Shares and thus ultimately to implement this Subscription Offer are subject to a series of conditions precedent. These conditions include in particular that all representations and warranties of Vonovia in the Transaction Agreement are accurate and complete and Vonovia has fulfilled all its obligations under the Transaction Agreement to be fulfilled prior to the conclusion of the contribution agreement and subscription to the New Shares. If COMMERZBANK determines, before the registration of the execution of the Capital Increase with the commercial register, that one (or more) of the conditions has not been fulfilled (in a timely manner), it can terminate the Transaction Agreement. Under certain conditions, Vonovia is entitled to terminate the Transaction Agreement as well. Further, Vonovia is not obligated to perform the rights issuance. In the event that the Transaction Agreement is terminated before the registration of the execution of the Capital Increase with the commercial register, the subscription rights of the shareholders will be cancelled. In such circumstances, shareholders will receive their dividends in the amount of EUR 1.22 per share in cash. Once the execution of the Capital Increase has been registered with the commercial register, there is no longer any such right of termination and the shareholders who have exercised their subscription right in accordance with the above requirements will receive the New Shares at the Subscription Price.

Sales restrictions

The New Shares will only be offered to the public in the Federal Republic of Germany and in Switzerland. Private clients resident in Switzerland within the meaning of Art. 4 para. 2 of the Swiss Financial Act must also confirm, when exercising their subscription rights, that they continue to hold shares to the extent of the subscription rights exercised. Neither the subscription rights nor the new shares have been, or will be, registered under the U.S. Securities Act of 1933 as amended (“**Securities Act**”) or with the securities regulators of any state or other jurisdiction of the United States of America. At no time may the subscription rights and new shares be directly or indirectly offered, sold,

exercised, pledged or transferred within or into 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.

Availability of the Prospectus Exemption Document

The Subscription Offer is made on the basis of the Prospectus Exemption Document. There is no obligation to publish a prospectus for the public offering and for the admission for trading of dividends paid out to shareholders in the form of shares 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. The Prospectus Exemption Document is published at <https://www.vonovia.com/en/investors/agm>. Any update to the Prospectus Exemption Document will also be published on the aforementioned website.

Bochum, 30 May 2025

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. There will be no public offer of any such securities in the United States.