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Vonovia SE

Bochum

ISIN DE000A1ML7J1 / WKN A1ML7J (Shares)

ISIN DE000A40ZU23 / WKN A40ZU2 (subscription rights / dividend entitlements – cash payment)

ISIN DE000A40ZU31 / WKN A40ZU3 (exercised subscription rights / dividend entitlements – share delivery)

Publication of Subscription Price and Subscription Ratio

We refer to the subscription offer published in the Federal Gazette on 30 May 2025 by Vonovia SE (the “Company”).

On 27 May 2025, the Management Board of the Company resolved, with the approval of the Strategy, Finance and Sustainability Committee of the Supervisory Board dated 27 May 2025, to use the authorized capital under § 5.1 of the Company’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 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 2025.

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 EUR 27.938.

The subscription ratio is 22.9 : 1.

Consequently, the contribution in kind to be made for the subscription for each New Share shall be 22.9 dividend entitlements resulting from the resolution of the general meeting of the Company on 28 May 2025, each of which amount to EUR 1.22 per dividend-bearing share.

The subscription period runs until 16 June 2025 inclusive.

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, June 2025

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