

# Invitation to the Annual General Meeting 2025

## **Deutsche Wohnen SE**

Berlin

ISIN DE000A0HN5C6

WKN A0HN5C

### **Invitation to the 2025 Annual General Meeting (virtual General Meeting)**

The shareholders in our Company are cordially invited to the

#### **virtual Annual General Meeting**

being held without the physical presence of shareholders and their proxies  
at the business premises of Vonovia SE, Universitätsstraße 133, 44803 Bochum,

on **Monday, 26 May 2025**

at **10:00 hours.**

The entire meeting will be broadcast in sound and vision on the password protected InvestorPortal, which can be accessed via the Company's website at <https://www.deutsche-wohnen.com/agm> (see the more detailed notes under III.).

## **I. Agenda**

### **1. Presentation of the adopted annual financial statements of Deutsche Wohnen SE and the approved consolidated financial statements and of the combined management report for Deutsche Wohnen SE and the Group as at 31 December 2024, and of the report of the Supervisory Board for the 2024 fiscal year**

The above documents also include the explanatory report on disclosures pursuant to section 289a and section 315a of the German Commercial Code (*Handelsgesetzbuch* – **HGB**) for the 2024 fiscal year. The above documents are available from the time the Annual General Meeting is convened via the Deutsche Wohnen SE website at <https://www.deutsche-wohnen.com/agm> and at the Annual General Meeting and will be explained by the Management Board or – in the case of the Supervisory Board report – by the Chairman of the Supervisory Board during the Annual General Meeting. As part of their right to information, shareholders will have the opportunity to ask questions about the documents submitted.

The Supervisory Board has approved the annual financial statements and the consolidated financial statements prepared by the Management Board; the annual financial statements are thus adopted. A resolution of the Annual General Meeting regarding this Agenda Item 1 is therefore neither envisaged nor necessary.

## **2. Appropriation of net profit of Deutsche Wohnen SE for the 2024 fiscal year**

The Management Board and the Supervisory Board propose that the balance sheet profit of EUR 71,047,282.10 as presented in the adopted annual financial statements as at 31 December 2024 be appropriated as follows:

A dividend of EUR 0.04 shall be paid per no-par-value share of the Company which is entitled to dividend payment for the 2024 fiscal year; with currently 396,934,985 no-par-value shares being entitled to dividend payment:

	EUR 15,877,399.40
Allocation to other retained earnings	EUR 0.00
Profit carried forward:	EUR 55,169,882.70
Balance sheet profit:	EUR 71,047,282.10

The dividend is due for payment on 29 May 2025.

The proposal for the appropriation of net profit is based on the number of no-par-value shares entitled to dividend payment for the past 2024 fiscal year of which the Company was aware on the day of the invitation to the Annual General Meeting. In addition, on the date on which the Annual General Meeting is convened, the Company holds 3,362,003 own shares not entitled to dividend payment. Should the number of no-par-value shares entitled to dividend payment change until the Annual General Meeting, a resolution proposal will be put to the vote at the Annual General Meeting that has been modified accordingly to comprise an unchanged dividend of EUR 0.04 per no-par-value share entitled to dividend payment for the completed 2024 fiscal year as well as a correspondingly adjusted proposal for the profit carried forward and/or for the allocation to other retained earnings. The sum not relating to no-par-value shares entitled to dividend payment shall be carried forward and/or allocated to other retained earnings.

**3. Formal approval of the actions of the members of the Management Board in the 2024 fiscal year**

The Management Board and the Supervisory Board propose that the actions of the incumbent members of the Management Board in the 2024 fiscal year be approved.

**4. Formal approval of the actions of the members of the Supervisory Board in the 2024 fiscal year**

The Management Board and the Supervisory Board propose that the actions of the incumbent members of the Supervisory Board in the 2024 fiscal year be approved.

**5. Election of the auditor of the annual financial statements and of the consolidated financial statements and election of the auditor for the review of the half-year financial report and potential interim financial reports for periods up to and including the first quarter of the 2026 fiscal year; election of the auditor of the sustainability reporting for the 2025 fiscal year**

5.1 Based on the recommendation of its Audit Committee, the Supervisory Board proposes that PricewaterhouseCoopers GmbH Wirtschaftsprüfungsgesellschaft, Frankfurt am Main, be appointed as auditor of the annual financial statements and of the consolidated financial statements and as auditor for the review of the half-year report for the 2025 fiscal year and for the potential review of interim financial reports for the 2025 fiscal year and the first quarter of the 2026 fiscal year.

5.2 Based on the recommendation of its Audit Committee, the Supervisory Board proposes that PricewaterhouseCoopers GmbH Wirtschaftsprüfungsgesellschaft, Frankfurt am Main, be appointed as auditor of the sustainability report for the 2025 fiscal year. The auditor of the sustainability reporting is elected as a precautionary measure for the eventuality that Deutsche Wohnen is not exempted from preparing a sustainability report, and that German legislators, in

transposing Art. 37 of the Auditor Directive 2006/43/EG as amended by the CSRD (EU) 2022/2464 of 14 December 2022, should demand an explicit choice of this auditor by the General Meeting, i.e. should the audit of the sustainability reporting not automatically be the auditor's responsibility under German law implementing the EU Directive.

Pursuant to Article 16(2) third sub-paragraph of the EU Auditors Regulation, the Audit Committee of the Supervisory Board has stated that its recommendations are free from any undue influence by a third party and that there are no restrictions regarding the choice of a particular auditor or audit firm (Article 16(6) of the EU Auditors Regulation).

## **6. Approval of the remuneration report for the 2024 fiscal year**

The Management Board and the Supervisory Board have prepared the remuneration report for the 2024 fiscal year in accordance with section 162 of the German Stock Corporation Act (*Aktiengesetz* – **AktG**) and submit it to the General Meeting for approval in accordance with section 120a(4) AktG.

In accordance with section 162(3) AktG, the remuneration report was reviewed by the auditor to determine whether the legally required information pursuant to section 162(1) and (2) AktG had been provided. In addition to the statutory requirements, a substantive audit was also performed by the auditor. The report on the audit of the remuneration report is attached to the remuneration report.

The remuneration report for the 2024 fiscal year is published on the Company's website at <https://www.deutsche-wohnen.com/agm> pursuant to section 124a sentence 1 no. 4 AktG and will also be available there during the Annual General Meeting.

The Management Board and the Supervisory Board propose to approve the remuneration report for the 2024 fiscal year prepared and audited in accordance with section 162 AktG.

## **II. Company's website and the documents and information available there**

This invitation to the Annual General Meeting, the documents to be made available to the Annual General Meeting and other information in connection with the Annual General Meeting are available on the Company's website at <https://www.deutsche-wohnen.com/agm> from the time the Annual General Meeting is convened.

Any shareholder countermotions, election proposals or requests to add Agenda Items subject to mandatory publication and received by the Company shall likewise be made available on the above-mentioned website. The InvestorPortal can also be accessed via the website (see III). The voting results will also be published on this website after the General Meeting.

## **III. Conducting the Annual General Meeting as a virtual General Meeting without the physical presence of the shareholders and their proxies, vision and sound broadcast on the InvestorPortal**

Pursuant to section 118a(1) sentence 1 AktG in conjunction with section 13(10a) of the Articles of Association the Management Board has decided to conduct the Annual General Meeting as a virtual General Meeting without the physical presence of the shareholders or their proxies at the place of the Annual General Meeting with the opportunity to follow the Annual General Meeting and exercise the voting right by way of electronic connection (**Connection**) via the InvestorPortal (see below). Shareholders and their proxies (except for the proxies designated by the Company) therefore cannot physically participate in the Annual General Meeting. The Annual General Meeting is held in the physical presence of the Chairperson of the meeting, the members of the Management Board, the Chairman and the Deputy Chairman of the Supervisory Board, the notary commissioned with the transcript of the Annual General Meeting and the proxies designated by the Company at the business premises of Vonovia SE, Universitätsstraße 133, 44803 Bochum. The remaining members of the Supervisory

Board are permitted to participate by means of vision and sound broadcasting pursuant to section 13(12) sentence 2 of the Company's Articles of Association.

### **Internet-based, password protected InvestorPortal**

The Company will maintain an internet-based, password protected online portal (**InvestorPortal**) at <https://www.deutsche-wohnen.com/agm>. Duly registered and authorized shareholders or their proxies can connect to the Annual General Meeting electronically via the internet service and, in this way, participate in the meeting, exercise shareholder rights, and follow the entire Annual General Meeting live in vision and sound by means of electronic communication. Neither the electronic connection to the Annual General Meeting nor following the Annual General Meeting live in vision and sound enables participation in the Annual General Meeting within the meaning of section 118a(1) sentence 2 AktG or the exercise of voting rights via electronic participation within the meaning of section 118a(1) sentence 2 no. 2 AktG. Despite a similar terminology in the German Stock Corporation Act, such provisions constitute rights differing from the participation rights set out in this invitation. In order to use the InvestorPortal, shareholders (or their proxies) must log in to the InvestorPortal using the individual access data in their confirmation of registration they receive after registration through their custodian bank.

Shareholders will receive further details regarding the InvestorPortal and the registration and usage conditions with their confirmation of registration or on the internet at <https://www.deutsche-wohnen.com/agm>. Shareholders and their proxies should also note the technical information at the end of this invitation notice.

### **Voting information**

The scheduled votes under Agenda Items 2 to 5 are binding. The vote on the approval of the remuneration report as provided for under Agenda Item 6 is of an advisory nature. For all votes, it is possible to vote "yes" (in favour) or "no" (against) or to abstain from voting.



## **Information on dates and times in this invitation to the Annual General Meeting**

Any date and time specified in this invitation to the Annual General Meeting refers to Central European Summer Time (**CEST**). To determine the relevant dates and times according to coordinated universal time (**UTC**), subtract 2 hours from the CEST value (e.g., 26 May 2025, 10:00 hours CEST corresponds to 26 May 2025, 08:00 hours UTC).

### **IV. Further details on the invitation**

The relevant provisions for stock corporations with registered office in Germany, in particular those of the HGB and AktG, apply to Deutsche Wohnen SE in accordance with the referring statutes of Article 5, Article 9(1)(c)(ii), Article 53 and Article 61 of Regulation (EC) No. 2157/2001 of the Council of 8 October 2001 on the Statute for a European company (SE) (**SE Regulation**), to the extent that the provisions of the SE Regulation do not provide otherwise.

#### **1. Total number of shares and voting rights on the date on which the Annual General Meeting is convened**

On the date on which the Annual General Meeting is convened, the Company's share capital totals EUR 400,296,988.00 and is divided into 400,296,988 no-par-value shares. Each no-par-value share carries one vote at the Annual General Meeting. On the date on which the Annual General Meeting is convened, the Company holds 3,362,003 own shares, which carry no voting rights. The total number of shares and voting rights at the time of convening the Annual General Meeting, therefore, is 396,934,985. On the date on which the Annual General Meeting is convened, the companies affiliated with the Company within the meaning of sections 71a et seqq. AktG do not hold any of its own shares.

## 2. Requirements for connecting to the Annual General Meeting and exercising shareholder rights, in particular voting rights

Only those persons who are shareholders of the Company at the close of business on the 22nd day before the General Meeting, i.e., 24:00 hours on Sunday, 4 May 2025 (**Record Date**) and have registered in due time for the Annual General Meeting are entitled to connect to the Annual General Meeting and to exercise the shareholder rights, in particular the voting right, whether in person or by proxies. The registration, together with a confirmation of shareholding as at the Record Date issued by the custodian bank in text form (section 126b of the German Civil Code (*Bürgerliches Gesetzbuch* – **BGB**)) in German or English or a confirmation pursuant to section 67c(3) AktG, must be received by no later than **24:00 hours on Monday, 19 May 2025** at one of the following addresses (the **Registration Addresses**):

at the address:  
Deutsche Wohnen SE  
c/o Computershare Operations Center  
80249 Munich

or

at the email address:  
anmeldestelle@computershare.de

(**duly registered shareholders**).

Usually, the custodian banks take care of the required registration and the transmission of the confirmation of shareholding on behalf of their clients. Shareholders are therefore asked to contact their relevant custodian bank as soon as possible. Following receipt of the registration together with the confirmation of shareholding, shareholders entitled to participate will receive confirmation from the registration office, which contains the required access data for the InvestorPortal.

As regards the exercise of rights to participate and vote, only persons who have provided a confirmation of shareholding in due time are considered

shareholders in relation to the Company. The scope of the rights to participate and vote is based exclusively on the shareholding as at the Record Date. The Record Date does not entail any block on the sale of shares held. Even in the case of a full or partial sale of shares after the Record Date, the scope of the rights to participate and vote is exclusively based on the shares held by the shareholder as at the Record Date; this means that sales of shares after the Record Date have no effect on the scope of the rights to participate and vote. The same applies to purchases and additional purchases of shares after the Record Date. Persons who do not yet own shares as at the Record Date and only become shareholders thereafter are not entitled to vote unless they obtain a relevant proxy or authority to exercise voting rights.

Further details regarding the registration process can be found on the Company's website at <https://www.deutsche-wohnen.com/agm>.

### **3. Authorization of third parties to exercise voting and other rights**

Duly registered shareholders or their proxies, after granting a corresponding power of attorney, may also appoint a proxy such as a bank, a shareholder association or some other third party to exercise their voting and other rights at the Annual General Meeting. If a shareholder appoints more than one person as proxy, the Company may refuse to accept one or more of these persons in accordance with section 134(3) sentence 2 AktG.

The granting and revocation of the power of attorney and evidence of such authorization to the Company must be made in text form (as defined by section 126b BGB), unless a power of attorney is granted under section 135 AktG. When authorizing the exercise of voting rights in accordance with section 135 AktG (granting of power of attorney to intermediaries (in particular credit institutions), shareholder associations, voting rights advisors or persons who offer to exercise voting rights at the Annual General Meeting for shareholders on a professional basis), special features must generally be taken into account. Shareholders who wish to grant a power of attorney to exercise voting rights in accordance with section 135 AktG are requested

to enquire with the relevant person to be appointed as proxy and to coordinate with them about any special features of the granting of a power of attorney.

Intermediaries (in particular credit institutions), shareholder associations, voting rights advisors and persons who offer to exercise voting rights in the Annual General Meeting for shareholders on a professional basis are advised, if they represent several shareholders, to contact the following email address in advance of the Annual General Meeting with regard to the exercise of voting rights: [anmeldestelle@computershare.de](mailto:anmeldestelle@computershare.de).

If neither an intermediary (in particular a credit institution), nor a shareholder association, a voting rights advisor or a person who offers to exercise voting rights in the Annual General Meeting for shareholders on a professional basis is authorized pursuant to section 135 AktG, the power of attorney may be granted either to the Company or directly to the proxy (in the latter case, evidence of such authorization must be provided to the Company in text form (section 126 BGB)).

The authorization granted to the Company or evidence of the authorization granted to the Company must be sent to the Company via the InvestorPortal or one of the Registration Addresses listed in section 2 above. The same applies to revocation of the power of attorney.

If the granting or proof of a power of attorney or its revocation is made by means of a declaration to the Company by post or email, for organizational reasons, this declaration must be received by the Company by no later than **24:00 hours on Sunday, 25 May 2025**. Proof of power of attorney granted in this way may be furnished by sending the proof (e.g. copy or scan of the power of attorney) to the address or email address stated above.

Irrespective of any other method of transmitting the power of attorney or proof of the appointment of a proxy to the Company permitted by law, registered shareholders or their proxies who wish to authorize a proxy may also authorize the proxy electronically via the password protected InvestorPortal until the day of the Annual General Meeting (including) until the start of voting. For the proxy to connect via the InvestorPortal requires that the

proxy receives the access data sent to the proxy by the person granting the power of attorney upon registration in due time.

#### **4. Process of voting by proxies designated by the Company**

In addition, the Company has appointed Company proxies to whom duly registered shareholders or their proxies can likewise grant authority to exercise their voting rights.

The Company proxies are obliged to vote in accordance with their instructions; they may not exercise the voting rights at their own discretion. The Company proxies may only exercise voting rights with regard to Agenda Items for which the shareholders issue clear instructions. The Company proxies do not accept any requests to speak, to lodge objections to Annual General Meeting resolutions or to raise questions or file motions.

The power of attorney to the Company proxies and the instructions to them must be submitted in text form (section 126b BGB) via the above-mentioned means of transmission so that they are received by the Company by **24:00 hours on Sunday, 25 May 2025**. The same applies to changes and the revocation of the power of attorney or instructions. The date of receipt of the power of attorney or instruction by the Company is decisive for the granting, amendment, and revocation of the power of attorney or instruction.

The exercise of voting rights by way of a power of attorney granted to the Company proxies may also take place via the InvestorPortal until the start of voting on the day of the Annual General Meeting. Via the InvestorPortal, shareholders can also change or revoke any authorization or instruction issued during the Annual General Meeting until the commencement of voting.

If an individual vote is taken on an Agenda Item without any notification of such vote prior to the Annual General Meeting, the instruction granted in relation to said Agenda Item shall apply accordingly to each Item of the individual vote. Instructions to the proxies appointed by the Company shall also apply to any adjustments to the proposed resolutions that are indicated in the invitation to the Annual General Meeting.

## 5. Voting by postal vote

Duly registered shareholders or their proxies may cast their votes in text form (section 126b BGB) or by means of electronic communication (**postal vote**).

When exercising voting rights by postal vote, the following conditions must be observed:

Postal votes can be submitted, changed or revoked by informing the Company in text form (section 126b BGB) using one of the Registration Addresses listed in section 2 above by **24:00 hours on Sunday, 25 May 2025**. In all of these cases, the time of receipt of the postal vote by the Company is decisive.

The exercise of voting rights by means of electronic postal vote may also take place via the InvestorPortal until the start of voting on the day of the Annual General Meeting. Via the InvestorPortal, shareholders can also change or revoke any votes previously cast by means of postal vote during the Annual General Meeting until the commencement of voting.

Intermediaries (in particular credit institutions), shareholder associations, voting rights advisors and persons who offer to exercise voting rights at the Annual General Meeting for shareholders on a professional basis may also use postal voting.

If an individual vote is taken on an agenda item without any notification of such vote prior to the Annual General Meeting, the postal vote cast in relation to said agenda item shall apply accordingly to each item of the individual vote. Postal votes shall also apply to any adjustments to the proposed resolutions that are indicated in the invitation to the Annual General Meeting.

## **6. Additional information on exercising voting rights**

If voting rights are exercised or a power of attorney and, if applicable, instructions are issued within the deadline by several means (e.g. both by letter, by email, electronically via the InvestorPortal or in accordance with section 67c(1) and (2) sentence 3 AktG in conjunction with Article 2(1) and (3) and Article 9(4) of the Implementing Regulation (EU) 2018/1212), they will be considered in the following order, regardless of the time of receipt:

1. via the internet (InvestorPortal), 2. in accordance with section 67c(1) and (2) sentence 3 AktG in conjunction with Article 2(1) and (3) and Article 9(4) of the Implementing Regulation (EU) 2018/1212, 3. by email, 4. by letter and 5. by other means specified in the invitation.

Should different declarations (e.g. power of attorney and postal voting) be received via the same channel, the following shall apply:

Postal votes take precedence over issuing power of attorney and instructions to the Company proxies; to this extent, the Company proxies will not make use of a power of attorney issued to them and will not represent the shares concerned. Powers of attorney and instructions to the Company proxies shall in turn take precedence over the granting of proxy authorizations and instructions to an intermediary, a shareholder association, a voting rights advisor pursuant to section 134a AktG or a person who offers to exercise voting rights at the Annual General Meeting for shareholders on a professional basis (section 135(8) AktG).

If an intermediary, a shareholder association, a voting rights advisor pursuant to section 134a AktG or a person equivalent to these pursuant to section 135(8) AktG nominated by the shareholder or their proxy is not willing to act as proxy, the Company proxies shall be authorized to represent the shareholder in accordance with their instructions.

The last time a declaration is revoked within the deadline shall be decisive.

## **7. Information for intermediaries**

The registration for the Annual General Meeting, the casting of votes (also by proxy), the granting of power of attorney and the provision of instructions to Company proxies as well as the authorization of third parties may also be transmitted to the Company in the ISO 20022 format (e.g. via SWIFT, CMDHDEMMXXX) via intermediaries pursuant to section 67c (1) and (2) sentence 3 AktG in conjunction with Article 2(1) and (3) and Article 9(4) of the Implementing Regulation (EU) 2018/1212. The registration via SWIFT requires an authorization via the SWIFT Relationship Management Application (RMA).

## **8. Other shareholder rights**

### **a) Shareholder motions to add Agenda Items pursuant to Article 56 SE Regulation, section 50(2) of the German SE Implementation Act (SEAG) and section 122(2) AktG**

One or more shareholders whose shares jointly equate to five per cent of the share capital or to the sum of EUR 500,000.00 (this being equivalent to 500,000 shares) may demand that Agenda Items be added and made public. This quorum is required for requests to add Agenda Items made by shareholders of a European company (SE) pursuant to Article 56 sentence 3 SE Regulation in conjunction with section 50(2) of the Act to Implement the SE Regulation (Gesetz zur Ausführung der SE-VO (**SEAG**); section 50(2) SEAG corresponds to the rules stipulated in section 122(2) AktG.

Each Agenda Item to be added must be accompanied by a justification or a proposal for a resolution.

Such requests to add Agenda Items must be addressed to the Management Board in writing (section 126 BGB) or electronically, i.e. by making use of a qualified electronic signature (section 126a BGB), and must be received by the Company at least 30 days in advance of the meeting; the day of receipt and the day of the Annual General Meeting are not to be included in this calculation. The last possible date of receipt is therefore **24:00 hours on Friday, 25 April 2025**. Any requests to add Agenda Items which are received after such date will not be taken into account.



Any requests to add Agenda Items are to be submitted to the following address:

Deutsche Wohnen SE  
- Management Board -  
Mecklenburgische Straße 57  
14197 Berlin

Electronic submissions (section 126a BGB) of requests to add Agenda Items are to be made by email to [hauptversammlung@deuwo.com](mailto:hauptversammlung@deuwo.com).

Additions to the Agenda required to be published will be published in the Federal Gazette without undue delay after receipt of the request. They will also be published on the Company's website at <https://www.deutsche-wohnen.com/agm> and communicated to the shareholders in accordance with section 125(1) sentence 3 AktG.

**b) Shareholder countermotions and election proposals pursuant to section 126 and section 127 AktG**

Every shareholder has the right to file a countermotion in relation to specific Agenda Items to contest proposals made by the Management Board and/or Supervisory Board and to make proposals for the election of the auditor and of the auditor of the sustainability reporting (Agenda Item 5).

Counter motions and election proposals received by the Company at the address below at least 14 days prior to the Annual General Meeting, with the day of receipt and the day of the meeting not being included in this calculation, in other words by **24:00 hours on Sunday, 11 May 2025**, at the latest, will be made available without undue delay in accordance with sections 126, 127 AktG on the Company's website at <https://www.deutsche-wohnen.com/agm> together with the shareholder's name, any justification and any statement made by the management.

The reasons stated in accordance to sections 126, 127 AktG for a counter-motion or election proposal or any justification not required to be made available on the Company's website are outlined on the Company's website at <https://www.deutsche-wohnen.com/agm>. A justification is, in particular,

not required to be made available if its total length exceeds 5,000 characters.

Counter motions, election proposals and other shareholder requests for the General Meeting must be submitted to the following address only:

Deutsche Wohnen SE  
- Legal Department -  
Mecklenburgische Straße 57  
14197 Berlin  
E-mail: [hauptversammlung@deuwo.com](mailto:hauptversammlung@deuwo.com)

Counter motions or election proposals addressed otherwise do not have to be made available.

Counter motions and election proposals to be made accessible in accordance with sections 126, 127 AktG are deemed to have been filed at the time of publication in accordance with sections 121 (4b), 126 (4) AktG. A counter motion or election proposal required to be made available shall be put to vote in the InvestorPortal. Voting rights on these counter motions or election proposals may be exercised after timely registration by the means described in the notice convening the Annual General Meeting. If the shareholder who has made the motion and/or election proposal has not duly proved his/her identity or has not duly registered for the Annual General Meeting, the motion and/or election proposal does not need to be dealt with at the meeting.

**c) Comments pursuant to section 130a(1) to (4) AktG**

Pursuant to section 130a(1) AktG, shareholders have the right to submit comments on the Agenda Items in text form by way of electronic communication prior to the meeting. These comments must be submitted at least five days before the meeting, with the day of receipt and the day of the Annual General Meeting not being included in this calculation, in other words by **24:00 hours on Tuesday, 20 May 2025**, at the latest. In accordance with section 130a(1) sentence 2 AktG, this right is restricted to shareholders who have duly registered for the meeting. We would request that comments be limited to a reasonable length in order to enable the Company and the

shareholders to properly review the comments. A length of 10,000 characters should serve as guideline for what is reasonable.

Comments may be submitted to the Company exclusively via the Investor-Portal at: <https://www.deutsche-wohnen.com/agm>.

Pursuant to section 130a(3) AktG, comments required to be made available will be published (for duly registered shareholders) on the InvestorPortal on the Company's website at the latest four days prior to the meeting, with the day of publication and the day of the Annual General Meeting not being included in this calculation, in other words by **Wednesday, 21 May 2025**, at the latest. The Company will not publish any comments which it is not required to publish in accordance with section 130a(3) sentence 4 AktG in conjunction with section 126(2) sentence 1 nos. 1, 3, 6 AktG. In the publication, the name of the shareholder or his/her proxy will always be disclosed. By submitting the comment, shareholders or their proxies agree to the publication of the comment and the disclosure of their name and place of residence or registered office.

The opportunity to submit comments does not constitute an opportunity to submit questions in advance pursuant to section 131(1a) AktG. Therefore, any questions which may be contained in comments will not be answered in the virtual General Meeting unless they are asked by way of video communication in the General Meeting. Similarly, motions, election proposals and objections to resolutions of the Annual General Meeting contained in comments will not be taken into account. Such motions, election proposals and objections must be made or lodged exclusively by the means separately specified in the notice convening the Annual General Meeting.

#### **d) Shareholders' right to speak at the Annual General Meeting**

As the Management Board has decided to hold this Annual General Meeting as a virtual General Meeting in accordance with section 118a(1) sentence 1 AktG in conjunction with section 13(10a) of the Company's Articles of Association, the shareholders or their proxies who have connected to the meeting electronically have a right to speak by way of video communication in accordance with section 130a(5) sentence 1 AktG. Speeches of share-

holders may include motions and election proposals in accordance with section 118a(1) sentence 2 no. 3 AktG, as well as all types of requests for information in accordance with section 131 AktG.

The video communication platform of the InvestorPortal is used for the exercise of the right to speak in accordance with section 130a(5) sentence 1, 2 AktG. Shareholders wishing to speak shall, during the Annual General Meeting at the request of the Chairperson of the meeting, register for speaking via the InvestorPortal at <https://www.deutsche-wohnen.com/agm>. The Chairperson of the meeting will explain in more detail the procedure for requests to speak and calling speakers to speak at the Annual General Meeting.

Before any speech, the Company will have checked by service providers engaged by it that the video communication between shareholders and the Company works properly; if it is not ensured that the video communication works properly, the Company reserves its right to reject the speech (section 130a(6) AktG).

**e) Shareholders' right to request information at the Annual General Meeting**

Pursuant to section 131(1) AktG, the Management Board must, upon request, provide each shareholder at the General Meeting with information regarding the Company's affairs insofar as such information is necessary for the proper assessment of an Agenda Item. This obligation to provide information on the part of the Management Board applies equally to the Company's legal and business relations with an affiliated company, the Group's situation and the companies included in the consolidated financial statements.

Under certain circumstances outlined in section 131(3) AktG, the Management Board may refuse to provide information. A detailed description of the conditions under which the Management Board may refuse to provide information can be found on the Company's website at <https://www.deutsche-wohnen.com/agm>.

At the instruction of the Chairperson of the meeting in accordance with section 131(1f) AktG, all types of rights to request information pursuant to section 131 AktG may be exercised at the Annual General Meeting exclusively by way of video communication via the InvestorPortal. There are no plans to allow any different form of submitting questions by means of electronic or other communication prior to or during the Annual General Meeting.

According to section 13 (9) sentence 2 and 3 of the Company's Articles of Association, the Chairperson of the meeting may limit the shareholders' right to ask questions and make statements to a reasonable duration. In particular, the Chairperson may determine at the beginning or during the General Meeting a reasonable schedule for the entire meeting, for individual items of the agenda or for individual questions or speeches.

**f) Lodging objections for the record**

In accordance with section 118a(1) sentence 2 no. 8 AktG, shareholders who have connected to the General Meeting electronically may electronically lodge objections to resolutions of the Annual General Meeting for the record of the notary via the InvestorPortal from the opening of the Annual General Meeting until its end.

**g) Further explanations**

Further explanations of the rights of shareholders pursuant to Article 56 SE Regulation, section 50(2) SEAG, section 118a AktG, section 122(2) AktG, section 126(1) and (4) AktG, section 127 AktG, section 130a AktG and section 131 AktG are available on the Company's website at <https://www.deutsche-wohnen.com/agm>.

## **9. Additional information on rights in connection with the exercise of voting rights**

Pursuant to section 118(1) sentence 3, (2) sentence 2 AktG, if voting rights are exercised electronically (by granting power of attorney and issuing instructions to the proxies of the Company or by issuing postal votes), the person casting the vote must receive electronic confirmation from the Company of the receipt of the vote cast in accordance with the requirements set out in Article 7(1) and Article 9(5) first sub-paragraph of the Implementing Regulation (EU) 2018/1212. If the confirmation is issued to an intermediary, the intermediary shall send the confirmation to the shareholder without undue delay pursuant to section 118(1) sentence 4 AktG. Furthermore, pursuant to section 129(5) sentence 1 AktG, the person voting may request confirmation from the Company within one month of the day of the Annual General Meeting as to whether and how their vote was counted. The Company shall issue the confirmation in accordance with the requirements of Article 7(2) and Article 9(5) second sub-paragraph of Implementing Regulation (EU) 2018/1212. If the confirmation is issued to an intermediary, the intermediary shall send the confirmation to the shareholder without undue delay pursuant to section 129(5) sentence 3 AktG.

## **10. Information on data protection**

In connection with the preparation and holding of, and follow-up to, the virtual General Meeting, in particular when you or your proxy register for the virtual General Meeting, grant a proxy, exercise your shareholder rights, use the InvestorPortal, or connect to the virtual General Meeting, we collect personal data (e.g. name, address, email address, number of shares, class of shares, shareholder number, individual access data for the InvestorPortal; statements in text, audio or video format) about you and/or your proxy. We process this personal data to enable you to connect to and exercise your rights at the virtual General Meeting. We also process your personal data to fulfil our legal obligations in connection with conducting the virtual General Meeting.

Please address questions to Deutsche Wohnen SE, Rechtsabteilung, Mecklenburgische Straße 57, 14197 Berlin or [datenschutz@deuwo.com](mailto:datenschutz@deuwo.com). The data controller for the processing is Deutsche Wohnen SE, Mecklenburgische Straße 57, 14197 Berlin, email: [hauptversammlung@deuwo.com](mailto:hauptversammlung@deuwo.com).

If we use service providers to conduct the Annual General Meeting, they will only process personal data on our behalf and are otherwise obliged to maintain confidentiality.

If the legal requirements are met, every data subject has the right of access, the right to rectification, restriction, erasure and, if applicable, objection regarding the processing of their personal data at any time, as well as the right to data transmission and to lodge a complaint with a competent supervisory authority.

Further information on the processing of personal data as well as on the rights you are entitled to under the EU General Data Protection Regulation can be accessed at any time on our website at <https://www.deutsche-wohnen.com/agm> or requested at the following address: Deutsche Wohnen SE, Rechtsabteilung, Mecklenburgische Straße 57, 14197 Berlin, Germany, email: [hauptversammlung@deuwo.com](mailto:hauptversammlung@deuwo.com).

## **11. Technical instructions for the virtual General Meeting**

### **a) Technical instructions**

To follow the virtual General Meeting and to use the InvestorPortal and exercise shareholder rights, shareholders and/or proxies (**Users**) need an internet connection and an internet-capable terminal. In order to be able to render the vision and sound broadcast of the General Meeting optimally, a stable internet connection with a sufficient transfer rate is recommended.

If Users use a computer to receive the vision and sound broadcast of the virtual General Meeting, they will need a browser and speakers or headphones.

To access the Company's password protected InvestorPortal, Users need their individual access data, which will be sent to them after registration together with the confirmation of registration. Users can register at the InvestorPortal with this access data.

In order to avoid the risk of restrictions in the exercise of shareholder rights due to technical problems during the virtual General Meeting, it is recommended that shareholder rights (in particular voting rights) be exercised before the start of the General Meeting wherever possible.

Registered shareholders will receive further details regarding the InvestorPortal and the registration and usage conditions in the confirmation of registration sent to them or on the internet at <https://www.deutsche-wohnen.com/agm>.

If Users have any technical questions regarding the InvestorPortal or their participation by Connection to the virtual General Meeting, the employees of the Company's Annual General Meeting service provider will be happy to assist before and during the Annual General Meeting at the following telephone number.

**Shareholder hotline: +49 89 30903-6330**

The shareholder hotline is available Monday to Friday, from 9:00 hours to 17:00 hours and from 9:00 hours on 26 May 2025, the day of the Annual General Meeting. Excluded from this are public holidays in the Free State of Bavaria, Germany.

If Users have any technical questions before the start of the virtual General Meeting, they can also contact the Company's Annual General Meeting service provider by email at [investorportal@computershare.de](mailto:investorportal@computershare.de).

**b) Broadcast of the Chairman's speech**

All interested parties can follow the speech by the Chairman of the Management Board live on the internet at <https://www.deutsche-wohnen.com/agm>. The speech will be made available after the Annual General Meeting.



**c) Information on the availability of the broadcast**

Shareholders can follow the entire Annual General Meeting via the Investor-Portal. The vision and sound broadcast of the virtual General Meeting and the availability of the InvestorPortal may be subject to fluctuations in accordance with the current state of the art due to restrictions on the availability of the telecommunications network and limitations on third-party internet services, on which the Company has no influence. For this reason, the Company recommends that the above-mentioned options for exercising rights, in particular voting rights, be exercised at an early stage.

Berlin, April 2025

Deutsche Wohnen SE  
*The Management Board*

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