



Deutsche
Wohnen

CON SIS TEN CY

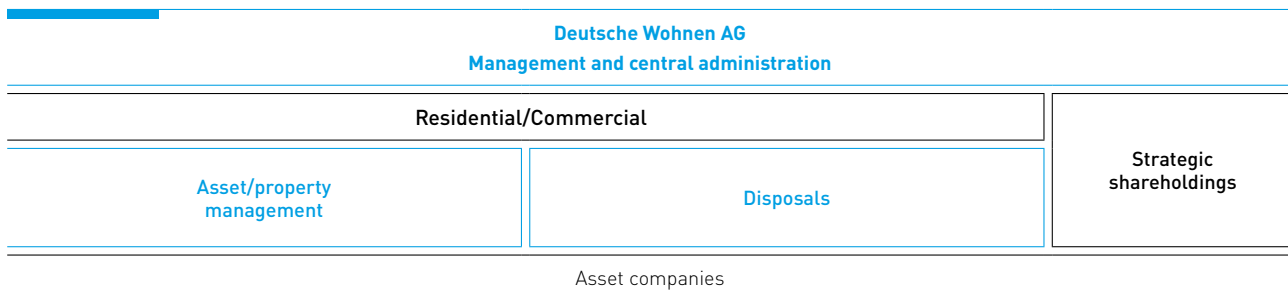
Positioned perfectly.

Annual Financial Statement and Management Report
for the Financial Year 2014

FUNDAMENTALS OF THE GROUP	2
Business model of the Group	2
Group strategy	3
Group control	5
Property portfolio	6
ECONOMIC REPORT	11
General economic conditions	11
Macroeconomic development	11
German residential property market	12
Core* regions	13
Core regions	16
Notes on the financial performance and position	18
Management Board analysis of business operations	18
Financial performance of Deutsche Wohnen AG	18
Financial position of Deutsche Wohnen AG	19
Non-financial key figures	21
EVENTS AFTER THE REPORTING DATE	22
RISK AND OPPORTUNITY REPORT	22
Risk management	22
Risk report	23
Opportunities for future development	27
Overview of our risk position	27
FORECAST	28
REMUNERATION REPORT	29
TAKEOVER-RELEVANT INFORMATION	32
CORPORATE MANAGEMENT	34

FUNDAMENTALS OF THE GROUP

BUSINESS MODEL OF THE GROUP



Deutsche Wohnen AG together with its subsidiaries (hereinafter referred to as "Deutsche Wohnen" or the "Group") is currently one of the ten largest publicly listed real estate companies in Europe measured by market capitalisation. The company is listed on the MDAX stock index of the German stock exchange. Its real estate holdings comprise about 149,000 residential and commercial units as well as nursing care facilities with approximately 2,200 nursing places and apartments, with a total fair value of approximately EUR 10 billion. Our investment focus is on residential properties in German metropolitan areas and conurbations. We believe that the expansion of the portfolio to include nursing and commercial properties in these markets represents a further option for growth due to the dynamic development discernible. Fundamental economic growth, population influx and demographic development within German metropolitan areas provide a sound basis for the achievement of reliable cash flows with further potential for growth from the letting and leasing of properties, and for the utilisation of opportunities for the creation of value.

An organisational distinction is made between management and asset companies: The management companies are allocated to the respective segments, with Deutsche Wohnen AG assuming a traditional holding company function – comprising the areas of Portfolio Management, Corporate Finance, Finance, Human Resources, Investor Relations, Corporate Communication and Legal/Compliance.

Asset/property management

The management of our holdings is largely undertaken by our wholly owned subsidiaries. All activities related to the management and administration of residential property, the management of rental contracts and tenant support are consolidated within Deutsche Wohnen Management GmbH (DWM) and Deutsche Wohnen Immobilien Management GmbH (DWI), while Deutsche Wohnen Construction and Facilities GmbH (DWCF) is responsible for the technical maintenance and development of our holdings. This arrangement has in the past enabled us to realise potential for rent increases and keep the vacancy rate at a very low level. With strategic shareholdings, as well as collaboration with qualified system providers, we achieve to manage our residential properties with an above-average level of efficiency.

Disposals

The disposal of properties is managed by Deutsche Wohnen Corporate Real Estate GmbH. We continuously release large amounts of capital, especially in the privatisation context in our strategic core and growth regions, and thereby strengthen our internal financing capacity. Opportunistic disposals of properties in our Core* and Core regions, in the context of sales to institutional investors, are also possible in the current positive market environment.

Strategic shareholdings

In addition to its core business activities, Deutsche Wohnen also operates within the scope of strategic shareholdings.

Under the brand KATHARINENHOF® and on the basis of a shareholding model, we manage retirement and nursing homes for senior citizens, which provide full in-patient care with the aim of maintaining the residents the active, independent lifestyle to the greatest possible degree, as well as a comprehensive range of services tailored to the needs of senior citizens in the form of assisted living accommodation. At the beginning of the financial year 2015, the Nursing and Assisted Living business became part of a shareholding structure, with 51 % of the shares being sold to KH Beteiligungs GmbH. Deutsche Wohnen remains the holder of 49 % of the shares in KATHARINENHOF® and the owner of the nursing properties.

Other business areas in which we currently operate via strategic shareholdings include: procurement of technical services in the facility management context, insurance policies and energy services.

GROUP STRATEGY

Deutsche Wohnen regards itself as a portfolio manager focusing on residential property with a clear orientation towards German metropolitan areas; approximately 87 % of our holdings are located in these Core+ regions. The markets are centres of high residential density characterised by dynamic development of economic parameters such as economic power, income, innovative capacity and competitive strength. Approximately 11 % of our holdings are located in markets with moderately rising rents and stable rent development forecasts.

Due to the size and quality of our property portfolio, our focus on attractive German metropolitan areas and the efficiency of our real estate platform with highly-trained and qualified employees, we consider ourselves to be ideally placed in the market to benefit to the optimum degree from the growth in German metropolitan areas and to bring about a sustained increase in the value of our holdings.

Deutsche Wohnen has in the past repeatedly demonstrated its competence in the context of the acquisition and integration of portfolios and thereby consistently achieved its related goals in both quantitative and qualitative terms. As a result of the consolidation with GSW, we have generated economies of scale and strengthened Deutsche Wohnen's position as one of Germany's most efficient residential property companies. Deutsche Wohnen intends to achieve continued value-enhancing and focused growth in the future by means of the selective acquisition of further property portfolios.

Focus on core competencies

In order to maintain the persistently high quality and efficiency of our organisational structures and work processes, our core competencies as regards the management and development of our property portfolio as well as the privatisation of residential units are implemented by our own employees. Here we are highly professional, possess considerable know-how and are thus able to ensure the generation of continuous cash flows by our main businesses.

Transfer of knowledge through strategic shareholdings

We operate through strategic shareholdings with a view to realising greater potential for value creation. Focusing on selected professional partners and pooling services places us in a position to use economies of scale, and additionally accords us the maximum degree of transparency and some insights into the relevant markets, which in turn helps us to ensure the quality of our operations and the transfer of knowledge in the business area in question.

Our competitive advantages

Deutsche Wohnen will further maintain its strong market position by focusing on the pursuit of a sustainable growth strategy.

Focus

Deutsche Wohnen has pursued a clear investment strategy since 2008. Since then our portfolio focuses primarily on growth markets. Today, approximately 98 % of our portfolio is located in major cities and conurbations in Germany, and 73 % of our overall holdings in Greater Berlin alone.

Quality and efficiency

By the concentration of our holdings on selected locations we achieve considerable economies of scale in the procurement context and in the management of our properties, making us one of the most efficient companies in the German residential property sector. Our costs in relation to vacancies and payment defaults are consistently low. Our rate of investment has been for years considerably higher than the industry average. Our expenditure on maintenance and modernisation flows directly into growth markets with a view to realising existing potential for the creation of value. Our employees possess a high level of professional expertise and contribute greatly towards the efficient implementation of work processes.

Flexibility

Our organisational structure is highly flexible. Properties are primarily held by special purpose entities while the core processes relating to property management are implemented by wholly owned subsidiaries. Deutsche Wohnen furthermore uses strategic shareholdings to gain access to lucrative business areas involving a property element, which enables us to act opportunistically and flexibly yet without diverting the focus away from our primary business.

Capital market viability/financing

Deutsche Wohnen's successful course for growth in recent years has further strengthened its position on the capital market; today, it is among the six largest European real estate companies – on the basis of free float market capitalisation – and has gained in importance in all of the major indices.

The Deutsche Wohnen share is currently being traded at an appreciable premium. Our dividend policy adopts a restrained and sustainable approach and ensures that the company retains the necessary means for maintaining and increasing the value of our portfolio.

We have made use of the favourable market environment in order to carry out substantial optimisation of our financing structure. The lowering of the average interest rate for our loan portfolio to approximately 2.5 % p.a., while at the same time extending the terms of the loans, has the effect of significantly strengthening our company's cash flow. The Loan-to-Value Ratio (LTV) is likewise an important element in our financing strategy; it was greatly reduced in 2014 and is also expected to amount to approximately 50 % over the medium term.

We have consistently improved our competitive position for securing capital resources in recent years. In November of last year, Deutsche Wohnen for the first time received two long-term issuer ratings from the rating agencies S&P (BBB+) and Moody's (Baa1). We intend to further consolidate our market position in the future by continuously pursuing a solid investment and dividend policy.

Sustainability

As a sustainably managed company, we are bracing ourselves to tackle future opportunities and risks presented by global challenges, and to take on responsibility for environmental and social issues and for our employees. We believe that sustainable action will secure the future viability of the Deutsche Wohnen Group and also benefit our stakeholders. This means that cost savings cannot be permitted to impair the working processes and working environment of our employees. The same applies to our properties – we will not waive a clear and focused investment strategy in favour of short-term improvements in results.

GROUP CONTROL

All of Deutsche Wohnen's business activities are aimed at continually improving the Group's profitability.

Our sustainable dividend policy ensures that the quality of our portfolio is maintained, and we strive to permanently keep our debt at a reasonable level for this asset class.

The management of the company occurs at several levels:

At the holding level, all earnings and payment flows are aggregated and evaluated in terms of the key figures FFO, NAV and LTV on a quarterly basis. At the same time, the Investor Relations department applies a benchmark across our principal peers on a quarterly basis. This SWOT analysis serves for the validation of Deutsche Wohnen in comparison to its relevant competitors.

In the Residential Property Management segment, developments in the rent per square metre and the vacancy rate, differentiated in accordance with defined portfolios and/or regions, are the parameters for management. This also includes the scope of and earnings from new lettings and the development of letting-related costs, such as maintenance costs, costs relating to the marketing of properties to let, operating costs and rental losses. All parameters are evaluated and compared to detailed budget estimates on a monthly basis. Measures can be derived and strategies developed on this basis to realise rent increase potentials while controlling developments in expenses, and thus constantly improving the operating results.

The Disposals segment is managed by monitoring the disposal prices per square metre and the margin as the difference between the carrying amount and the disposal price. In the process, the ascertained values are compared to the target figures and also the market and adjusted where necessary.

Other operational expenses, such as staff expenses, general and administration expenses, and non-operational indicators, such as finance expenses and taxes, are also part of the central planning and controlling system and of the monthly report to the Management Board. Current developments are also highlighted and compared to the target figures.

Considerable weight is attributed to finance expenses in this context, as they have significant impact on Group earnings and cash flow performance. The Corporate Finance department of Deutsche Wohnen AG (holding company) is responsible for the management of finance expenses. Active and ongoing management of the credit portfolio and the hedging rate, together with constant monitoring of the market, aims at a continuous optimisation of the financial results. In addition, the department is responsible for spreading risks by expanding the debt capital portfolio to include new bank partners and insurance companies or alternative financial products.

In the Nursing segment, we primarily generate internal growth by increasing nursing care charges and occupancy rates in residential nursing home facilities. Reporting to the Management Board with respect to this segment also takes place on a monthly basis.

In order to measure the cash flow generated from operating business activities and compare this to target figures, we use as indicator the Funds from Operations before disposals (FFO I), with the consolidated profit/loss for the period constituting the starting value for determining the FFO, which is increased or decreased to reflect any depreciation and amortisation, one-off items, non-cash finance expenses or income, and tax expenses or income.

Using regular reporting, the Management Board and specialist departments are able to evaluate the economic development of the Group in a timely manner and compare it with the figures from the previous month and year, as well as with the target figures. In addition, the expected development is determined on the basis of an updated forecast. In this manner, opportunities as well as negative trends can be identified at short notice and corresponding measures can be taken to make use of or counteract these opportunities or trends.

PROPERTY PORTFOLIO

Portfolio overview

Deutsche Wohnen manages one of the largest property portfolios in Germany, with its real estate holdings comprising approximately 149,000 residential and commercial units generating annualised yearly rent of more than EUR 625 million. Our portfolio focuses on conurbations and metropolitan areas – the so-called Core+ regions – in which 87% of our residential holdings are located, while a further 11% of our residential units are located in stable Core markets and only 2% in weaker Non-Core markets. At the end of the year, the average net cold rent amounted to EUR 5.69 per sqm, with an average vacancy rate of 2.2%.

With approximately 107,000 residential units and approximately 1,600 commercial units located there, Greater Berlin plays a major role in our portfolio, representing approximately 73% of our total holdings: Deutsche Wohnen is thus the largest private residential property company operating in the capital city.

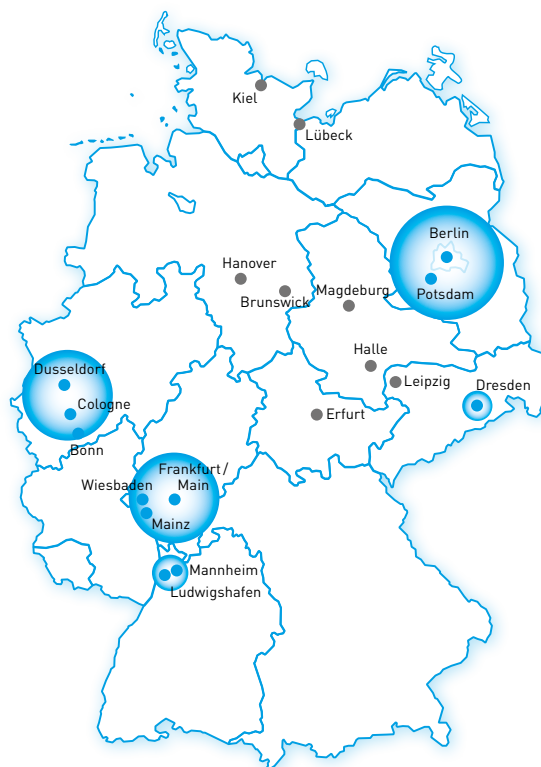
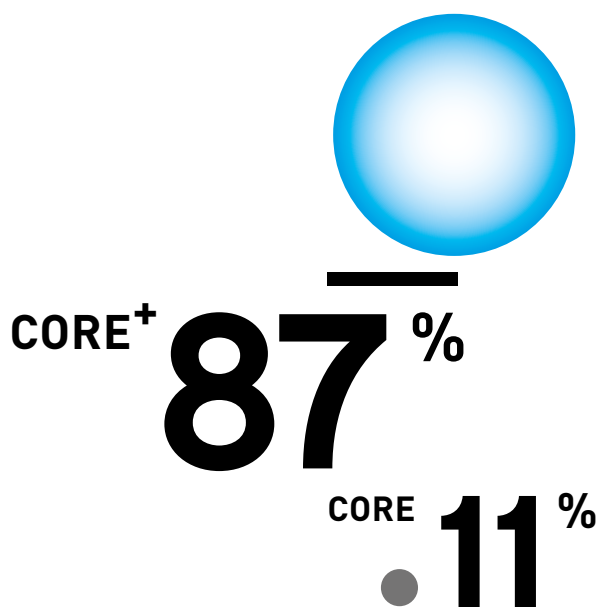
Our portfolio is managed on the basis of the regional and strategic clustering of our property holdings. Regional clustering in Core+, Core and Non-Core segments is effected using a scoring model which evaluates the attractiveness and future prospects of the locations on the basis of macroeconomic and property-specific data, for example population- and household-related developments, local job markets, purchasing power and infrastructure data.

On the basis of this analysis, approximately 9,700 residential units from the Core segment were reclassified as Core+ properties in 2014. This reclassification related primarily to the Dresden and Mannheim/Ludwigshafen regions. Approximately 1,600 units from the Core category were reclassified as Non-Core properties.

Property portfolio	31/12/2014						
	Residential units number	Area sqm k	Share of total portfolio in %	In-place rent ¹⁾ EUR/sqm	Vacancy in %	Rent potential ²⁾ in %	Commercial units number
Strategic core and growth regions	143,614	8,714	98	5.71	2.1	20.0	2,021
Core+	127,798	7,716	87	5.76	2.0	22.7	1,884
Greater Berlin	106,798	6,419	73	5.67	2.0	21.2	1,597
Rhine-Main	9,320	563	6	7.10	2.0	23.5	187
Mannheim/Ludwigshafen	4,811	300	3	5.59	1.0	21.8	42
Rhineland	4,701	304	3	5.80	2.4	25.0	42
Dresden	2,168	131	1	4.98	1.1	20.9	16
Core	15,816	998	11	5.33	3.3	8.9	137
Hanover/Brunswick	8,860	579	6	5.42	3.0	13.3	82
Magdeburg	2,101	124	1	5.23	3.2	3.2	25
Kiel/Lübeck	2,025	130	1	5.11	4.6	11.8	6
Halle/Leipzig	1,684	98	1	5.17	3.5	2.0	12
Erfurt	619	34	0	5.88	3.1	2.4	12
Other	527	33	0	4.97	3.5	11.0	0
Non-Core	3,491	232	2	4.87	7.2	2.7	42
Total	147,105	8,946	100	5.69	2.2	19.6	2,063

¹⁾ Contractually owed rent for rented residential units divided by rental area

²⁾ New letting rent for properties in the letting portfolio in comparison to the in-place rent for properties in the letting portfolio



We base our corresponding investment strategies on the strategic clustering of our properties, allocating these for the strategic core and growth regions to one of the following fields of activity: "Operate", "Develop" and "Dispose". With regard to the cluster "Operate", our activities are focused on new lettings and the realisation of rent potentials in line with market rents. The properties are in good to very good condition and generate corresponding cash flows on the basis of regular maintenance measures. The "Operate" holdings constitute – with a share of 76% – the bulk of our portfolio. Properties in particularly promising locations whose fixtures and fittings and conditions are of below-average standard are allocated to the "Develop"

cluster (share of total portfolio: 12%). We will be investing to a greater extent in comprehensive modernisation measures for these properties in the next few years, with a view to raising their current value potential.

The properties in the "Dispose" segment (share of total portfolio: 10%) are offered for sale in the privatisation and block sale context. These disposals largely comprise privatisation involving high margins, block sales for portfolio streamlining purposes in Non-Core regions and opportunistic disposals in Core and Core+ regions intended to selectively make use of market opportunities.

	31/12/2014					
	Residential units number	Area sqm k	Share of total portfolio in %	In-place rent ¹⁾ EUR/sqm	Vacancy in %	Rent potential ²⁾ in %
Residential						
Strategic core and growth regions	143,614	8,714	98	5.71	2.1	20.0
Core+	127,798	7,716	87	5.76	2.0	22.7
Operate	98,065	5,888	67	5.85	1.4	22.0
Develop	17,060	970	12	5.49	2.8	27.2
Dispose	12,673	858	9	5.45	5.2	–
Core	15,816	998	11	5.33	3.3	8.9
Operate	13,920	870	9	5.34	3.1	8.9
Dispose	1,896	128	1	5.28	4.8	–
Non-Core	3,491	232	2	4.87	7.2	2.7
Total	147,105	8,946	100	5.69	2.2	19.6

¹⁾ Contractually owed rent for rented residential units divided by rental area

²⁾ New letting rent for properties in the letting portfolio in comparison to the in-place rent for properties in the letting portfolio

Portfolio development

Acquisitions and disposals

In 2014, Deutsche Wohnen selectively acquired smaller portfolios comprising a total of approximately 3,100 residential units in the Rhine-Main region (650), Berlin (1,950) and Dresden (500) for a gross purchase price of EUR 278 million. All of these portfolios are located within our Core+ markets, which are characterised by a dynamic increase in demand and above-average rent increases.

	2014
Residential units	3,100
Acquisition price in EUR m	278
Acquisition price in EUR/sqm	1,228
Rent in EUR/sqm	5.54
Annual rent in EUR m	15.1
Vacancy (residential/commercial)	4.1 %

Of the approximately 3,100 notarised residential units we acquired ownership of approximately 940 in the financial year 2014.

As regards disposals, we were able to make use of the great demand for owner-occupied residential units and accordingly increase our earnings from disposals. In the past financial year a total of 4,115 residential units were sold with a transfer of risks and rewards, thereof 2,016 units in the privatisation context and 2,099 units in the context of institutional sales. Thereby, 1,538 residential units from Non-Core holdings were sold. Deutsche Wohnen will continue to withdraw from dispersed/scattered locations and declining markets in the future, intending to further reduce its current Non-Core holdings in the amount of 3,491 units.

A larger portfolio comprising approximately 5,700 residential units was sold by way of opportunistic block sale. These residential units were holdings of GSW which were overrepresented both in terms of their construction year and the city district in which they were located. The transfer of risks and rewards is planned for 1 April 2015.

Operational development

The following overview shows the development of the in-place rents as well as the vacancy rates on a like-for-like comparison, i.e. only for residential holdings that were consistently managed by the company in the past twelve months.

	Residential units number	In-place rent ¹⁾ EUR/sqm		Develop- ment in %	Vacancy in %		Develop- ment in %
		31/12/2014	31/12/2013		31/12/2014	31/12/2013	
Like-for-like							
Strategic core and growth regions²⁾	135,401	5.71	5.57	2.5	1.9	2.0	-4.9
Core+	121,445	5.76	5.62	2.5	1.7	1.7	0.8
Greater Berlin	102,319	5.67	5.53	2.5	1.8	1.7	6.6
Rhine-Main	7,991	7.18	7.02	2.3	1.6	2.2	-25.7
Mannheim/Ludwigshafen	4,530	5.58	5.49	1.8	0.6	1.2	-48.3
Rhineland	4,437	5.75	5.58	3.0	1.7	1.8	-8.0
Dresden	2,168	4.98	4.89	1.8	1.1	1.6	-30.1
Core	13,956	5.34	5.18	3.1	3.1	4.2	-26.3
Hanover/Brunswick	8,104	5.38	5.17	4.0	2.8	3.9	-27.7
Magdeburg	2,099	5.23	5.19	0.7	3.0	6.4	-52.7
Kiel/Lübeck	1,129	5.23	5.15	1.6	4.0	4.3	-7.1
Halle/Leipzig	1,606	5.19	5.11	1.6	3.6	3.8	-4.7
Erfurt	610	5.89	5.53	6.6	2.8	1.0	192.2
Other	408	5.27	5.24	0.6	4.0	3.3	20.7

¹⁾ Contractually owed rent for rented residential units divided by rental area

²⁾ Without individual privatisation

Like-for-like rental growth for the properties in our letting portfolio located in strategic core and growth regions, at 2.5%, was lower than in the previous year, in line with expectations. This was largely influenced by the rent index for Berlin, which has resulted in an above-average rise in rents in 2013. In the reporting year annualised rent increases in the amount of EUR 14.8 million were realised in the strategic core and growth regions (previous year: EUR 17.5 million).

The new letting rent in the Core+ segment (non-rent restricted letting units) in 2014 was approximately 22.7% higher than the in-place rent as at the reporting date, which represents an increase of three percentage points over the previous year.

On a like-for-like basis the vacancy rate for the overall portfolio increased slightly to 2.2% as a result of a larger number of disposal-related vacancies for privatisation holdings. In the strategic core and growth regions the vacancy rate could be reduced from 2.0% to 1.9% due to increased letting activity in our Core markets.

	31/12/2014			31/12/2013
	New letting rent ¹⁾ EUR/sqm	In-place rent ²⁾ EUR/sqm	Rent potential ³⁾ in %	Rent potential ³⁾ in %
Residential				
Core+ (letting portfolio)	7.11	5.80	22.7	19.6
Greater Berlin	6.92	5.71	21.2	17.2
Rhine-Main	8.79	7.12	23.5	28.5
Mannheim/Ludwigshafen	6.81	5.59	21.8	19.0
Rhineland	7.19	5.75	25.0	23.6
Dresden	6.02	4.98	20.9	9.3

¹⁾ Contractually owed rent from newly concluded rental agreements in non-rent restricted units, which became effective in 2014

²⁾ Contractually owed rent for rented residential units divided by rental area

³⁾ New letting rent for properties in the letting portfolio in comparison to the in-place rent for properties in the letting portfolio

Portfolio investments

In the financial year 2014, our expenditure on maintenance and modernisation amounted to approximately EUR 153 million or nearly EUR 17 per sqm (previous year: EUR 15 per sqm), with approximately EUR 89 million or just under two thirds of that amount being attributable to maintenance expenses and one third to modernisation expenses. Due to the complexities involved in budgeting for major projects spanning a number of years, our modernisation expenses are subject to fluctuation from one year to the next.

The following table illustrates the maintenance expenses as well as the capitalised modernisation expenses (capex – capital expenditures) for the last financial year in comparison to the previous year:

EUR m	2014	2013
Maintenance	88.8	59.4
in EUR per sqm	9.59 ¹⁾	10.36 ²⁾
Modernisation	64.1	26.8
in EUR per sqm	6.92 ¹⁾	4.67 ²⁾

¹⁾ Taking into account the average floor space on a quarterly basis in the relevant period

²⁾ Taking into account the average floor space on a quarterly basis in the relevant period; as at 30/6/2013 excluding floor space pertaining to companies that were consolidated for the first time as at 30/6/2013; GSW floor space only included for one month in the 4th quarter 2013

In addition to ongoing repair costs, expenditure on maintenance primarily comprises tenant turnover-related expenses with an average of EUR 3,359 per residential unit being invested in the new letting context in 2014. The corresponding increase in rents resulted in a return of approximately 17%.



Portfolio valuation

The sustained positive performance of our Core+ markets is reflected in an increase in the value of our property portfolio in the total amount of EUR 953 million as at the reporting date. Approximately EUR 279 million of this amount result from improvements in the operating performance with regard to the portfolio and the corresponding increase in cash flows. Furthermore, the rent and price levels in our Core+ markets, in which the majority of our holdings are located, have once more risen

in an above-average degree. The adjustment of the valuation parameters for market performance and sustained vacancies resulted in an increase in value of EUR 117 million, with a further such increase in value (EUR 557 million) being attributable to the adjustment of the discount and capitalisation interest rates intended to properly account for the positive developments in prices/market performance. The valuation result was confirmed by an external report from CB Richard Ellis. The following table shows significant key valuation figures relating to the property holdings as at 31 December 2014:

Fair value	31/12/2014			
	Fair value EUR m	Fair value EUR/sqm	Multiple in-place rent	Multiple market rent
Strategic core and growth regions	9,635	1,074	15.6	13.3
Core+	8,819	1,108	16.0	13.5
Greater Berlin	7,273	1,101	16.1	13.5
Rhine-Main	845	1,405	16.5	14.1
Mannheim/Ludwigshafen	282	904	13.4	12.7
Rhineland	304	983	14.1	12.5
Dresden	115	872	14.8	12.2
Core	817	803	12.7	11.5
Hanover/Brunswick	491	828	12.9	11.5
Magdeburg	97	768	12.5	11.7
Kiel/Lübeck	95	729	12.3	10.7
Halle/Leipzig	77	765	12.6	11.6
Erfurt	34	990	14.0	13.2
Other	23	692	11.9	10.8
Non-Core	150	621	11.6	10.3
Total	9,785	1,062	15.5	13.3

The significant increases in value relate to the Core+ segment in the amount of EUR 922 million above all Greater Berlin in the

amount of approximately EUR 819 million and the Rhine-Main region in the amount of approximately EUR 73 million.

Fair value	31/12/2014		31/12/2013	
	Fair value EUR m	Multiple in-place-rent	Fair value EUR m	Multiple market-rent
Strategic core and growth regions	9,635	15.6	8,679	14.2
Core+	8,819	16.0	7,885	14.4
Core	817	12.7	794	12.7
Non-Core	150	11.6	202	11.5
Total	9,785	15.5	8,881	14.2

ECONOMIC REPORT

GENERAL ECONOMIC CONDITIONS

Macroeconomic development

Global economy

According to the Annual Report of the German Council of Economic Experts, the development of the global economy in the first half of 2014 fell short of expectations. This was particularly due to the ongoing economic downturn in the Eurozone as well as somewhat subdued growth in the emerging markets as compared to the previous years, while the global monetary policy of the central banks remained expansive. In the Eurozone, Germany recorded solid growth, and other European countries such as Portugal, Spain and Greece exhibited initial signs of recovery and stabilisation. The German Council of Economic Experts in its report estimates global economic growth in 2014 at 2.6%, and anticipates a growth rate of approximately 2.9% in 2015.¹⁾

In its Winter Baselines 2014/2015, the German Institute for Economic Research (DIW Berlin) also affirms this positive trend, despite a weak performance in the first half of 2014, and refers to a slight picking up of the pace in the global economy as at the end of the year 2014. According to the DIW Berlin, this development was above all due to falling unemployment rates, rising wages and low rates of inflation in the industrial nations in particular. These factors in turn serve to bolster private consumption. The DIW Berlin therefore projects growth of 3.4% for the global economy in 2014 and even of 3.8% in 2015.²⁾

Development in Germany

After a weak performance in the first six months of the year, the German economy stabilised again towards the end of 2014 and embarked on an upward trajectory, above all bolstered by strong domestic demand,³⁾ for which the DIW Berlin projects growth of 1.5% in 2014 and 1.4% in 2015. According to calculations of the Federal Statistical Office, the price-adjusted gross domestic product increased by 1.6% in 2014, with this increase being greater than the average growth rate for the past ten years of 1.2%.⁴⁾

Against a background of moderately rising prices – with the rate of inflation in Germany for 2014 being 0.9% and that for 2015 being projected at 0.7% – the strong German domestic economy may largely be attributed to consumption by private households, bolstered by the continued rise in employment figures and generally favourable developments with regard to income, in particular.⁵⁾ Thus, the number of gainfully employed persons increased by 371,000 to 42.7 million in 2014, reaching a new high for the eighth consecutive year.⁶⁾ In addition, German exporters benefited from increased imports resulting from a significant rise in demand in the US and Asia and more moderate developments in this regard in the Eurozone.⁷⁾

For the fourth consecutive time, the Federal Statistical Office expects rising population numbers in Germany. It estimates that just under 81.1 million individuals were residing in the Federal Republic of Germany as at the end of 2014, approximately 300,000 more than at the beginning of the year. This increase is attributable to the high net immigration from abroad, which the Federal Statistical Office estimates as at least 470,000 individuals in 2014 – the highest level since 1993. This is counterbalanced somewhat by the fall in the birth rate reflected in an estimated 190,000 to 215,000 fewer births.⁸⁾

¹⁾ German Council of Economic Experts – Annual Report 2014/15, published in November 2014

²⁾ DIW Berlin – Winter Baselines 2014 – Weekly Report 51+52 2014

³⁾ Federal Statistical Office, press release, dated 15/1/2015 – 16/15 in conjunction with DIW – Winter Baselines 2014 – Weekly Report 51+52 2014 in conjunction with German Council of Economic Experts – Annual Report 2014/15, published in November 2014

⁴⁾ Federal Statistical Office, press release, dated 15/1/2015 – 16/15 in conjunction with press release, dated 13/2/2015 – 48/15

⁵⁾ DIW – Winter Baselines 2014/15 – Weekly Report 51+52 2014 in conjunction with Federal Statistical Office, press release, dated 16/1/2015 – 17/15

⁶⁾ Federal Statistical Office, press release, dated 5/1/2015 – 1/15 in conjunction with Statistical Office for Berlin-Brandenburg, press release no. 24, dated 27/1/2015

⁷⁾ DIW Berlin – Winter Baselines 2014/15 – Weekly Report 51+52 2014

⁸⁾ Federal Statistical Office, press release, dated 21/1/2015 – 24/15 in conjunction with Federal Institute for Building, Urban Affairs and Spatial Research (BBSR), Housing Shortages in Conurbations, June 2014

German residential property market

According to current estimates of the Urban Land Institute, Germany is the largest investment market for residential property in Europe. Demand for rental properties in the country's seven largest cities remains high, however the proportion of available income represented by rents remains relatively low.⁹¹

The residential property market in German metropolitan areas and in the more rural areas varies from one region to another.¹⁰¹ Major and university cities, whose populations are growing as a result of an influx of new residents, are experiencing considerable housing shortages, which in turn are resulting in perceptible rent and price increases.¹¹¹ According to the F+B rent index, the customary local reference rents for our holdings increased by 1.7% to EUR 6.28 per sqm in the first half of 2014 (first half of 2013: EUR 6.21 per sqm/+ 1.3%). The in-place rents in major cities such as Stuttgart, Munich, Frankfurt/Main or Hamburg are significantly higher than the national average.¹²¹

While conurbations and metropolitan areas are experiencing steady population growth and an upturn in new construction activity, the situation beyond these regions is very different: Many rural areas are experiencing a decline in population and weak or falling demand for housing, resulting in rising vacancy rates and stagnation of residential rents and prices.

A further trend is apparent in the increase in the number of households: Since 1991, the number of private households in Germany has risen by 4.7 million to 39.9 million in 2013. While in 1991 just under 34% of all households in Germany were single-person households, this share had risen to just under 41% by 2013, with the average household size consequently falling from 2.27 in 1991 to 2.02 in 2013.¹³¹ Furthermore, the favourable job market situation prevailing in Germany has encouraged an influx of immigrants from abroad, particularly as a result of the granting of full freedom of movement for workers from Romania and Bulgaria in 2014.¹⁴¹ The demand for living space in Germany is likely to increase further as a result of these trends. In its household forecast the Federal Statistical Office anticipates that the number of households will continue to grow to more than 41 million by 2030, while the average size of households will decrease to 1.9 inhabitants. In particular, the

number of single-person households and their proportion in the total number of households is expected to increase to over 43%.¹⁵¹ Above all in metropolitan areas and in many university cities, the demand for living space is set to rise in tandem with an increase in the number of households, the trend towards single-person households and higher expectations as regards living space.¹⁶¹

In addition, the uncertainty in the capital and financial markets is making apartments increasingly attractive as alternative investment in the context of retirement provisions and private wealth formation. Furthermore, stable economic growth, higher incomes and historically low interest rates are encouraging many individuals to purchase property, resulting in greater demand for real estate.¹⁷¹ Residential property was once again one of the most popular forms of investment in the German real estate market in 2014, as is evidenced by the persistently high transaction volume for that year. According to analyses conducted by CBRE, approximately 226,000 residential units with a total value of EUR 13.3 billion changed hands in 2014; this was the second-highest volume since 2007, only just under 3% less than the record level reached in 2013.¹⁸¹

Despite this rise in demand on the purchase and rental side, there was initially little new construction in previous years. With an all-time low of only 160,000 new builds being reached in 2009; however, housing construction is now once more on the rise. Building permits for approximately 270,000 residential units were issued in 2013 – which represents an increase of approximately 13% over the previous year – while the number of completed construction projects increased by approximately 7% to approximately 215,000 in the same year. This increase in new builds has been most apparent in markets evidencing higher demand for residential units. However, this response to the rising demand in the form of increased new builds has been somewhat delayed and it remains unclear whether the rate of construction will be able to keep pace with that demand, particularly in those regions experiencing dynamic growth. The projections of the Federal Institute for Building, Urban Affairs and Spatial Research (Bundesinstitut für Bau-, Stadt- und Raumforschung – BBSR) indicate that demand for new builds in Germany is expected to amount to approximately 250,000 residential units per year.¹⁹¹

⁹¹ Urban Land Institute and PwC, Emerging Trends in Real Estate Europe 2015

¹⁰¹ BBSR, Market Trends Relating to Small-Scale Housing in Major Cities, September 2014

¹¹¹ BBSR, Market Trends Relating to Small-Scale Housing in Major Cities, September 2014

¹²¹ F+B Rent Index 2014, reporting date: 1/7/2014

¹³¹ Federal Statistical Office, Households 2013, website, accessed on 13/1/2015

¹⁴¹ Federal Statistical Office, press release, dated 21/1/2015 – 24/15

¹⁵¹ Federal Statistical Office, Projections relating to Households by 2030, website, accessed on 23/1/2015

¹⁶¹ BBSR, Housing Shortages in Conurbations, June 2014 in conjunction with Federal Association of German Housing and Real Estate Enterprises (GdW), Housing Data and Trends 2014/2015, November 2014

¹⁷¹ BBSR, Housing Shortages in Conurbations, June 2014 in conjunction with BBSR, Strengthening Home Ownership, August 2013 in conjunction with GdW, Housing Data and Trends 2014/2015, November 2014

¹⁸¹ CBRE, press release, dated 7/1/2015 in conjunction with Jones Lang LaSalle (JLL), press briefing dated 8/1/2015

¹⁹¹ BBSR, Strengthening Home Ownership, August 2013 in conjunction with Housing Shortages in Conurbations, June 2014 in conjunction with Market Trends Relating to Small-Scale Housing in Major Cities, September 2014

Core+ regions

Greater Berlin

With more than 3.5 million inhabitants²⁰⁾ and a working population of almost 1.8 million²¹⁾, Berlin is not only the capital of Germany but also the country's largest city. Greater Berlin comprises the city of Berlin and the surrounding areas, including the city of Potsdam.

Berlin as an economic and scientific location

The positive economic trend in Berlin continues. Tourism remains the major growth driver here, with the city ranking third behind London and Paris in this regard.²²⁾ The number of people visiting Berlin in November 2014 was approximately 9 % higher than in the same month of the previous year.²³⁾ The information, communications and health care industries continue to experience dynamic growth and the digital media sector in Berlin is reinforcing the city's image as a growing metropolis. In addition, Berlin has the most new company formations per capita in the country – recording an increase of approximately 31,600 in the first nine months of 2014.²⁴⁾ In the first half of 2014, Berlin's gross domestic product increased by 1.2 % as compared to the equivalent period of the previous year²⁵⁾, with growth in the amount of 1.7 % being expected in 2015.²⁶⁾ Companies such as Deutsche Bahn, the Berliner Verkehrsbetriebe (public transport utility), Siemens, Zalando and Axel Springer have their headquarters in Berlin and are also among the largest and most important employers in the national capital. Further important employers are active in the health care sector – with the well-respected Charité ranking second and Vivantes Netzwerk für Gesundheit ranking third among the largest employers in Berlin, these two companies together employing a total of more than 31,000 employees.²⁷⁾

The growth of the Berlin economy is also reflected in the positive development of the job market: In 2014, the number of gainfully employed persons in Berlin increased by 1.7 % to 1.8 million on a year-on-year comparison – the highest level since 2000. Berlin is experiencing the greatest growth in employment figures of all federal states since 2012, once more outperforming the national average of 0.9 %.²⁸⁾ This considerable rise in recruitment primarily relates to the service sector, which is responsible for approximately 84 % of Berlin's economic performance and is growing at a steady pace, with new jobs being created first and foremost in the health care/social services, information/communications, education and retail sectors, in addition to the financial sector.²⁹⁾ As a result of the positive employment figures, the unemployment rate in 2014, at 11.1 %, was once more lower than in the previous year (11.7 %) and also the lowest since 1994.³⁰⁾

In the third quarter of 2014, the average gross monthly wages of employees in Berlin, including special payments, increased by 2.1 % as compared to the same period of the previous year, thereby outpacing the rise in consumer prices (+0.7 %)³¹⁾ and resulting in an increase in purchasing power of 3.1 % to EUR 20,517 per capita, which nonetheless remains below the national average of EUR 21,879 per capita.³²⁾

Due to its geographical location, convenient transport routes and the range of specialised courses offered at its universities, Berlin is an important player in the development of international economic relations. Additionally, with its numerous universities, colleges and research institutes, the German capital has an excellent reputation as a location for science and research.³³⁾

The very positive economic situation in Berlin is also affecting the surrounding areas, most particularly in Potsdam, the state capital of Brandenburg, which has had a positive migration balance for a number of years. At the end of September 2014, the city had a total of 163,668 residents.³⁴⁾ The forecasts up to 2030 anticipate that population will grow steadily, with the number of residents set to increase by 14 % to approximately 178,800.³⁵⁾

²⁰⁾ Statistical Office for Berlin-Brandenburg, press release no. 30, dated 12/2/2015

²¹⁾ Statistical Office for Berlin-Brandenburg, press release no. 24, dated 27/1/2015

²²⁾ Berlin Senate Administration for Economic Affairs, Technology and Research, press release, dated 7/1/2015 in conjunction with CBRE/Berlin Hyp, Residential Property Market Report Berlin 2015

²³⁾ Statistical Office for Berlin-Brandenburg, press release no. 10, dated 13/1/2015

²⁴⁾ Berlin Senate Administration for Economic Affairs, Technology and Research, Market Report: on the Economic Situation in Berlin 3rd Quarter 2014 dated, 27/11/2014

²⁵⁾ Statistical Office for Berlin-Brandenburg, press release no. 272, dated 30/9/2014

²⁶⁾ Berlin Senate Administration for Economic Affairs, press release, dated 7/1/2015

²⁷⁾ Chamber of Commerce and Industry of Berlin (IHK Berlin), The Berlin Economy in Figures, 2014 Edition

²⁸⁾ Statistical Office for Berlin-Brandenburg, press release no. 24, dated 27/1/2015

²⁹⁾ Berlin Senate Administration for Economic Affairs, Technology and Research, Market Report: The Economic Situation in Berlin 3rd Quarter 2014, dated 27/11/2014 in conjunction with Statistical Office for Berlin-Brandenburg, press release no. 24, dated 27/1/2015

³⁰⁾ Federal Employment Agency, prepared on 16/1/2015; http://www.pub.arbeitsagentur.de/hst/services/statistik/000000/html/start/karten/aloq_land_jahr.html

³¹⁾ Statistical Office for Berlin-Brandenburg, press release no. 13, dated 20/1/2015

³²⁾ MB – Research GmbH, Purchasing Power in Germany in 2014

³³⁾ CBRE/Berlin Hyp, Residential Property Market Report Berlin 2015

³⁴⁾ State Capital Potsdam, Statistics and Elections, last updated: 31/12/2014

³⁵⁾ State Capital Potsdam, Statistics and Elections 4/2012, Population Forecasts Potsdam 2011-2030

Residential property market in Berlin

The Berlin residential property market stands out as one of the most attractive growth regions in Germany and is characterised by sustained high demand for living space in the face of a relatively low level of new construction. This is supported by the findings of a recent study conducted by the Urban Land Institute and PwC, according to which investors have awarded Berlin the top rank in Europe as the location offering the best investment opportunities on the basis of excellent fundamentals and favourable prices on an international comparison.³⁶⁾

According to the most recent reports published by the Statistical Office for Berlin-Brandenburg, population growth in Berlin lasting for about ten years now continues: At the end of 2014, the city had over 3.5 million residents – about 44,700 more than at the beginning of the year –, primarily due to an increased influx of new residents.³⁷⁾ The number of households contributing towards demand is a key indicator for the residential property market. Since 2007, the number of single-person households in Berlin has increased by 1.8% to approximately 1.05 million, such that more than half of all households were single-person households in 2013, with elderly and young individuals in particular tending to live alone. There were on average 1.77 individuals per household in 2013, with a total of approximately 1.93 million private households.³⁸⁾ This trend is also expected to continue in the future.³⁹⁾ According to estimates of the Senate Department for Urban Development and the Environment, the number of households in Berlin is set to increase by approximately 120,000 or 5.9% by 2025, with a large proportion of these new households being single-person households.⁴⁰⁾

At only 16%, Berlin has the lowest rate of home ownership of all major cities and federal states in Germany, the national average being approximately 44%.⁴¹⁾ The proportion of the total number of residential units represented by rental properties is therefore also highest in Berlin.⁴²⁾

However, there is insufficient supply to match the increase in demand for living space. Although approximately 4,650 new residential units were constructed in 2013, representing an increase of 10.5% over the previous year, only 2,629 of these were residential units in multi-storey buildings.⁴³⁾ After increasing by 40% in the equivalent period of the previous year, the number of issued building permits once more rose significantly by 75.2% in the first nine months of 2014⁴⁴⁾, however this is still insufficient to meet the rising demand for living space as a result of population growth,⁴⁵⁾ assuming an increase in the amount of approximately 25,250 households in 2014, based on an average of 1.77 persons per household.⁴⁶⁾

This notwithstanding, insufficient amount of new construction is due not to a lack of suitable construction sites but to the fact that the price for new residential units in Berlin in the first half of 2014 was approximately EUR 10.50 per sqm and thus approximately one third higher than for existing residential units.⁴⁷⁾ Not even the proportion of properties currently standing vacant can be viewed as constituting reserves of supply given that, at 2% of all properties, this is below the fluctuation reserve threshold.⁴⁸⁾

The logical consequence of such an imbalance of supply and demand is an increase in rents and purchase prices. The rents for existing properties in Berlin have increased on a continuous basis over the past few years, with the net cold rent in the capital city rising by approximately 23% between 2005 and 2013, in accordance with the rent index.⁴⁹⁾

According to the Residential City Report for Berlin published by Jones Lang LaSalle, not only the in-place rents but also the new letting rents have increased – by approximately 44% since 2004 and averaging EUR 8.65 per sqm in the first half of 2014, having risen significantly by 7.7% as compared to the equivalent period of the previous year. The purchase prices for owner-occupied residential units have developed in a similar manner, rising by 13% in the first half of 2014 and averaging EUR 2,770 per sqm, or as much as EUR 3,700 per sqm in the case of new builds – which represents a price increase of 4.5% as compared to the equivalent period of the previous year.⁵⁰⁾ By way of comparison, the rate of

³⁶⁾ Urban Land Institute and PwC, Emerging Trends in Real Estate Europe 2015 in conjunction with CBRE/Berlin Hyp, Residential Property Market Report Berlin 2015

³⁷⁾ Statistical Office for Berlin-Brandenburg, press release no. 30, dated 12/2/2015

³⁸⁾ IBB Residential Property Market Report 2013, dated 28/2/2014 in conjunction with Statistical Office for Berlin-Brandenburg, Compact Berlin Statistics 2014 in conjunction with Statistical Office Berlin-Brandenburg, press release no. 345, dated 17/12/2014

³⁹⁾ CBRE/Berlin Hyp, Residential Property Market Report Berlin 2015

⁴⁰⁾ Statistical Office for Berlin-Brandenburg, Compact Berlin Statistics 2014 in conjunction with IBB, Residential Property Market Report 2013, dated 28/2/2014

⁴¹⁾ Association of Residential Property Enterprises in Berlin-Brandenburg (BBU) Market Monitor 2014 in conjunction with CBRE/Berlin Hyp, Residential Property Market Report Berlin 2015

⁴²⁾ BBU Market Monitor 2014

⁴³⁾ Statistical Office for Berlin-Brandenburg, press release no. 122, dated 12/5/2014

⁴⁴⁾ Statistical Office for Berlin-Brandenburg, press release no. 305, dated 10/11/2014

⁴⁵⁾ CBRE/Berlin Hyp, Residential Property Market Report Berlin 2015

⁴⁶⁾ Statistical Office for Berlin-Brandenburg, press release no. 30, dated 12/2/2015

⁴⁷⁾ JLL Residential City Profile Berlin – 1st half year 2014 in conjunction with F+B Rent Index 2014

⁴⁸⁾ CBRE Residential City Report Berlin Q3 2014 in conjunction with IBB Residential Property Market Report 2013 in conjunction with BBU Market Monitor 2014

⁴⁹⁾ IBB, Residential Property Market Report 2013

⁵⁰⁾ JLL Residential City Profile Berlin – 1st half year 2014 in conjunction with CBRE Residential City Report Berlin Q3 2014

inflation rose by 2.2% in 2013 and by 0.8% in 2014.⁵¹¹ Berlin is a market, which greatly captures the interest of national and international investors as compared to other major cities, not least due to the aforementioned developments and its persistently moderate rent levels as compared to other major cities.⁵² The metropolitan area, which in 2014 accounted for approximately EUR 2.5 billion or approximately 19% of total transaction volume, is one of the top investment locations for residential property in Germany.⁵³

Rhine-Main metropolitan area including Frankfurt/Main

With approximately 5.5 million inhabitants, a workforce of more than 2 million wage earners required to make social insurance contributions and a gross domestic product of more than EUR 72,500 per member of the workforce, the Rhine-Main metropolitan area including Frankfurt/Main is one of the most significant economic regions in Germany. The region's prominent position at the international level is due to its role as a financial markets centre, consulting and trade fair location, transport hub and research and development centre for the chemical and pharmaceutical industries.⁵⁴

Frankfurt/Main as an economic location

Frankfurt/Main is the most important city within the Rhine-Main metropolitan area. With around 693,340 inhabitants⁵⁵, it is the largest city in the state of Hessen and the fifth largest city in Germany.

This major city along the River Main is one of the world's major transport hubs, with its international airport – the third largest in Europe in terms of passenger numbers – offering optimum connections to the most important worldwide destinations, while its Main Railway Station, again one of the largest in Europe, and the motorways and arterial roads of its road network directly link Frankfurt to the European transport network.⁵⁶ As the home of the European Central Bank and the Frankfurt Stock Exchange, the city is a major international player in the monetary and currency policy arena and the most important financial and trading centre in Germany.⁵⁷

⁵¹¹ Statistical Office for Berlin-Brandenburg, press release no. 2, dated 6/1/2014 and no. 2, dated 5/1/2015

⁵² Emerging Trends in Real Estate Europe 2015, Urban Land Institute and PwC in conjunction with CBRE, press release, dated 7/1/2015 in conjunction with CBRE/Berlin Hyp, Residential Property Market Report Berlin 2015

⁵³ CBRE, press release, dated 7/1/2015 in conjunction with Jones Lang LaSalle (JLL), press release, dated 8/1/2015

⁵⁴ City of Frankfurt/Main, website, accessed on 20/1/2015; http://www.frankfurt.de/sixcms/detail.php?id=stadtfrankfurt_eval01.c.125162.de

⁵⁵ City of Frankfurt/Main (last updated: 30/12/2013), Statistik aktuell (current statistics), edition 05/2014

⁵⁶ City of Frankfurt/Main, website, accessed on 3/2/2015; http://www.frankfurt.de/sixcms/detail.php?id=2556771&ffmpar%5B_id_inhalt%5D=3890777

⁵⁷ Frankfurt/Rhine-Main metropolitan area, website, accessed on 3/2/2015; <http://www.metropolregion-frankfurtrheinmain.de/Wirtschaft/Leitbranchen>

The above-average purchasing power of the population of the city of Frankfurt/Main amounts to EUR 25,115 per inhabitant, the national average being EUR 21,879.⁵⁸

Residential property market in Frankfurt/Main

The steady rise in the population figures for Frankfurt/Main since 2002 demonstrates the region's attractiveness as a place to live and work. The number of inhabitants increased by approximately 9%, or approximately 56,600 inhabitants, between 2007 and 2013, while the increase in the number of households was even greater: In 2013, there were 10.2%, or approximately 36,420, more households in Frankfurt/Main than in 2007. As was the case in other major cities, there was a clear predominance of single-person households in Frankfurt/Main in 2013 (54.2%) due to a preference for individualised living spaces.⁵⁹ As a result of the growing population and an insufficient number of completed construction projects (2013: 3,156 residential units),⁶⁰ there is a demand excess. Although both the number of issued building permits and the number of completed construction projects in 2013 were at their highest levels in two decades, this increased construction is insufficient to meet the growing demand for living space.⁶¹

The rent index for Frankfurt indicates an average net cold rent of EUR 7.90 per sqm for the first half of 2014, with rents for existing rentals thus being 26% higher than the national average of EUR 6.28 per sqm,⁶² while average rents for new rentals evidenced only moderate growth of 1.0% to EUR 12.05 per sqm in the first half of 2014. New builds are the most expensive residential units on the market, costing an average of EUR 13.20 per sqm, which represents an above-average increase of 2.3% as compared to the equivalent period of the previous year. The increase in purchase prices for owner-occupied residential units in the first half of 2014 outstripped that recorded in the rental context, averaging at EUR 3,540 per sqm – an increase of 11.7%. Given the persistently favourable financing climate, the great demand for living space and the current slow pace of new construction, the prices for owner-occupied residential units are likely to continue to rise, however the current dynamic development of prices in Frankfurt could well ease off in the foreseeable future.⁶³

⁵⁸ MB – Research GmbH, Purchasing Power in Germany in 2014

⁵⁹ Population, Statistical Yearbook Frankfurt/Main 2010 in conjunction with Population, Statistical Yearbook Frankfurt/Main 2014

⁶⁰ Data and Facts – Regional Authority Frankfurt/Rhein-Main: Regional Monitoring 2014

⁶¹ JLL Residential City Profile Frankfurt – 1st half year 2014 in conjunction with Chamber of Commerce and Industry (IHK), Residential Property Market Report, 2014 edition

⁶² F+B Rent Index 2014

⁶³ IHK, Residential Property Market Report Frankfurt/Main, 2014 edition in conjunction with JLL Residential City Profile Frankfurt – 1st half year 2014

Rhineland region including Dusseldorf

The focus of our core region Rhineland is the city of Dusseldorf. As the state capital of North Rhine-Westphalia with approximately 597,100 residents in December 2013⁶⁴⁾ and approximately 216,700 wage earners required to make social insurance contributions,⁶⁵⁾ it is a very strong economic location within this region. Dusseldorf's gross domestic product amounted to approximately EUR 41.5 billion in 2013.⁶⁶⁾

Dusseldorf as an economic location

Dusseldorf has a significant infrastructure and economic structure in place, in which many internationally active corporate groups are represented, with these coming from the advisory and consultancy services and the trade sector, in particular.

All in all, there are more than 1,760 consultancy firms based in Dusseldorf, including McKinsey and the Boston Consulting Group, which makes the city the top location in Germany for consultancy firms. In addition, Dusseldorf is one of the most important trade centres, with approximately 4,100 retailers, 2,140 wholesalers and export trading firms, and a total sales area of just under 1 million square metre. Numerous major national and international groups have their registered offices here, for example Metro, Vodafone, Rheinmetall, Salzgitter Mannesmann, C&A and Peek & Cloppenburg. The DAX-listed groups Henkel and E.ON are also based in Dusseldorf.⁶⁷⁾

At the same time, the city is a large and attractive sales market. The purchasing power in Dusseldorf of EUR 25,971 per capita is significantly greater than the national average.⁶⁸⁾

Residential property market in Dusseldorf

According to recent population forecasts of the State Office for Information and Technology for North-Rhine Westphalia, the population growth, which has been experienced since 2000, is set to continue, with the number of inhabitants projected to increase to approximately 623,600 by 2030, also resulting in greater demand for living space.⁶⁹⁾

Rental prices in Dusseldorf also continue to rise: According to the rent index, the in-place rents have increased by approximately 6.8% to EUR 7.66 per sqm as compared to the previous year, and are thus approximately 22% higher than the national average.⁷⁰⁾ In the first half of 2014, quoted rents increased by approximately 2.3% as compared to the first half of 2013, averaging EUR 9.50 per sqm, a development which clearly demonstrates the dynamic nature of the market.⁷¹⁾

Core regions

Hanover, the state capital of Lower Saxony, currently has approximately 524,450 inhabitants.⁷²⁾ Brunswick has 249,485⁷³⁾ inhabitants and Magdeburg, the state capital of Saxony-Anhalt, has approximately 234,746 inhabitants.⁷⁴⁾ The purchasing power of Hanover and Brunswick is higher than the national average at EUR 22,833 and EUR 23,439 per capita, respectively, while Magdeburg's purchasing power is EUR 18,777 per capita.⁷⁵⁾

Economic location

The aforementioned cities are located at the centre of Germany, and as such are within easy reach of conurbations such as Berlin, the Rhine-Main region or Southern Germany, with motorway, railway and airport links in place. The region's geographical location offers logistical advantages which attract companies such as DHL, DB Schenker, UPS and Hermes, and the automobile industry – with players such as Volkswagen – has historically also had a strong presence in the region. Moreover, Hanover and Magdeburg are also the seats of their respective state governments.

Brunswick, which is close to Hanover and the second largest city in Lower Saxony, has developed into an important economic and research location within Europe. It has the highest proportion of research and development employees in Germany, with scientific organisations and research institutes working closely with locally based companies and the represented industries ranging from biotechnology to transportation technology. Reputable companies such as Volkswagen Financial Service, Siemens and Intel have based themselves in Brunswick.⁷⁶⁾

⁶⁴⁾ Statistical and Electoral Office for the State Capital Dusseldorf, Statistical Yearbook 2014, 112th year

⁶⁵⁾ Statistical and Electoral Office for the State Capital Dusseldorf, last updated: 31/3/2015, website, accessed on 4/2/2015

⁶⁶⁾ Statistical and Electoral Office for the State Capital Dusseldorf, Statistical Yearbook 2014, 112th year

⁶⁷⁾ Location Profile for Dusseldorf, State Capital Dusseldorf (last updated: 4/7/2012) in conjunction with the City of Dusseldorf, website, accessed on 4/2/2015

⁶⁸⁾ MB – Research GmbH, Purchasing Power in Germany in 2014

⁶⁹⁾ State Office for Information and Technology for North-Rhine Westphalia, Population Forecasts up to 2030

⁷⁰⁾ F+B Rent Index 2014, Dusseldorf, reporting date: 1/7/2014

⁷¹⁾ JLL Residential City Profile Dusseldorf – 1st half year 2014

⁷²⁾ State Capital Hanover, Papers on Urban Development Volume 120, Population Forecasts 2014 to 2025/2030 for the Hanover Region, the State Capital Hanover and Surrounding Municipalities

⁷³⁾ City of Brunswick, Department of Urban Development and Statistics, Current urban development research 02/2015, dated 12/1/2015

⁷⁴⁾ State Capital Magdeburg, Statistical Office, November 2014

⁷⁵⁾ MB – Research GmbH, Purchasing Power in Germany in 2014

⁷⁶⁾ Brunswick, website, accessed on 4/2/2015

Machinery and plant engineering has traditionally been an important sector of industry in Magdeburg, and logistics, health care and environmental technology are further sustainable economic focal points in this region. In addition to these sectors of industry, a number of universities and colleges also add to the attractiveness of the Magdeburg location, as part of a regional network of companies and research institutes – such as the Fraunhofer Institute or the Max-Planck Institute for Dynamics – for research and innovation.⁷⁷⁾

Residential property market

The residential property market in Hanover is also being positively influenced by demographic developments. The population of the state capital Hanover is expected to increase by 19,200 or 3.7% by 2030.⁷⁸⁾ At the same time, the persistently low vacancy rate of less than 2% has resulted in housing shortages. After a lull between 2008 and 2011, during which only approximately 350 residential units were being completed per year, construction of new housing has now resumed, with a total of approximately 1,640 residential units being completed in 2012 and 2013 and approximately 8,000 additional properties expected to be built by 2025.⁷⁹⁾

According to the rent index, in-place rents have increased by just under 6% over the past four years, from EUR 5.82 per sqm in 2011 to EUR 6.17 per sqm in 2015.⁸⁰⁾ The prime rents charged for newly developed properties and re-lettings in 2014 were EUR 13.50 per sqm and EUR 9.80 per sqm, respectively. The price of existing owner-occupied residential units increased by an average of approximately 4.6%, with the average price for newly builds in good locations and with high-quality fixtures and fittings being approximately EUR 3,170 per sqm.⁸¹⁾

The population of the city of Brunswick is projected to grow by approximately 2.5% to more than 255,000 inhabitants by 2030, with the number of households and the demand for residential units being expected to rise as a result.⁸²⁾ According to the rent index, the average net cold rent for existing rentals rose from EUR 5.17 per sqm in 2010 to EUR 5.59 per sqm in 2014 – which represents an increase of approximately 8% over the past four years.⁸³⁾

Magdeburg's appeal and the resulting high rate of migration to the state capital mean that, unlike the more rural areas of Saxony-Anhalt, it is expected to experience favourable population growth.⁸⁴⁾ Quoted rents have increased by approximately 11% since the second half of 2009 to EUR 5.60 per sqm as at the end of the first half of 2014. Thereby the rise in rental prices in Magdeburg is below the national average for the past five years (15.1%), with some room for improvement.⁸⁵⁾

⁷⁷⁾ State Capital Magdeburg, website, accessed on 4/2/2015

⁷⁸⁾ State Capital Hanover, Papers on Urban Development Volume 120, Population Forecasts 2014 to 2025/2030 for the Hanover Region, the State Capital Hanover and Surrounding Municipalities

⁷⁹⁾ Hanover Region, Property Market Report 2014 in connection with State Capital Hanover – Department of Urban Planning and Development, Papers on Urban Development, Volume 118: Analysis of Residential Property Vacancies in 2012 and 2013, November 2013

⁸⁰⁾ State Capital Hanover – Department of Urban Planning and Development, Papers on Urban Development, Volume 117: Analysis of Price Data for Rental Residential Units and Properties 2012, June 2013 in conjunction with City of Hanover – Hanover Rent Index 2011-2015

⁸¹⁾ Region Hanover, Real Estate Market Report 2014

⁸²⁾ City of Brunswick, Department of Urban Development and Statistics, Current urban development research 07/2013, dated 27/6/2013

⁸³⁾ City of Brunswick, Rent Index 2014, website, accessed on 3/2/2015; https://ratsinfo.braunschweig.de/index.php?site=fulltext&action=openblob_treffer_to&type=pdf&id=9048&idx=0&source=Beschluss&&showto=1&db_database=0

⁸⁴⁾ State Capital Magdeburg, Statistical Office, Demographic Report Magdeburg 2012

⁸⁵⁾ Immobilien Scout 24, Property Report 2014: An Overview of Germany's Most Important Property Markets

NOTES ON THE FINANCIAL PERFORMANCE AND POSITION

Management Board analysis of business operations

Overall, the financial year 2014 was very successful for the company. For example, we improved the profit/loss for the period from EUR -12.4 million to EUR 177.3 million, thereby increasing equity as well, from EUR 3.0 billion to EUR 3.3 billion. The financing structure of Deutsche Wohnen AG was improved with regards to the average interest rate and the maturity structure by replacing existing bank financing by convertible bonds with low interest.

Financial performance of Deutsche Wohnen AG

In the financial year 2014, Deutsche Wohnen AG realised annual profit in the amount of EUR 177.3 million on the basis of dividend payments from subsidiaries.

EUR m	2014	2013	Changes EUR m	Changes relative
Revenues	18.2	21.0	-2.8	-13%
Other operating income	1.8	1.5	0.3	20%
Staff expenses	-14.6	-12.0	-2.6	22%
Other operating expenses	-28.1	-27.3	-0.8	3%
Depreciation and amortisation	-1.6	-1.9	0.3	-16%
Operating results	-24.3	-18.7	-5.6	30%
Net income from interest	-14.7	2.2	-16.9	-768%
Income from shareholdings	216.3	4.1	212.2	5,176%
Annual earnings	177.3	-12.4	189.7	-1,530%

Deutsche Wohnen AG acts as a holding company and generates revenues from the provision of business management services for the entire Group. The change in the amount of revenues as compared to the previous year is due to changes in the range of services provided.

As in the previous year, other operating income primarily comprises income from the passing on of costs within the Group and the reversal of reserves.

The increase in staff expenses is largely due to the hiring of new employees as a result of previous growth. Deutsche Wohnen AG thus had an annual average of 113 employees in 2014 (previous year: 100). Staff expenses comprise expenses – not having an effect on cash and cash equivalents – arising as a result of the programme of share-based remuneration for members of the Management Board introduced in 2014 in the amount of EUR 1.4 million.

In addition to ongoing legal and consultancy fees and IT costs, other operating expenses comprise, in particular, costs relating to capital increases and transaction costs.

The net income from interest consists of interest expenses in the amount of EUR 28.4 million (previous year: EUR 12.4 million) and interest income in the amount of EUR 13.7 million (previous year: EUR 14.6 million).

Interest expenses for the financial year 2014 comprise non-recurring expenses resulting from the termination and transfer of interest rate hedge transactions in the amount of EUR 6.4 million (previous year: EUR 0.0 million), non-recurring handling fees for the issuance of convertible bonds amounting to EUR 3.6 million (previous year: EUR 3.8 million) and the scheduled reversal, not having an effect on cash and cash equivalents, of deferred expenses and accrued income for the equity share resulting from the issuance of convertible bonds in the amount of EUR 6.8 million (previous year: EUR 0.6 million).

Value created at the subsidiary level accrues, via the earnings from shareholdings, to Deutsche Wohnen AG in its capacity as holding company. Earnings from shareholdings take account of transfers of earnings from subsidiaries pursuant to profit transfer and/or domination agreements and from partnerships in the total amount of EUR 7.1 million (previous year: EUR 4.1 million) as well as dividend payments from subsidiaries in the amount of EUR 209.2 million (previous year: EUR 0.0 million). The increase in dividend payments as compared to the previous year is due to the pro rata amount of dividends from GSW Immobilien AG, Berlin, for the financial year 2014 in the amount of EUR 73.9 million accruing to Deutsche Wohnen AG and also the payment of a dividend by Rhein-Pfalz Wohnen GmbH, Mainz, in the amount of EUR 135.3 million.

Financial position of Deutsche Wohnen AG

	31/12/2014		31/12/2013		Changes EUR m
	EUR m	in %	EUR m	in %	
Fixed assets	2,600.1	51.2	2,479.6	71.4	120.5
Receivables and other assets	2,193.5	43.2	978.4	28.2	1,215.1
Cash and bank balances	284.7	5.6	15.5	0.4	269.2
	5,078.3	100.0	3,473.5	100.0	1,604.8
Equity	3,309.2	65.2	3,018.3	86.9	290.9
Provisions	16.7	0.3	13.8	0.4	2.9
Liabilities	1,752.4	34.5	441.4	12.7	1,311.0
	5,078.3	100.0	3,473.5	100.0	1,604.8

The fixed assets of Deutsche Wohnen AG, amounting to EUR 2,600.1 million (previous year: EUR 2,479.6 million), primarily consist of shares in affiliated companies amounting to EUR 2,595.7 million (previous year: EUR 2,476.2 million).

Shares in affiliated companies increased from approx. 92.0% to approx. 93.1%, in particular as a result of the increase in the shareholding in GSW Immobilien AG, Berlin. Further accruals relate to capital contributions to subsidiaries.

Receivables and other assets primarily comprise receivables from affiliated companies, which increased in the wake of the introduction of the cash pooling system, with Deutsche Wohnen AG as the central cash pool leader, in 2014.

In addition to cash and cash equivalents in the amount of EUR 284.7 million as at the reporting date, Deutsche Wohnen AG has unused credit lines in the amount of EUR 10.0 million at the subsidiary level at its disposal.

The equity of Deutsche Wohnen AG increased by EUR 141.7 million in the financial year 2014 as a result of the ongoing capital increase in kind pursuant to the control agreement concluded with GSW Immobilien AG, which grants the external shareholders the right to exchange shares of GSW Immobilien AG for shares of Deutsche Wohnen AG. Moreover, the issuance of a further convertible bond (representing an equity share in the amount of EUR 27.9 million), the contribution in connection with the programme of share-based remuneration for the members of the Management Board in the amount of EUR 1.4 million and annual profit in the amount of EUR 177.3 million resulted in an increase in the amount of equity shown on the balance sheet, which was reduced by a countervailing dividend payment in the amount of EUR 57.4 million. The issued capital amounts to EUR 294.3 million as at the reporting date (previous year: EUR 286.2 million). The equity ratio amounts to 65 % (previous year: 87 %).

The increase in provisions is largely due to outstanding invoices relating to consultancy fees and transaction costs.

Liabilities can be broken down as follows:

EUR m	31/12/2014	31/12/2013	Changes
Liabilities to affiliated companies	1,095.8	94.1	1,001.7
Convertible bond	651.2	250.1	401.1
Borrowings	0.0	95.3	-95.3
Other liabilities	5.4	1.9	3.5
	1,752.4	441.4	1,311.0

The increase in liabilities is particularly attributable to the increase in liabilities to affiliated companies as a result of the intra-Group cash pool with Deutsche Wohnen AG as the central cash pool leader, which led to a corresponding increase in receivables from affiliated companies.

A further convertible bond in the nominal amount of EUR 400.0 million was issued in the financial year 2014. This convertible bond earns interest at 0.875 % p. a. and has a maximum term until 2021. Borrowings were reduced to zero in the financial year 2014.

The debt ratio of Deutsche Wohnen AG (ratio of debt capital to total assets) as at the reporting date is 35 % (previous year: 13 %). An increase in the debt ratio is attributable to the changes made to the balance sheet structure, with the centralised cash pooling system resulting in an increase in the balance sheet total.

The presentation of a consolidated statement of cash flows is waived in accordance with sec. 264 para. 1 sent. 2 of the German Commercial Code (HGB).

Deutsche Wohnen AG was able to meet its financial obligations at all times in the financial year 2014.

Deutsche Wohnen AG has sufficient liquidity to meet its payment obligations through the internal cash management system and external credit lines.

NON-FINANCIAL KEY FIGURES

Employees

Overall, Deutsche Wohnen Group had 784¹⁾ employees as at 31 December 2014 (31 December 2013: 799).

Employees	31/12/2014	31/12/2013
Deutsche Wohnen	784	799
Trainees: Deutsche Wohnen ²⁾	58	65
KATHARINENHOF ³⁾	1,435	1,400
Trainees: KATHARINENHOF ³⁾	72	72

¹⁾ All employees incl. those on maternity/parental leave, temporary staff and marginal employees excl. trainees

²⁾ In case of GSW, including university students in cooperative education

³⁾ As at the beginning of the financial year 2015, the Nursing and Assisted Living business became part of a shareholding structure under the KATHARINENHOF® brand name, with 51 % of the shares being sold to KH Beteiligungs GmbH. Deutsche Wohnen remains the holder of 49 % of the shares in KATHARINENHOF®

Our growth trajectory and targeted recruitment endeavours have enabled us to bolster our ranks, particularly in terms of the quality of our staff, in the past years. The attractive working conditions prevailing within the Group and its impressive growth prospects have enabled Deutsche Wohnen to attract specialists and top industry experts to join its management team.

In addition to the recruitment and retention of motivated and high-performing employees, Deutsche Wohnen attaches great importance to encouraging such employees to obtain further qualifications and to nurturing talents and junior employees. Personnel development and talent management are being viewed as strategic measures for encouraging employee loyalty. Deutsche Wohnen also continues to offer young individuals the opportunity to gain a foothold in the real estate industry every year – in the form of training for such careers as management assistant in real estate and also, since 2015, for the first time assistant manager for dialogue marketing (accredited by the IHK – Chamber of Industry and Commerce), as well as in the area of technical facility management (Bachelor of Engineering) by way of dual course of studies, thereby covering a sizeable proportion of our own future requirements for highly accomplished staff.

An important component for the success of Deutsche Wohnen's long-term sustainable growth strategy is its market- and performance-based remuneration system, which encourages both senior executives and all other employees to focus on the attainment of corporate targets and ensures that our employees

are remunerated in accordance with their performance and in line with the market. This remuneration policy is subjected to periodic benchmarking in line with the regional employment markets and to regular internal review and adjustment. To reward the high motivation and because of the positive development of our business in 2014 we have paid an incentive bonus to our employees in the total amount of approximately EUR 2 million.

Flat hierarchies mean that our employees are assigned high-responsibility tasks and are provided with manifold opportunities for personal development as well as interesting prospects. We have in the past been able to fill numerous management positions with individuals from our own ranks, with 52 % of participants in our management programmes progressing on to higher positions.

Through the annual participation in corporate challenges and bike races in Berlin and Frankfurt/Main and through the instigation of "healthy" and "fruit only" days we actively support the health of our employees.

Sustainability

With its business model Deutsche Wohnen pursues the goal of long-term value creation. This comprises a systematic sustainability management and transparent reporting procedures. In October 2014, we published our second sustainability report, thereby reinforcing our commitment to transparency in the long term. Under the heading "Committed to Quality", the report highlights Deutsche Wohnen's economic, ecological and social achievements in the financial year 2013.

Our sustainability reporting, which commenced in 2012, serves as a means of monitoring our progress and potential for improvement, for example further sustainability criteria were added to our property holdings database in the reporting year.

The report complies with the international standards of the Global Reporting Initiative (GRI) and the industry-specific requirements imposed by the European Public Real Estate Association (EPRA), having attained the Application Level B and been officially audited by the GRI. As well as a printed publication, an online document and a magazine version of the report are available for download on our website at: www.deutsche-wohnen.com/html/en/sustainability.php.



EVENTS AFTER THE REPORTING DATE

With effect from 1 January 2015, 51 % of the shares in KATHARINENHOF® Seniorenwohn- und Pflegeanlage Betriebs-GmbH were sold to KH Beteiligungs GmbH.

On 15 February 2015, Deutsche Wohnen submitted a voluntary public takeover offer for the acquisition of a controlling interest in accordance with the Austrian Takeover Act (öÜbG) with regard to all outstanding shares in conwert Immobilien Invest SE not held by conwert itself. Deutsche Wohnen intends to pay a tender price of EUR 11.50 in cash per conwert share. The takeover bid will also comprise conwert's convertible bonds. In addition to submitting the tender offer to the shareholders of conwert, Deutsche Wohnen will also be submitting an anticipatory mandatory offer pursuant to sec. 22 ff. of the Austrian Takeover Act (öÜbG) for all outstanding shares of ECO Business-Immobilien AG not held by conwert, and intends to pay a cash offer price of EUR 6.35 per ECO share.

The transaction will be financed by means of a bridge financing from the participating banks in the amount of approximately EUR 900 million, as well as available liquid funds. The utilised bridge financing will be fully refinanced over the course of 2015 by a capital increase.

The takeover offer is conditional upon, among other things, the obtaining of approval from the antitrust authorities in Germany and Austria as well as the attainment of the statutory minimum acceptance ratio of 50 % + one share of the shares forming the subject matter of the bid. If the minimum acceptance ratio will not be reached, costs will arise in an amount of approximately EUR 10 million.

We are not aware of any other significant events after the reporting date.

RISK AND OPPORTUNITY REPORT

RISK MANAGEMENT

Deutsche Wohnen AG continually examines any opportunities that arise to secure the continued development and growth of the Group. The utilisation of such opportunities may also entail exposure to certain risks, in which case the awareness, assessment and management of all of the important aspects of those risks will be of crucial importance. Only in this way is it possible to address risks in a professional manner. For this purpose, a central risk management system is in place within Deutsche Wohnen, which ensures the identification, measurement, management and monitoring of all material risks to which the Group is exposed. A central component of this system is detailed reporting, which is continuously monitored and developed. It creates a link to identified risk areas on the basis of relevant key operating figures and financial data. Particular emphasis is placed on the key figures relating to changes in rentals and privatisations, cash flow, liquidity and balance sheet items.

As a result of intensive communication at the management level of the Group, all decision-makers are constantly aware of all relevant developments within the company. Divergent developments or emerging risks that could potentially threaten the continued operations of the Group are thereby identified at an early stage, and appropriate remedial action is taken.

The information from risk management is documented on a quarterly basis. The Supervisory Board receives comprehensive information on all relevant issues and developments of the Group at each of its meetings. In addition, the internal risk management guidelines are updated as required.

With regard to (Group) accounting procedures, the risk management system sees itself as part of the of internal control system.



The main features of our existing internal control and risk management system with regard to the (Group) accounting procedures may be summarised as follows:

- Deutsche Wohnen is characterised by a clear organisational, corporate, controlling and monitoring structure.
- There are Group-wide harmonised planning, reporting, controlling and early warning systems and processes, which facilitate the comprehensive analysis and management of performance-related risk factors and risks that threaten continued operations.
- The functions in all areas of the financial reporting process (e.g. financial accounting and controlling) are clearly assigned.
- The IT systems used for accounting purposes are protected against unauthorised access.
- Primarily standardised software is used in the area of financial systems.
- Adequate internal guidelines (e. g. including a Group-wide risk management policy) have been established and are adjusted as necessary.
- The departments involved in the (Group) accounting procedures meet the quantitative and qualitative requirements.
- The completeness and accuracy of (Group) accounting data is regularly monitored through random sampling and plausibility tests using both manual and software measures.
- Significant (Group) accounting-related processes are subject to regular audits. The existing Group-wide risk management system is continuously adapted to current trends and continually checked for its functionality.
- We consistently subject all (Group) accounting-related procedures to a system of dual control.
- The Supervisory Board deals, among other things, with significant issues of (Group) accounting, risk management, commissioning the audit and the main focus of the audit.

The internal control and risk management system with regard to the accounting procedures, the essential features of which are described above, ensures that business-related issues are properly recorded, processed and recognised in the balance sheet, and included as such in the external accounts.

The clear organisational, corporate, control and monitoring structure, as well as the sufficient resources within the accounting system in staff and material expenses, provide the foundation for the efficient work of the areas involved in the accounting process. Clear statutory and internal regulations and guidelines ensure uniform and proper accounting procedures.

The internal control and risk management system ensures that the accounts at Deutsche Wohnen AG and all of the companies included in the consolidated financial statement are uniform and in line with the legal and statutory regulations and internal guidelines.

RISK REPORT

Strategic risks

Risks due to a failure to recognise trends: Not recognising market developments and trends can lead to risks affecting the viability of the Group as a going concern. To minimise these risks, all divisions are regularly reminded to closely observe developments in their sectors and promptly inform risk management of any changes. Risk management will then take appropriate action.

Legal and corporate law risks

Legal risks which could potentially result in losses for the company, may under some circumstances arise from non-compliance with statutory regulations, the non-implementation of new or amended legislation, the lack of comprehensive regulations in concluded contracts or insufficient management of insurance arrangements.



Orders to cease construction work and incomplete building permits could also have a negative effect leading to unplanned costs and construction delays. The clearing of contamination and the implementation of amendments to statutory provisions may result in increased costs.

Corporate law risks: Further risks may arise out of future mergers or ones that have already taken place. In order to counteract these risks, the Management Board orders all necessary analyses in specific cases, in order to gain an overall picture and to get ideas on how the identified risks can be dealt with. In addition, the Management Board takes detailed advice from the internal "Legal/Compliance" department as well as from external legal advisers from renowned law firms before the start of substantive negotiations. The Management Board is aware that strategic external growth should not be pursued under all circumstances.

IT risks

Deutsche Wohnen AG uses SAP IT applications Group-wide.

Generally, there is a fundamental risk of a total failure of this application, which could lead to significant disruptions to business operations. As a result, we have been contractually agreed upon the provision of functioning operational, maintenance and administration processes, as well as of effective monitoring mechanisms, with our IT service provider. This is designed to prevent such a system failure and any possible associated data losses.

Staff risks

A decisive factor in our commercial success is our staff with their knowledge and special skills. However, there is still a danger that Deutsche Wohnen may not be able to keep the most qualified and suitable employees in the company. We counteract this by providing a stimulating work environment and financial and non-financial incentives. We believe that Deutsche Wohnen is one of the most attractive employers in its sector.

Market risks

Market risks may arise in the lettings market if the economic situation in Germany deteriorates, causing market rents to stagnate or fall. In a stagnant or shrinking economy there may also be increased unemployment, which will limit the financial resources of tenants. In addition, a decline in net disposable income – whether because of unemployment, tax increases, tax adjustments or increases in service charges – can lead to fewer new lettings, lower new-letting rents and rising vacancy rates, and thus have a negative effect on the business operations of Deutsche Wohnen.

If the economic situation in Germany should deteriorate, there is also a risk that jobs will be cut. This could lead to a loss of regular income for tenants, who would therefore be unable to pay rents or pay rents on time. Management considers the probability of occurrence of this risk to be low. It can be averted in advance through close contact with the tenants and early recognition of financial problems. Tenants can then be offered smaller and more affordable apartments from Deutsche Wohnen's diversified portfolio.

In addition, an overall economic downturn can lead to a declining interest in acquiring property. In the areas of both individual privatisation and block sales there would be a risk that investments would be postponed by potential buyers and that therefore the disposal plans of Deutsche Wohnen will be delayed.

Property risks

Property risks may arise at the level of the individual properties, the portfolio and the location of the property.

At the level of the individual property this comprises, in particular, maintenance failures, structural damage, inadequate fire protection or wear and tear by the tenant. Furthermore, risks may arise from contamination including wartime contamination, pollutants in soil and harmful substances in building materials as well as from possible breaches of building requirements. At the portfolio level, risks appear as a result of a concentration in the structure of the holdings. Such risks may include increased maintenance and refurbishment costs and an increased difficulty in letting units.



Financial risks

With a variety of interests and a complex ownership structure, increased transparency and greater management input are needed to avoid a negative impact on the Group's business operations. In addition, there is an increasing dependence on the commercial trade and tax environment. Inadequate planning and management and a lack of effective controlling of the investment proceeds could result in lower revenues.

Fundamental changes in tax conditions can lead to financial risks.

In case of some subsidiaries, the external auditing of the data for past years has not yet been concluded and it is therefore possible that additional amounts of tax will be payable.

The Deutsche Wohnen Group is subject to the rules relating to interest caps limiting the deduction for tax purposes of interest expenses in determining income, and the possibility that the application of these rules could in the future result in an additional tax burden cannot be excluded.

Furthermore, changes in our shareholder and organisational structure could result in liability to pay property transfer tax or the loss of tax loss carry-forwards.

The Deutsche Wohnen Group is subject to employee benefit liabilities arising out of the company's pension scheme in the form of pension commitments, in respect of which provisions in the amount of EUR 0.6 million were established in the financial statements of the Deutsche Wohnen AG as at 31 December 2014. However, the actual amount of these liabilities cannot be calculated in full ahead of time and involves a considerable degree of uncertainty, with the result that the actual amount of the employee benefit liabilities may exceed the amount of the established pension provisions. In addition, some subsidiaries/ Group companies are members of the Pension Institution of the Federal Republic and the Federal States (Versorgungsanstalt des Bundes und der Länder – VBL) and changes in the structure of the VBL or a withdrawal from the institution could give rise to significant claims for payment of equivalent amounts.

Among the financial risks, Deutsche Wohnen includes delayed cash flows from revenues and loans and unforeseen expenses, leading to liquidity problems. Furthermore, fluctuations in the valuation of property (IAS 40) due to negative developments in the property market and of derivatives can result in annual adjustments in the profit and loss statement.

Financial market risks and risks arising out of financial instruments

Following the successful refinancing and restructuring of the loan portfolio in 2014, the Deutsche Wohnen Group will not be subject to any significant refinancing liabilities until 2018. As at the reporting date the Deutsche Wohnen AG itself is not a creditor of bank loans any more.

Generally, banks may no longer be able or willing to extend expiring loans. It is possible that refinancing will become more costly and that future contract negotiations will take more time to complete.

Furthermore, in the loan agreements at the level of subsidiaries there are financial covenants, which could lead to extraordinary termination by the banks if the terms of these covenants are not met. At Deutsche Wohnen Group these are key financial figures which relate to the debt servicing ability (Debt Service Cover Ratio (DSCR)/Interest Service Cover Ratio (ISCR)) and the debt ratio in relation to the rental income (multiplier).

The significant risks to the Group arising from financial instruments comprise interest-related cash flow, liquidity and default risks. The company management prepares and reviews risk management guidelines for each of these risks. **Default risks**, or the risk that a partner will not be able to meet its payment obligations, are managed by using credit lines and control processes. Deutsche Wohnen does not face any considerable default risk, either from partners or from groups of partners with similar characteristics. The **risk of liquidity** shortfalls is reviewed daily by using a liquidity planning tool. Deutsche Wohnen seeks to ensure that sufficient funds are available to meet future obligations at all times. The **interest rate risk** to which the Group is exposed is mainly derived from non-current financial liabilities with floating interest rates and is largely hedged through interest rate derivatives. Please refer to our information in the notes on the consolidated financial statements.

Investment risks

The selection and planning of major repair work can lead to an incorrect allocation of investment funds. It is also possible that additional units acquired will not meet revenue expectations. This could have a negative impact on the business operations of the Group. Moreover, incomplete information in due diligence reports and evaluations as well as non-transparent procurement decisions and the failure to comply with procurement rules (e.g. in the use of public funds with the result of repayment) all entail risk.

Other risk factors that are directly related to investments by the company are exceeding the budgeted costs, the failure to meet deadlines, and shortfalls in the standard of fixtures and fittings. This may require additional work on the part of the company. Similarly, delays in the start-up of operations, loss of rent (rent reductions under certain circumstances) or an inadequate correction of deficiencies can lead to increased expenses. We use external and internal experts, as well as ongoing project monitoring, to minimise these risks.

General acquisition and integration risks

Every acquisition is reviewed in detail by us. In the process, a legal, financial and technical due diligence is conducted, and external specialists are consulted. This procedure is a standardised process of Deutsche Wohnen in order to recognise and assess risks with regard to acquisitions. We are continuing our growth strategy with acquisitions in existing as well as new regions. In doing so, we are expecting synergy effects and cost savings. Nonetheless, we cannot rule out the possibility that these goals cannot be achieved fully or only in part or at a later time. The development of the acquired holdings is additionally dependent on a number of factors: the rents to be expected, the possible reduction of vacancies, the cost of repair measures, the intended privatisations, the disposal of non-strategic units as well as the costs of the integration process. The integration of new holdings requires a reorganisation of administration and management as well as of internal structures and processes. These factors may deviate from our assessments and lead to failure to achieve the forecast results or to increased risks.

Risks related to the takeover of GSW Immobilien AG

The integration of the two corporate groups commenced upon the closing of the takeover offer in November 2013, and is likely to be completed in the financial year 2015 and requires considerable human and financial resources. The completion of the successful integration of the companies presupposes the successful consolidation of the two workforces, the merging of different corporate cultures, the harmonisation of the IT systems and the creation of joint processes for the integrated Group.

On 30 April 2014, a domination agreement was concluded between Deutsche Wohnen AG, as the controlling company, and GSW Immobilien AG, as the controlled company, and entered into force upon its registration in the commercial register on 4 September 2014.

Pursuant to this agreement, Deutsche Wohnen AG is obligated to assume any losses incurred by GSW and has furthermore undertaken, upon request by minority shareholders of GSW to acquire their GSW shares in exchange for shares of Deutsche Wohnen in the ratio of 3:7 (settlement offer), guaranteeing to pay any minority shareholders of GSW not accepting this offer a fair compensation in the form of an annual guaranteed dividend of EUR 1.66 gross per share over the term of the domination agreement.

Motions brought by individual shareholders of GSW for the initiation of appraisal proceedings pursuant to sec. 1 no. 1 of the German Act on Appraisal Proceedings (Spruchverfahrensgesetz) for the review of the reasonableness of the settlement offer and the compensation payment are currently pending before the courts. Should a court order or the terms of an amicable settlement result in the stipulation of a higher settlement and/or a higher amount of compensation, minority shareholders of GSW are entitled to supplementation of their settlement or compensation payments at the expense of Deutsche Wohnen.

Political and regulatory risks

Regulatory interventions in tenancy law could affect the financial position of a residential property company.

The existing legislation proposed by the Federal Government for the moderation of rent increases in fraught residential property markets provides for, for example, the restriction of rent increases upon a re-letting of living space to a maximum of 10% above the customary local reference rent.

Given that no legislation has definitively been adopted in this regard to date and the application of the legislation in specific cases will be a matter for the governments of the individual federal states, its impact cannot yet be gauged or sufficiently quantified.

The consolidated financial statement 2013 is currently being audited by the German Financial Reporting Enforcement Panel (Deutsche Prüfstelle für Rechnungslegung e.V. – FREP).

OPPORTUNITIES FOR FUTURE DEVELOPMENT

In 2014, Deutsche Wohnen further strengthened its competitive position and once more demonstrated its integration ability.

The Deutsche Wohnen residential property portfolio exhibits considerable potential for growth, particularly in its Core⁺ regions, with Berlin, Düsseldorf and the Rhine-Main region on the top ranks in a comparison of Germany's major cities.

Our position in the capital markets has once again improved considerably: As at the reporting date, we had a market capitalisation of more than EUR 5.8 billion. This corresponds to an increase of approximately 45% as compared to the previous year.

Our financing structure is more than solid: We have secured financing for the long term and have an appropriate Loan-to-Value Ratio (LTV), which has consistently fallen in the past few years. Our business model is accepted by our banking partners and our credit rating has improved steadily over the course of time.

In addition, we received two long-term issuer ratings from the international rating agencies Standard & Poor's and Moody's for the first time in November 2014. With these ratings of BBB+ from Standard & Poor's and Baa1 from Moody's, each with stable outlook, Deutsche Wohnen is one of the best rated real estate companies in Europe. The issuer ratings accord us a greater degree of financial flexibility.

The favourable access to the equity and debt capital markets, together with the very low rates of interest at present, provides us good opportunities for financing our future growth.

The concentration of our portfolio on growth markets to date – together with further improvements in efficiency and potential for development – will also give us a decisive competitive edge over our competitors in the future.

OVERVIEW OF OUR RISK POSITION

Of all of the risks described in the foregoing, we consider financial risk as well as political and regulatory risk to be the more considerable. There were no significant changes in the overall risk position in the financial year 2014 as compared to previous years. In view of the countermeasures taken in this regard, we consider our overall risk exposure to be moderate and manageable. In our view, we are not currently exposed to any specific risks that pose a threat to the company's continued existence.

FORECAST

GENERAL ECONOMIC CONDITIONS

After the global economy failed to perform in line with expectations in 2014, the German Council of Economic Experts anticipates a slight upturn in worldwide growth in 2015. While the United States and the United Kingdom are expected to record an increase in their gross domestic product of 3.1% and 2.6% respectively, experts are forecasting more restrained growth within the Eurozone, which is expected to experience an increase in gross domestic product of 1.0% and a rate of inflation of 0.7%, such that the German Council of Economic Experts considers a descent into deflation to be unlikely.⁸⁶⁾

The German economy is also expected to experience only moderate growth in 2015. The gross domestic product is set to increase, in line with projections, by 1.0% while the rate of inflation, at 1.3%, is likely to be higher than in the previous year. As in previous years, positive momentum is expected to come from private consumption bolstered by the persistently favourable situation on the job market as well as rising actual wages. The German Council of Economic Experts anticipates that the export business will experience little growth.⁸⁷⁾

RESIDENTIAL PROPERTY MARKET

In line with the ongoing trend towards metropolitan areas and conurbations, demand for housing in such regions remains high. Although there are signs of increased construction of new housing, this is inadequate to keep pace with the considerable population growth. The BBSR currently anticipates the lower limit for the required amount of new housing at approximately 250,000 residential units per year, or at least 1 million residential units over four years, with the total required amount of new housing being affected not only by demand in quantitative terms but also by qualitative factors such as personal preference, an increase in living space and construction of replacement buildings.⁸⁸⁾

As a result of the significant rent developments in the past few years and increasing ancillary residential costs, rents in major German cities are projected to rise at a slower pace in 2015. In addition, a consequential shunning of such locations in favour of city districts where prices are lower or surrounding areas is to be expected.⁸⁹⁾

Favourable financing terms and low rates of return for alternative capital investments furthermore encourage the purchase of residential units.⁹⁰⁾

FORECAST WITH REGARD TO THE FINANCIAL YEAR 2015

The result of the financial year 2014 regarding the operational development of the company and its subsidiaries is in line with our expectations forecast.

The financial position and financial performance of Deutsche Wohnen AG is dependent on the financial development of its subsidiaries. Earnings are also dependent on the profit transfer and profit distributions of the subsidiaries.

We assume that earnings will improve in 2015, excluding one-off items.

⁸⁶⁾ German Council of Economic Experts – Annual Report 2014/15, published in November 2014

⁸⁷⁾ German Council of Economic Experts – Annual Report 2014/15, published in November 2014

⁸⁸⁾ DG Hyp, Real Estate Market Germany 2014/2015; Commerce, Office and Living: Good Prospects – Waning Dynamism, October 2014 in conjunction with BBSR, Housing Shortages in Conurbations, June 2014

⁸⁹⁾ DG Hyp, Real Estate Market Germany 2014/2015; Commerce, Office and Living: Good Prospects – Waning Dynamism, October 2014

⁹⁰⁾ German Council of Economic Experts – Annual Report 2014/15, published in November 2014

REMUNERATION REPORT

The remuneration report describes the principles underlying the system of remuneration for the members of the Management Board of Deutsche Wohnen AG and explains the composition and amount of the income of the individual members.

SYSTEM OF REMUNERATION

The remuneration system for the Management Board and the total remuneration of the individual members of the Management Board are determined by the Supervisory Board and are subject to regular review. The remuneration is regulated in the German Stock Corporation Act (AktG) and is supplemented by the regulations of the German Corporate Governance Code (GCGC).

Criteria for the appropriateness of the remuneration paid to members of the Management Board are the responsibilities of the individual member, his/her personal performance, the economic situation, the success and future prospects of the company, the extent to which the amount of his/her remuneration is customary among his/her peers and the remuneration structures within the company. The remuneration system as a whole is geared towards the sustainable development of the company.

The contracts of all of the members of the Management Board provide for the payment of compensation in the event that their term of office ends early for reasons other than termination for good cause. The amount of this payment is limited to a maximum of two years' remuneration (settlement cap) and will not constitute remuneration for more than the residual term of the employment contract. The contracts also provide for the payment of compensation in the event of an early termination of the term of office as a result of a change of control, in which case the amount of the payment is limited, in line with sec. 4.3.2 of the GCGC, to a maximum of three years' remuneration and will not constitute remuneration for more than the residual term of the employment contract.

In addition to fixed remuneration, the members of the Management Board receive variable short-term and variable long-term remuneration, which may be withheld in the event of the non-attainment of targets and are also subject to an upper limit. The members of the Management Board moreover receive benefits in kind in the form of insurance premiums and personal use of means of communication and company vehicles. The contracts also provide for the Supervisory Board being able to approve bonuses in the event of extraordinary developments, the amount of which is limited. No pension arrangements have been made.

The variable short-term remuneration component – short-term incentive (STI) – is orientated towards short-term company targets, which are agreed annually in a target agreement between the Management Board and the Supervisory Board. The level of target attainment is determined after the respective financial year has ended. All claims to remuneration will be forfeited if the level of target attainment is lower than 75%, with the upper limit in this regard being 125%.

The variable long-term remuneration component – long-term incentive (LTI) – was revised in 2014.



Original long-term incentive (PSU Plan)

The PSU Plan is based on the provisions of the Deutsche Wohnen executive participation programme, the "Performance Share Unit Plan" (PSU Plan). According to this, the amount of the LTI depends on the development of the key figures of Funds from Operations (FFO), Net Asset Value (NAV) and the share price of Deutsche Wohnen AG within a four-year performance period.

A new performance period began each year as part of the PSU Plan. At the start of this period, a base value was agreed for each member of the Management Board in accordance with the contractual remuneration commitments stated in their contracts of employment. An entitlement for payment of the remuneration component only exists after the expiry of the relevant performance period, i.e. after four years. The amount of the payment entitlement is dependent on the development of the key figures for the FFO, NAV and the share price of Deutsche Wohnen during the performance period. In the event of extremely positive developments, there was a cap (three times the base value) on the maximum amount to be paid out. A negative development reduced the amount of the initial base value and the amount to be paid up to the total loss of the payment right.

New long-term incentive: Stock option programme (Aktienoptionsprogramm – AOP)

The introduction of the stock option programme 2014 ("AOP 2014") is to allow the members of the Management Board, who shape and implement the company's strategy and thus bear major responsibility for its performance, to partake in the company's financial risks and opportunities.

However, in order to safeguard the shareholders' interest in the sustainable enhancement of the value of the company, the stock options may only be exercised where defined performance targets are reached at the end of the waiting period. The stock options may only be exercised if and to the extent that the following performance targets are reached: Increase of the (i) Adjusted NAV per share, (ii) FFO I (without disposals) per share and (iii) Share price development. They take into consideration both the relative performance of the company's share compared to a group of publicly listed German competitors as well as the absolute performance of the industry-specific corporate metrics NAV per share and FFO per share. This is intended to encourage the beneficiaries of the programme to act in furtherance of the goal of attaining positive sustainable performance on the part of the company.

In accordance with sec. 193 para. 2 no. 4 of the German Stock Corporation Act (AktG), the waiting period for a tranche of stock options will in each case commence on the date of issue and end four years after that date. The period for the exercise of the options is three years. Stock options that are not or cannot be exercised by the end of the relevant seven-year term will expire or be forfeited without replacement or compensation.

The members of the Management Board have been granted the following remuneration:

EUR k	Michael Zahn Chief Executive Officer since 1/9/2007				Lars Wittan Member of the Management Board since 1/10/2011				Andreas Segal Member of the Management Board since 31/1/2014			
	2013	2014	2014 (Min.)	2014 (Max.)	2013	2014	2014 (Min.)	2014 (Max.)	2013	2014	2014 (Min.)	2014 (Max.)
Fixed remuneration	450	731	731	731	250	344	344	344	0	386	386	386
Supplementary payments	27	28	28	28	24	25	25	25	0	30	30	30
Total fixed	477	759	759	759	274	369	369	369	0	416	416	416
Short-term incentive	476	500	0	625	238	240	0	300	0	240	0	300
short-term due	309	500	0	625	155	240	0	300	0	240	0	300
long-term due	167	0	0	0	83	0	0	0	0	0	0	0
Long Term incentive	150	750	0	1,125	100	260	0	390	0	260	0	390
PSU 2013	150	0	0	0	100	0	0	0	0	0	0	0
AOP 2014	0	750	0	1,125	0	260	0	390	0	260	0	390
Total variable	626	1,250	0	1,750	338	500	0	690	0	500	0	690
Special remuneration	900	0	0	0	600	0	0	0	0	0	0	0
Total amount	2,003	2,009	759	2,509	1,212	869	369	1,059	0	916	416	1,106

The special remuneration was granted in 2013 for the successful acquisition of GSW Immobilien AG. Payment of 50% of the sum was made in 2013. With respect to the second part, the Management Board has committed itself to fully invest the net amount in shares of Deutsche Wohnen AG. Half of the second part of the sum was paid out in 2014 and then invested in shares. The payment of the second half of this part of the

sum is dependent on achieving the synergy potential of EUR 25 million per year.

As at the reporting date the entitlements of the Management Board resulting from the former LTI in the period 2011 to 2013 have a value of EUR 2.8 million (Michael Zahn: EUR 1.35 million, Helmut Ullrich: EUR 0.75 million and Lars Wittan: EUR 0.74 million).

The following amounts were paid to the members of the Management Board in the financial year 2014:

EUR k	Michael Zahn Chief Executive Officer since 1/9/2007		Lars Wittan Member of the Management Board since 1/10/2011		Andreas Segal Member of the Management Board since 31/1/2014	
	2013	2014	2013	2014	2013	2014
Fixed remuneration	450	731	250	344	0	386
Supplementary payments	27	28	24	25	0	30
Total fixed	477	759	274	369	0	416
Short-term incentive	300	309	150	155	0	0
short-term due	300	309	150	155	0	0
long-term due	0	0	0	0	0	0
Long Term incentive	0	0	0	0	0	0
Total variable	300	309	150	155	0	0
Special remuneration	450	294	300	178	0	0
Total amount	1,227	1,362	724	702	0	416

The PSU Plan 2010 and the withheld part of the short-term variable remuneration in the total amount of EUR 0.4 million was paid out to the former member of the Management Board

Helmut Ullrich in 2014. No loans or advances were granted to members of the Management Board of Deutsche Wohnen AG in the financial year 2014.



TAKEOVER-RELEVANT INFORMATION

pursuant to sec. 289 para. 4 and sec. 315 para. 4 of the German Commercial Code (HGB)

ISSUED CAPITAL AND SHARES

The registered capital of Deutsche Wohnen AG as at 31 December 2014 amounted to EUR 294,259,979.00 (previous year: EUR 286,216,731.00) and is divided into 294,259,979 no-par value bearer shares with a notional share of the registered capital of EUR 1.00 per share. By way of implementation of a resolution of the Annual General Meeting to that effect, all remaining registered shares were converted into bearer shares as at 5 September 2014 with the result that Deutsche Wohnen AG now only has bearer shares.

All shares carry the same rights and obligations. Every share entitles the holder to one vote at the Annual General Meeting and determines the basis for the division of company profit amongst shareholders. The rights and obligations of the shareholders are outlined in detail in the provisions of the German Stock Corporation Act (AktG), in particular sec. 12, 53a ff., 118 ff. and 186 AktG. There are no shares with special rights conferring powers of control.

In the event of capital increases, the new shares are issued as bearer shares.

SHARES OF THE CAPITAL REPRESENTING MORE THAN 10% OF THE VOTING RIGHTS

Pursuant to sec. 21 para. 1 of the German Securities Trading Act (WpHG), any shareholder whose shareholding reaches, exceeds or falls below of the thresholds of 3%, 5%, 10%, 15%, 20%, 25%, 30%, 50% or 75% of the voting rights of a publicly listed company must inform that company and the German Federal Financial Supervisory Authority (Bundesanstalt für Finanzdienstleistungsaufsicht) accordingly without delay. On 6 December 2013, Sun Life Financial Inc., Toronto/Canada, informed Deutsche Wohnen AG that its shareholding exceeded the threshold of 10% of the voting rights in the company. At that time, and on the basis of the total number of voting rights at that time of 286,216,731, Sun Life Financial Inc. held 11.05% of the voting rights attributable to the company pursuant to sec. 22 para. 1 sent. 1 no. 6 of the WpHG in conjunction with sec. 22 para. 1 sent. 2 of the WpHG, in particular through the following companies, each of which has itself notified the company of a share of the voting rights exceeding the 10% threshold attributable to it: Sun Life Global Investments Inc., Toronto/Canada, Sun Life Assurance Company of Canada – U.S. Operations Holdings, Inc., Wellesley Hills/USA, Sun Life Financial (U.S.) Holdings, Inc., Wellesley Hills/USA, Sun Life

Financial (U.S.) Investments LLC, Wellesley Hills/USA, Sun Life of Canada (U.S.) Financial Services Holdings, Inc., Boston/USA and Massachusetts Financial Services Company (MFS), Boston/USA.

POWERS OF THE MANAGEMENT BOARD TO ISSUE OR BUY BACK SHARES

Authorised capital

By resolution of the Annual General Meeting held on 11 June 2014, which was entered into the commercial register on 6 August 2014, the Management Board has been authorised to increase the company's registered capital, with the consent of the Supervisory Board, by up to EUR 85 million once or several times in the period until 10 July 2017 by means of the issuance of up to 85 million new bearer shares against cash contributions and/or contributions in kind (Authorised Capital 2014/I). Shareholders are to be granted subscription rights in principle within the scope of the authorised capital. However, in certain cases, the Management Board is entitled to exclude the subscription rights of shareholders with the agreement of the Supervisory Board and subject to the conditions of the Articles of Association. The Authorised Capital 2013/I was cancelled upon the registration of the Authorised Capital 2014/I.

Contingent capital

By resolution of the Annual General Meeting held on 11 June 2014, the Contingent Capital 2013/I in the amount of EUR 24,113,286.00 was cancelled, with a partial amount of EUR 16,075,714.00 remaining. This contingent capital serves the issuance of shares to the owners of convertible bonds with a total nominal value of EUR 250 million issued by Deutsche Wohnen AG on 22 November 2013 pursuant to the authorisation of the Annual General Meeting of 28 May 2013. It will only be exercised insofar as conversion rights arising out of the aforementioned convertible bonds are exercised, or insofar as conversion obligations arising out of the bonds are fulfilled, and provided that own shares, shares issued out of authorised capital or other benefits are not used to service the obligations.

A resolution of the Annual General Meeting held on 11 June 2014 authorised the contingent increase of the registered capital by up to a further EUR 50 million by means of the issuance of up to 50 million new no-par value bearer shares with dividend rights (Contingent Capital 2014/I).



The contingent capital increase serves the issuance of shares to the owners or creditors of convertible bonds or bonds with warrants and/or profit participation rights with option or conversion rights that are issued before 10 June 2019 by Deutsche Wohnen AG, or companies which are controlled or majority owned by Deutsche Wohnen AG, on the basis of the authorising resolution adopted by the Annual General Meeting held on 11 June 2014. It will only be exercised insofar as conversion or option rights arising out of the aforementioned convertible bonds, bonds with warrants or profit participation rights are exercised, or insofar as conversion obligations are fulfilled, and provided that own shares, shares issued out of authorised capital or other benefits are not used to service the obligations.

The Management Board has been authorised by a resolution of the Annual General Meeting held on 11 June 2014 to issue no-par value convertible and/or warrant bearer bonds and/or profit participation rights with option or conversion rights (or a combination of these instruments) in the nominal amount of up to EUR 950 million, and to grant the creditors thereof conversion or option rights for Deutsche Wohnen AG shares representing a share of the issued capital of up to EUR 50 million. On the basis of this authorisation, Deutsche Wohnen AG on 8 September 2014 issued a convertible bond with a total nominal value of EUR 400 million entitling the holders thereof to convert it into up to 25 million Deutsche Wohnen AG shares. The Contingent Capital 2014/I accordingly remained in the amount of EUR 25 million following the issuance.

A resolution of the Annual General Meeting held on 11 June 2014 authorised the contingent increase of the registered capital by up to a further EUR 15 million by means of the issuance of up to 15 million new no-par value bearer shares (Contingent Capital 2014/II). The contingent capital increase serves the granting of compensation in the form of shares in the company to the external shareholders of GSW Immobilien AG (GSW) in accordance with the provisions of the domination agreement between the company and GSW dated 30 April 2014 at the exchange ratio specified in clause 5 para. 1 of the domination agreement (seven no-par value shares of Deutsche Wohnen AG in exchange for three no-par value shares of GSW Immobilien AG) or at an adjusted exchange ratio pursuant to clause 5 para. 4 or clause 5 para. 5 of the domination agreement. To the extent that this is necessary pursuant to clause 5 para. 2 of the domination agreement, the company will pay compensation for fractional shares in cash.

As at 31 December 2014, EUR 8,043,248.00 of this Contingent Capital 2014/II had been used – by means of the issuance of 8,043,248 new no-par value bearer shares with a corresponding increase of the registered capital – with EUR 6,956,752.00 remaining. Individual shareholders of GSW have brought motions for the initiation of appraisal proceedings for the review by the court of the appropriateness of the settlement offer and the compensation. Therefore, in accordance with sec. 305 para. 4 sent. 3 of the German Companies Act (AktG), GSW shareholders can exchange their GSW shares for Deutsche Wohnen shares on the basis of the terms of the offer or of the decision of the legal review procedure or of an amicable agreement reached on this matter until up to two months after publication of the final decision of the legal review procedure in the Federal Gazette. If a higher level of compensation and/or a higher settlement is decided upon by the court, then, subject to statutory provisions, minority shareholders of GSW Immobilien AG can demand an addition to the compensation or settlement they have already received. In light of this, an issuance of shares remains a possibility.

Furthermore, the contingent increase of the registered capital by up to EUR 12,879,752.00 by means of the issuance of up to 12,879,752 new no-par value bearer shares, each representing a share of the registered capital of EUR 1.00 has been authorised (Contingent Capital 2014/III). This contingent capital serves solely the purpose of the issuance of share options to the members of the Management Board of the company and to selected executives of the company and affiliated companies in accordance with the more specific provisions of the authorising resolution adopted by the Annual General Meeting held on 11 June 2014. The contingent capital increase will only be implemented insofar as holders of share options exercise their subscription rights with regard to shares of the company and the company does not issue own shares for the purposes of upholding those subscription rights. Any new shares issued as a result of the exercise of share options will be entitled to dividends for the first financial year with regard to which, at the time of their issuance, no resolution had yet been adopted by the Annual General Meeting as to the use of the net profit, to the extent legally and effectively permissible. Alternatively, the new shares will be entitled to dividends as of the financial year in which they accrue.

Acquisition of own shares

The acquisition of own shares is authorised pursuant to sec. 71 ff. of the German Stock Corporation Act (AktG) and also, as of the balance sheet date, by the Annual General Meeting held on 11 June 2014 (agenda item 14). By resolution of the Annual General Meeting held on 11 June 2014, the Management Board is authorised, with the consent of the Supervisory Board and subject to compliance with the principle of equal treatment under sec. 53a German Stock Corporation Act (AktG), to purchase and use the company's shares prior to 10 June 2019 up to a total of 10 % of the company's outstanding share capital at the time the resolution is passed, or at the time the authorisation is used if this figure is lower. Shares acquired using this authorisation together with other treasury shares the company has previously acquired and still holds or are attributable to it under sec. 71a ff. German Stock Corporation Act (AktG) may not at any time exceed 10 % of the Company's share capital.

The authorisation may not be used for the purposes of trading in own shares.

As at the balance sheet date, the company did not have any own shares.

APPOINTMENT AND DISMISSAL OF MEMBERS OF THE MANAGEMENT BOARD AND AMENDMENTS TO THE ARTICLES OF ASSOCIATION

Members of the Management Board are appointed and dismissed pursuant to sec. 84 and sec. 85 of the German Stock Corporation Act (AktG). The Supervisory Board appoints members of the Management Board for a maximum of five years. A reappointment or an extension of the term of office are both permitted for a maximum of five years. The Articles of Association of Deutsche Wohnen AG additionally stipulate in sec. 5 that the Management Board has to consist of at least two members and that otherwise the Supervisory Board determines the number of Management Board members. It may appoint deputy members of the Management Board and nominate a member of the Management Board as Chief Executive Offices or Spokesperson of the Management Board.

According to sec. 119 para. 1 no. 5 of the German Stock Corporation Act (AktG), the Annual General Meeting decides on changes to the Articles of Association. Pursuant to sec. 10 para. 5 of the Articles of Association, the Supervisory Board is authorised to make changes to the Articles of Association which affect

the version only. Pursuant to sec. 10 para. 3 of the Articles of Association, the resolutions of the Annual General Meeting are passed by a simple majority of votes and, if a majority of shares is required, by a simple majority of capital, unless otherwise prescribed by law or the Articles of Association.

CHANGE-OF-CONTROL CLAUSES AND COMPENSATION AGREEMENTS IN THE EVENT OF A TAKEOVER OFFER

The essential agreements of Deutsche Wohnen AG and its Group companies, which are subject to a change of control, relate to financing arrangements. As is customary in such cases, these entitle the lender to terminate the financing arrangement and demand early payment of the redemption amount in the event of a change of control.

The employment contracts of the members of the Management Board likewise contain provisions applicable in the event of a change of control. In the event of premature termination of their employment due to a change of control of the company, the members of the Management Board will receive benefits in accordance with the requirements of sec. 4.2.3 of the German Corporate Governance Code and with the limitation on the cap on remuneration prescribed therein in each case.

CORPORATE MANAGEMENT

We have published the information according to sec. 289 a of the German Commercial Code (HGB) on our website www.deutsche-wohnen.com.

Frankfurt/Main, 3 March 2015
Deutsche Wohnen AG



Michael Zahn
Chief Executive
Officer



Andreas Segal
Member of the
Management Board



Lars Wittan
Member of the
Management Board



BALANCE SHEET	36
PROFIT AND LOSS STATEMENT	38
NOTES	39
General information on the Annual Financial Statements	39
Accounting and valuation methods	39
Notes to the Balance Sheet	40
Notes to the Profit and Loss Statement	47
Derivative financial instruments	48
Contingent liabilities	48
Other disclosures	49
Other information	50
Appropriation of net profits	85
APPENDIX TO THE NOTES	86
INDEPENDENT AUDITOR'S REPORT	87
RESPONSIBILITY STATEMENT	88
CONTACT & IMPRINT	89

BALANCE SHEET

as at 31 December 2014

EUR	31/12/2014	31/12/2013
ASSETS		
A. FIXED ASSETS		
I. Intangible assets		
1. Purchased franchises, industrial and similar rights and assets, and licenses in such rights and assets	1,680,920.63	1,275,529.32
2. Advance payments	65,381.59	0.00
	1,746,302.22	1,275,529.32
II. Property, plant and equipment		
1. Buildings on third party properties	113,827.46	0.00
2. Other equipment, furniture and fixtures	2,112,725.77	2,085,543.94
3. Advance payments on property, plant and equipment	349,306.63	0.00
	2,575,859.86	2,085,543.94
III. Financial assets		
Shares in affiliates	2,595,738,986.16	2,476,196,964.19
	2,600,061,148.24	2,479,558,037.45
B. CURRENT ASSETS		
I. Receivables and other assets		
1. Receivables from affiliates	2,020,400,449.16	935,902,211.19
2. Other assets	110,049,627.81	597,379.42
	2,130,450,076.97	936,499,590.61
II. Cash on hand, bank balances		
	284,725,151.95	15,464,751.69
	2,415,175,228.92	951,964,342.30
C. PREPAID EXPENSES		
	63,098,266.37	41,966,358.19
	5,078,334,643.53	3,473,488,737.94



EUR	31/12/2014	31/12/2013
EQUITY AND LIABILITIES		
A. EQUITY		
I. Issued share capital		
Contingent capital as at 31 December 2014: EUR 85,912,218.00 (previous year: EUR 40,189,000.00)	294,259,979.00	286,216,731.00
II. Capital reserve	2,836,588,038.68	2,673,677,814.50
III. Revenue reserves		
Reserves required by law	1,022,583.76	1,022,583.76
IV. Annual net profit/Balance sheet profit	177,351,852.19	57,428,428.62
	3,309,222,453.63	3,018,345,557.88
B. PROVISIONS		
1. Provisions for pensions and similar obligations	613,409.00	518,619.00
2. Tax provisions	0.00	50,000.00
3. Other provisions	16,135,051.90	13,263,065.75
	16,748,460.90	13,831,684.75
C. LIABILITIES		
1. Bonds		
Thereof convertible EUR 650,000,000.00 (previous year: EUR 250,000,000.00)	651,234,027.78	250,136,986.30
2. Liabilities to banks	0.00	95,255,940.04
3. Trade payables	4,231,153.59	1,226,235.80
4. Liabilities to affiliates	1,095,769,413.04	94,119,042.58
5. Other liabilities		
Thereof from taxes EUR 1,097,682.50 (previous year: EUR 513,270.02)	1,129,134.59	573,290.59
	1,752,363,729.00	441,311,495.31
	5,078,334,643.53	3,473,488,737.94



PROFIT AND LOSS STATEMENT

for the period from 1 January to 31 December 2014

EUR	2014	2013
1. Revenue	18,202,996.93	21,045,576.65
2. Other operating income	1,832,061.90	1,512,519.58
3. Staff expenses		
a) Wages and salaries	-13,221,699.50	-10,788,703.59
b) Social security and pension contributions Thereof for pensions EUR 78,578.73 (previous year: EUR 224,383.63)	-1,329,617.61	-1,197,859.77
	-14,551,317.11	-11,986,563.36
4. Depreciation, amortisation and write-downs of intangible assets and property, plant and equipment	-1,555,975.45	-1,905,658.27
5. Other operating expenses	-28,211,932.82	-27,396,586.32
6. Income from equity investments Thereof from affiliates EUR 214,120,567.01 (previous year: EUR 5,036,136.88)	214,120,567.01	5,036,136.88
7. Income from profit transfer agreements	2,444,270.66	1,488,314.04
8. Other interests and similar income Thereof from affiliates EUR 13,398,162.40 (previous year: EUR 14,235,369.70)	13,694,977.69	14,578,785.98
9. Write-downs of financial assets	-259,010.72	-2,412,125.70
10. Interests and similar expenses Thereof from affiliates EUR 5,445,828.68 (previous year: EUR 3,883,902.11) Thereof expenses from discounting EUR 25,223.00 (previous year: EUR 14,776.00)	-28,361,537.00	-12,383,343.62
11. Results from ordinary activities	177,355,101.09	-12,422,944.14
12. Taxes on income	0.10	0.00
13. Other taxes	-3,249.00	-3,990.00
14. Net profit/loss for the year	177,351,852.19	-12,426,934.14
15. Profit carried-forward	0.00	0.00
16. Transfer from capital reserve	0.00	69,855,362.76
17. Balance sheet profit	177,351,852.19	57,428,428.62

NOTES

for the financial year from 1 January to 31 December 2014

A GENERAL INFORMATION ON THE ANNUAL FINANCIAL STATEMENTS

Deutsche Wohnen AG, Frankfurt/Main, is a listed corporation registered in Germany.

The annual financial statement was produced in accordance with sec. 242 et seqq. and sec. 264 et seqq. of the German Commercial Code (HGB) and the additional stipulations of the German Stock Corporation Act (AktG). The company is a large corporation as defined in sec. 267 para. 3 of the German Commercial Code (HGB).

The profit and loss statement is structured in accordance with the total cost method. The financial year is the calendar year.

B ACCOUNTING POLICIES AND VALUATION METHODS

1 Fixed assets

Intangible assets acquired in return for payment of consideration are reported at cost on the balance sheet and depreciated in accordance with their useful lives less any scheduled depreciation and amortisation (three to five years; on a straight-line basis).

Property, plant and equipment are recognised at its acquisition or production cost – less any scheduled depreciation and amortisation.

As in the previous year, no interest on debt capital was included in production cost in the financial year.

Low-value assets up to a value of EUR 150 are fully depreciated and amortised in the year of acquisition. Since the beginning of the financial year 2008, low-value assets with a value of between EUR 150 and EUR 1,000 have been depreciated and amortised over a period of five years.

Shares in affiliated companies are recognised at cost – less any depreciation and amortisation on their attributable fair value on the reporting date, where this is lower.

2 Current assets

Current assets are recognised at their acquisition or production cost – less any depreciation and amortisation on their attributable fair value on the reporting date, where this is lower.

Receivables and other assets are valued at their nominal value.

Cash on hand and bank balances are recognised at their nominal value.

3 Accruals and deferrals

Expenditure as at the balance sheet date is recognised as deferred expenses and accrued income to the extent that it relates to expenses for a certain period after the reporting date. Discounts and non-recurrent handling fees charged by lenders upon the granting of loans, which together with current interest income represent uniform consideration in economic terms for the allocation of loans, are deferred on the basis of sec. 250 para. 3 of the German Commercial Code (HGB) and recognised under expenses over the term of the loans.

4 Deferred taxes

Differences between the commercial and tax bases of assets and liabilities or due to tax loss carry-forwards, if they are expected to decrease in subsequent financial years and result in an overall tax burden, are recognised on the balance sheet net as deferred tax liabilities. Any resulting overall tax benefit (deferred tax assets) will not be recognised on the balance sheet. Deferred taxes are calculated using the tax rates at the time of the expected degradation of the differences and are not discounted. Deferred taxes from subsidiary companies are recognised at the parent company.



5 Provisions for pensions

All the company's employee benefit liabilities have been determined in accordance with the Projected Unit Credit Method on the basis of an actuarial opinion pursuant to the "Mortality tables 2005G" by Professor Dr Klaus Heubeck and applying the interest rate of 4.62% p.a. (previous year: 4.90% p.a.) published by the Bundesbank. Income growth of 2.50% p.a., increases in the income threshold of 2.25% p.a. and pension adjustments of 1.75% p.a. were taken into account in this regard.

6 Other provisions

Other provisions are recognised in the amount of the necessary settlement amount based on sound business judgement. They cover all foreseeable losses from pending transactions and contingent liabilities. Other non-current provisions are discounted at the interest rates published by the Bundesbank.

7 Liabilities

Liabilities are recognised at their settlement amount. Non-current, non-interest-bearing liabilities are discounted.

8 Valuation units in accordance with sec. 254 of the German Commercial Code (HGB)

Economic hedges have been accounted for on the balance sheet through the formation of valuation units, with compensatory changes in the value of the underlying transaction and the hedging transaction not being reported on the balance sheet in accordance with the hedge presentation method. There were no longer any valuation units as at the reporting date as a result of the termination of all interest rate hedge transactions.

9 Share-based remuneration

The Management Board of Deutsche Wohnen has been receiving share-based remuneration in the form of subscription rights (share options) since the financial year 2014. The stock option programme is fundamentally an option plan implemented using equity instruments. The option plan provides only for the possibility of implementing the stock option programme by using Deutsche Wohnen shares.

The expenses incurred as a result of the issuance of the share options are valued at the attributable fair value of the granted share options at the time of their granting and calculated using generally recognised option pricing models. The expenses resulting from the issuance of the share options are reported, together with a corresponding increase in equity (capital reserve), over the period in which the conditions for performance are met (the so-called "vesting period"), which will end upon the employee in question irrevocably becoming a beneficiary of the programme. The amount of the cumulated expenses arising out of the granting of the equity instruments reported on every balance sheet date until the granting of the equity instruments reflects the expired portion of the vesting period and the number of the equity instruments which, at the Group's best estimate, will actually be exercisable upon the expiration of the vesting period. The amount charged or credited to the profit and loss statement reflects the changes in the cumulated expenses recognised at the beginning and at the end of the reporting period.

C NOTES TO THE BALANCE SHEET

1 Fixed assets

The structure and development of fixed assets are shown in the attached statement of changes in fixed assets (Appendix 1 to the Notes).

The company has direct or indirect shareholdings in the following¹⁾ companies in accordance with sec. 285 no. 11 of the German Commercial Code (HGB). Equity and earnings are based on commercial accounting standards and the accounting standards applicable of the respective country of domicile.

¹⁾ Additionally, the company is indirectly involved in a working group

Shareholdings as at 31 December 2014

Company and registered office	Share of capital %	Equity EUR k	Profit/Loss EUR k	Reporting date
AGG Auguste-Viktoria-Allee Grundstücks GmbH, Berlin	100.00 ¹⁾	25.0	0.0	2014
Algarobo Holding B.V., Baarn, Netherlands	100.00 ¹⁾	8,672.7	-811.8	2014
Aufbau-Gesellschaft der GEHAG mit beschränkter Haftung, Berlin	100.00 ¹⁾	4,488.6	1,049.6	2014
AVUS Immobilien Treuhand GmbH & Co. KG, Berlin	100.00 ¹⁾	410.9	-17.7	2013
B&O Deutsche Service GmbH, Berlin	49.00 ¹⁾⁶⁾	k. A.	k. A.	k. A.
BauBeCon Assets GmbH, Berlin	100.00 ¹⁾	29,630.7	1,954.6	2014
BauBeCon BIO GmbH, Berlin	100.00 ¹⁾	8.626.5	0.0	2014
BauBeCon Immobilien GmbH, Berlin	100.00 ¹⁾	356,240.3	19,316.4	2014
BauBeCon Wohnwert GmbH, Berlin	100.00 ¹⁾	26,710.2	0.0	2014
DB Immobilienfonds 14 Rhein-Pfalz Wohnen GmbH & Co. KG, Eschborn	89.52 ¹⁾	30,183.5	828.0	2013
DCM GmbH & Co. Renditefonds 506 KG, Munich	99.00 ¹⁾	0.0	0.0	2012
DCM GmbH & Co. Renditefonds 507 KG, Munich	99.00 ¹⁾	9.0	0.0	2012
DCM GmbH & Co. Renditefonds 508 KG, Munich	99.00 ¹⁾	141.0	0.0	2012
DCM GmbH & Co. Renditefonds 510 KG, Munich	99.00 ¹⁾	247.0	0.0	2012
Deutsche Wohnen Asset Immobilien GmbH, Frankfurt/Main	100.00 ¹⁾	25.0	0.0	2014
Deutsche Wohnen Beteiligungen Immobilien GmbH, Frankfurt/Main	100.00 ¹⁾	1,025.0	0.0	2014
Deutsche Wohnen Beteiligungsverwaltungs GmbH & Co. KG, Berlin	100.00 ¹⁾⁴⁾	20.0	12.4	2014
Deutsche Wohnen Construction and Facilities GmbH, Berlin (formerly: Deutsche Wohnen Service Braunschweig GmbH, Berlin)	100.00 ³⁾	275.0	175.6	2014
Deutsche Wohnen Corporate Real Estate GmbH, Berlin	100.00 ³⁾	25.0	0.0	2014
Deutsche Wohnen Direkt Immobilien GmbH, Frankfurt/Main	100.00 ¹⁾	423,479.9	-1,412.2	2014
Deutsche Wohnen Dresden I GmbH, Berlin (formerly: arsago wohnen XIII GmbH, Pöcking)	100.00 ¹⁾	4,045.8	896.5	2014
Deutsche Wohnen Dresden II GmbH, Berlin (formerly: arsago wohnen XIV GmbH, Pöcking)	100.00 ¹⁾	2,484.8	750.3	2014
Deutsche Wohnen Energy GmbH, Berlin (formerly: Kristensen Energy GmbH, Berlin)	100.00 ¹⁾³⁾	25.0	34.9	2014
Deutsche Wohnen Fondsbeteiligungs GmbH, Berlin	100.00 ³⁾	25.0	0.0	2014
Deutsche Wohnen Immobilien Management GmbH, Berlin (formerly: Deutsche Wohnen Service GmbH, Berlin)	100.00 ³⁾	832.5	400.4	2014
Deutsche Wohnen Management GmbH, Berlin	100.00 ³⁾	25.0	0.0	2014
Deutsche Wohnen Management- und Servicegesellschaft mbH, Frankfurt/Main	100.00 ³⁾	25.6	0.0	2014
Deutsche Wohnen Reisholz GmbH, Berlin	100.00 ¹⁾³⁾	3,563.5	244.8	2014
Deutsche Wohnen Service Center GmbH, Berlin (formerly: Deutsche Wohnen Service Hannover GmbH, Berlin)	100.00 ¹⁾	79.7	3.4	2014
Deutsche Wohnen Service Magdeburg GmbH, Berlin	100.00 ¹⁾	289.9	-46.8	2014
Deutsche Wohnen Service Merseburg GmbH, Merseburg (formerly: Kristensen Service GmbH, Merseburg)	100.00 ¹⁾	106.6	3.9	2014
Deutsche Wohnen Zweite Fondsbeteiligungs GmbH, Berlin	100.00 ³⁾	25.2	0.0	2014
DWRE Alpha GmbH, Berlin (formerly: Kristensen Real Estate Alpha GmbH, Berlin)	100.00 ¹⁾	317.6	-9.4	2014
DWRE Braunschweig GmbH, Berlin (formerly: Kristensen Real Estate Braunschweig GmbH, Berlin)	100.00 ¹⁾	16,325.2	0.0	2014
DWRE Dresden GmbH, Berlin (formerly: Kristensen Real Estate Dresden GmbH, Berlin)	100.00 ¹⁾	25.0	110.3	2014

¹⁾ Indirect shareholdings

²⁾ Direct and indirect shareholdings

³⁾ Waiver according to sec. 264 para. 3 of the German Commercial Code (HGB) due to inclusion in the consolidated financial statements of Deutsche Wohnen AG

⁴⁾ Waiver according to sec. 264b of the German Commercial Code (HGB) due to inclusion in the consolidated financial statements of Deutsche Wohnen AG

⁵⁾ Large capital company

⁶⁾ The company was founded in 2014. An annual financial statement as at 31/12/2014 is not yet available



Company and registered office	Share of capital %	Equity EUR k	Profit/Loss EUR k	Reporting date
DWRE Erfurt GmbH, Berlin (formerly: Kristensen Real Estate Erfurt GmbH, Berlin)	100.00 ¹⁾	880.2	0.0	2014
DWRE Halle GmbH, Berlin (formerly: Kristensen Real Estate Halle GmbH, Berlin)	100.00 ¹⁾	25.0	0.0	2014
DWRE Hennigsdorf GmbH, Berlin (formerly: Kristensen Real Estate Hennigsdorf GmbH, Berlin)	100.00 ¹⁾	1,085.3	0.0	2014
DWRE Leipzig GmbH, Berlin (formerly: Kristensen Real Estate Leipzig GmbH, Berlin)	100.00 ¹⁾	25.0	98.8	2014
DWRE Merseburg GmbH, Berlin (formerly: Kristensen Real Estate Merseburg GmbH, Berlin)	100.00 ¹⁾	1,068.4	0.0	2014
Eisenbahn-Siedlungs-Gesellschaft Berlin mit beschränkter Haftung, Berlin	94.90 ¹⁾	11,889.8	0.0	2014
FACILITA Berlin GmbH, Berlin	100.00 ¹⁾	2,037.0	1,056	2014
Fortimo GmbH, Berlin	100.00 ¹⁾	6,127.2	0.0	2014
Funk Schadensmanagement GmbH, Berlin	49.00 ¹⁾⁶⁾	k. A.	k. A.	k. A.
G+D Gesellschaft für Energiemanagement mbH, Magdeburg	49.00 ¹⁾	987.9	-12.1	2013
GbR Fernheizung Gropiusstadt, Berlin	45.59 ¹⁾	534.7	-117.1	2014
Gehag Acquisition Co. GmbH, Berlin	100.00 ¹⁾	428,439.7	-908.0	2014
GEHAG Beteiligungs GmbH & Co. KG, Berlin	100.00 ¹⁾⁴⁾	21,912.1	404.7	2014
GEHAG Dritte Beteiligungs GmbH, Berlin	100.00 ¹⁾	378.8	0.0	2014
GEHAG Erste Beteiligungs GmbH, Berlin	100.00 ¹⁾	45.0	0.0	2014
GEHAG Erwerbs GmbH & Co. KG, Berlin	99.99 ¹⁾⁴⁾	20,406.7	613.6	2014
GEHAG GmbH, Berlin	100.00 ¹⁾⁵⁾	1,089,354.9	65,624	2014
GEHAG Grundbesitz I GmbH, Berlin (formerly: Erste V-B-S Verwaltungs-, Besitz- und Servicegesellschaft mbH, Berlin)	100.00 ¹⁾	26.0	0.0	2014
GEHAG Grundbesitz II GmbH, Berlin (formerly: Dritte V-B-S Verwaltungs-, Besitz- und Servicegesellschaft mbH, Berlin)	100.00 ¹⁾	25.0	0.0	2014
GEHAG Grundbesitz III GmbH, Berlin (formerly: Vierte V-B-S Verwaltungs-, Besitz- und Servicegesellschaft mbH, Berlin)	100.00 ¹⁾	-28.9	247.2	2014
GEHAG Vierte Beteiligung SE, Berlin (formerly: GEHAG Vierte Beteiligung SE, Amsterdam, Netherlands)	100.00 ¹⁾	20,220.5	0.0	2014
GEHAG Zweite Beteiligungs GmbH, Berlin	100.00 ¹⁾	17,431.5	12,945.7	2014
GIM Immobilien Management GmbH, Berlin (formerly: GEHAG Immobilien Management GmbH, Berlin)	49.00 ¹⁾	98.5	0.0	2013
GGR Wohnparks Alte Hellersdorfer Straße GmbH, Berlin	100.00 ¹⁾	5,703.6	251.7	2014
GGR Wohnparks Kastanienallee GmbH, Berlin	100.00 ¹⁾	21,277.5	1,675.7	2014
GGR Wohnparks Nord Leipziger Tor GmbH, Berlin	100.00 ¹⁾	6,680.3	0.0	2014
GGR Wohnparks Süd Leipziger Tor GmbH, Berlin	100.00 ¹⁾	3,390.2	0.0	2014
Grundstücksgesellschaft Karower Damm mbH, Berlin	100.00 ¹⁾	1,099.3	0.0	2014
GSW Acquisition 3 GmbH, Berlin	100.00 ¹⁾	77,684	2,228.0	2014
GSW Berliner Asset Invest Verwaltungs-GmbH, Berlin	100.00 ¹⁾	20.0	-2.0	2014
GSW Corona GmbH, Berlin	100.00 ¹⁾	3,072.0	14,588.0	2014
GSW Fonds Weinmeisterhornweg 170-178 GbR, Berlin	50.88 ¹⁾	-5,702.0	1,969.0	2014
GSW Gesellschaft für Stadterneuerung mbH, Berlin	100.00 ¹⁾	522.0	232.0	2014
GSW Grundvermögens- und Vertriebsgesellschaft mbH, Berlin	100.00 ¹⁾⁵⁾	90,256.0	0.0	2014
GSW Immobilien AG, Berlin	93.08 ⁵⁾	1,111,595.1	3,630.8	2014

¹⁾ Indirect shareholdings²⁾ Direct and indirect shareholdings³⁾ Waiver according to sec. 264 para. 3 of the German Commercial Code (HGB) due to inclusion in the consolidated financial statements of Deutsche Wohnen AG⁴⁾ Waiver according to sec. 264b of the German Commercial Code (HGB) due to inclusion in the consolidated financial statements of Deutsche Wohnen AG⁵⁾ Large capital company⁶⁾ The company was founded in 2014. An annual financial statement as at 31/12/2014 is not yet available



Company and registered office	Share of capital %	Equity EUR k	Profit/Loss EUR k	Report- ing date
GSW Immobilien GmbH & Co. Leonberger Ring KG, Berlin	94.00 ¹⁾	453.0	-37.0	2014
GSW Pegasus GmbH, Berlin	100.00 ¹⁾	2,747.0	13,596.0	2014
GSW Verwaltungs- und Betriebsgesellschaft mbH & Co. Zweite Beteiligungs KG, Berlin	93.44 ¹⁾	-22,970.0	3,066.0	2014
GSW Wohnwert GmbH, Berlin (formerly: Wohnwert-Versicherungs Agentur GmbH, Berlin)	100.00 ¹⁾	26.0	0.0	2014
GSZ Gebäudeservice und Sicherheitszentrale GmbH, Berlin	33.30 ¹⁾	178.0	95.0	2013
Hamnes Investments B.V., Baarn, Netherlands	100.00 ¹⁾	7,736.2	578.8	2014
Haus und Heim Wohnungsbau-GmbH, Berlin	100.00 ¹⁾	2,798.7	0.0	2014
HESIONE Vermögensverwaltungsgesellschaft mbH, Frankfurt/Main	100.00 ¹⁾	64.8	10.1	2014
Holzmindener Straße/Tempelhofer Weg Grundstücks GmbH, Berlin	100.00 ¹⁾	25.0	0.0	2014
Intermetro GmbH, Berlin (formerly: Intermetro B.V., Baarn, Netherlands)	100.00 ¹⁾	8,216.7	573.5	2014
KATHARINENHOF Seniorenwohn- und Pflegeanlage Betriebs-GmbH, Berlin	100.00 ¹⁾⁵⁾	1,950.0	0.0	2014
KATHARINENHOF Service GmbH, Berlin	100.00 ¹⁾	25	0.0	2014
Larry Berlin I S.à r.l., Luxembourg	94.80 ¹⁾	2,527.8	259.2	2014
Larry Berlin II S.à r.l., Luxembourg	94.80 ¹⁾	6,038.2	403.2	2014
Larry Berlin Lichtenberg S.à r.l., Luxembourg	94.80 ¹⁾	8,141.2	577.4	2014
Larry Condo Holdco S.à r.l., Luxembourg	94.80 ¹⁾	10,267.7	5,926.7	2014
Larry Condo S.à r.l., Luxembourg	94.80 ¹⁾	10,948.1	2,083.3	2014
Larry I Targetco (Berlin) GmbH, Berlin	100.00	77,039.3	-9.2	2014
Larry II Berlin Hellersdorf S.à r.l., Luxembourg	94.80 ¹⁾	7,246.0	736.7	2014
Larry II Berlin Marzahn S.à r.l., Luxembourg	94.80 ¹⁾	12,205.5	558.2	2014
Larry II Greater Berlin S.à r.l., Luxembourg	94.80 ¹⁾	6,347.4	418.5	2014
Larry II Potsdam S.à r.l., Luxembourg	94.80 ¹⁾	3,628.8	661.4	2014
Larry II Targetco (Berlin) GmbH, Berlin	100.00	70,861.1	-8.4	2014
LebensWerk GmbH, Berlin	100.00 ¹⁾	457.1	0.0	2014
Main-Taunus Wohnen GmbH & Co. KG, Eschborn	99.99 ¹⁾²⁾⁴⁾	5,759.6	1,413.5	2014
Marienfelder Allee 212-220 Grundstücksgesellschaft b.R., Berlin	94.00 ¹⁾	6,373.7	-280.1	2014
Rhein-Main Wohnen GmbH, Frankfurt/Main	100.00 ¹⁾⁵⁾	513,965.8	-9,223.4	2014
Rhein-Mosel Wohnen GmbH, Mainz	100.00 ¹⁾	175,854.8	7,124.6	2014
Rhein-Pfalz Wohnen GmbH, Mainz	100.00	296,726.3	169,625.1	2014
RMW Projekt GmbH, Frankfurt/Main	100.00 ¹⁾	16,238.3	0.0	2014
Seniorenresidenz "Am Lunapark" GmbH, Leipzig	100.00 ¹⁾	102.3	0.0	2014
SGG Scharnweberstraße Grundstücks GmbH, Berlin	100.00 ¹⁾	25.0	0.0	2014
SIWOG 1992 Siedlungsplanung und Wohnbauten Gesellschaft mbH, Berlin	50.00 ¹⁾	4,571.0	53.0	2013
Sophienstraße Aachen Vermögensverwaltungsgesellschaft mbH, Berlin	100.00 ¹⁾	2,193.0	0.0	2014
Stadtentwicklungsgesellschaft Buch mbH, Berlin	100.00 ¹⁾	2,220.0	-348.0	2014
Wohn- und Pflegewelt Lahnblick GmbH, Bad Ems	100.00 ¹⁾	463.4	237.8	2014
Wohnanlage Leonberger Ring GmbH, Berlin	100.00 ¹⁾	25.0	0.0	2014
Zisa Beteiligungs GmbH, Berlin	49.00 ¹⁾	9.0	-13.0	2012
Zisa Grundstücksbeteiligungs GmbH & Co. KG, Berlin	94.90 ¹⁾	-214.0	-140.0	2014
Zisa Verwaltungs GmbH, Berlin	100.00 ¹⁾	25.0	0.0	2014
Zweite GSW Verwaltungs- und Betriebsgesellschaft mbH, Berlin	100.00 ¹⁾	24.0	-1.0	2014

¹⁾ Indirect shareholdings

²⁾ Direct and indirect shareholdings

³⁾ Waiver according to sec. 264 para. 3 of the German Commercial Code (HGB) due to inclusion in the consolidated financial statements of Deutsche Wohnen AG

⁴⁾ Waiver according to sec. 264b of the German Commercial Code (HGB) due to inclusion in the consolidated financial statements of Deutsche Wohnen AG

⁵⁾ Large capital company

⁶⁾ The company was founded in 2014. An annual financial statement as at 31/12/2014 is not yet available

2 Receivables and other assets

Among other assets, claims amounting to EUR 0.2 million have a remaining term of more than one year (previous year: EUR 0.01 million). As in the previous year, the remaining receivables and other assets have a remaining term of less than one year.

Receivables from affiliated companies (EUR 2,020.4 million; previous year: EUR 935.9 million) primarily include receivables from cash management and cash pooling arrangements, loans granted, profit transfers and other business relations with subsidiaries within the Deutsche Wohnen Group.

Other assets comprise dividend claims against affiliated companies legally accruing only after the reporting date in the amount of EUR 74.2 million. These dividend claims in the amount of EUR 74.2 million comprise offsettable capital gains tax and solidarity surcharge contributions in the amount of EUR 19.5 million. The remaining other assets likewise primarily comprise – as in the previous year – tax refund claims.

3 Cash on hand, bank balances

Deutsche Wohnen AG has headed up the intra-Group cash pool since the end of 2014.

4 Deferred expenses and accrued income

Deferred expenses and accrued income include discounts in the amount of EUR 63.0 million (previous year: EUR 41.9 million), of which EUR 63.0 million relates to the difference between the settlement amount and the issuance fee for the convertible bond issued in 2013 and 2014 and reported under bonds.

5 Deferred tax assets

The following differences between the commercial and tax bases of assets and liabilities exist with regard to the company and/or subsidiary companies:

- Due to different discount rates pursuant to commercial and tax law, differences remain in the employee benefit liabilities and other provisions, which will lead to a future tax benefit.
- Due to prohibitions against the reporting of certain items pursuant to tax law, there are differences as compared to the commercial balance sheet, which will lead to a future tax benefit.
- There are tax loss carry-forwards, which will lead to a future tax benefit.
- Due to differences between the tax capital accounts for partnerships and commercial investment carrying values, there are differences which will lead to a future tax burden.
- Due to the differences between the remaining carrying values of properties under commercial law and those under tax law and special tax items, there are differences which will lead to a future tax charge.

6 Equity

As at 31 December 2014, the issued capital of Deutsche Wohnen AG amounted to approximately EUR 294.26 million (previous year: EUR 286.22 million) divided into 294.26 million no-par value shares, each representing a notional share of the issued capital of EUR 1.00. By way of implementation of a resolution adopted by the Annual General Meeting to that effect, all remaining registered shares were converted into bearer shares as at 5 September 2014 with the result that Deutsche Wohnen AG now only has bearer shares.

All shares carry the same rights and obligations. Each share entitles the holder to one vote at the Annual General Meeting and determines the shareholders' shares in the profits of the company. The rights and obligations of the shareholders are outlined in detail in the provisions of the German Stock Corporation Act (AktG), in particular sec. 12, 53 et seq., 118 et seq. and 186. There are no shares with special rights conferring powers of control.

The Management Board of Deutsche Wohnen AG is not aware of any restrictions which affect the voting rights or transfer of shares.

In the event of capital increases, the new shares are issued as bearer shares.



By resolution of the Annual General Meeting held on 11 June 2014, which was entered into the commercial register on 6 August 2014, the Management Board has been authorised to increase the company's issued capital, with the consent of the Supervisory Board, by up to EUR 85 million once or several times during the period until 10 July 2017 by means of the issuance of up to 85 million new ordinary bearer shares against cash contributions and/or contributions in kind (authorised capital 2014/I). The shareholders must in principle be granted subscription rights within the scope of the authorised capital. However, in certain cases, the Management Board is entitled to exclude the subscription rights of shareholders with the consent of the Supervisory Board and subject to the detailed provisions of the Articles of Association. The authorised capital 2013/I was cancelled upon the registration of the authorised capital 2014/I.

The issued capital may be contingently increased further by a total of up to approximately EUR 85.91 million by means of the issuance of up to approximately EUR 85.91 million new no-par value bearer shares with dividend rights generally from the start of the financial year of their issuance (contingent capital 2013, contingent capital 2014/I, contingent capital 2014/II and contingent capital 2014/III).

The resolution adopted at the Annual General Meeting held on 11 June 2014 authorised the Management Board to issue no-par value convertible and/or warrant bearer bonds and/or profit participation rights with option or conversion rights (or a combination of these instruments) in the nominal value of up to EUR 950 million, and to grant the creditors thereof conversion or option rights for Deutsche Wohnen AG shares representing a share of the issued capital of up to EUR 50 million. On the basis of this authorisation, Deutsche Wohnen AG on 8 September 2014 issued a convertible bond with a total nominal value of EUR 400 million entitling the holders thereof to convert it into up to 25 million Deutsche Wohnen AG shares. The contingent capital 2014/I accordingly remains in the amount of EUR 25 million following the issuance.

The acquisition of own shares is authorised pursuant to sec. 71 et seqq. of the German Stock Corporation Act (AktG) and also, as at the balance sheet date, by the Annual General Meeting held on 11 June 2014 (agenda item 14). By resolution of the Annual General Meeting held on 11 June 2014, the Management Board has been authorised, with the consent of the Supervisory Board and having regard to the principle of equal treatment of shareholders (sec. 53a of the German Stock Corporation Act (AktG)), to acquire and use own shares of the company in the total amount of up to 10% of the issued capital existing at the time of the adoption of the resolution or – where this amount is lower – at the time of the exercise of the authorisation in accordance with the issued stipulations until 10 June 2019.

The amount of any shares acquired on the basis of this authorisation together with other shares of the company already acquired and still held by the company or other shares attributable to the company pursuant to sec. 71a et seqq. of the German Stock Corporation Act (AktG) may not at any time exceed 10% of the issued capital of the company.

The authorisation may not be used for the purposes of trading in own shares.

As at the balance sheet date, the company did not have any own shares.

Capital reserve

The initial formation of the capital reserve was made by resolution of the Extraordinary Annual General Meeting in 1999. The capital reserve amounted to EUR 2,836.6 million as at 31 December 2014, having increased in the financial year 2014 from EUR 2,673.7 million, by EUR 133.6 million as a result of premiums arising out of the capital increase resulting from the contribution in kind of shares of GSW Immobilien AG in progress since September 2014 as part of the exchange of shares pursuant to the control agreement, and by EUR 27.9 million as a result of the issuance of a convertible bond. Furthermore, the issuance of share options to the members of the Management Board resulted in an increase in the capital reserve in the amount of EUR 1.4 million.

Revenue reserve

The statutory reserve is mandatory for German public limited companies (Aktiengesellschaften). In accordance with sec. 150 para. 2 of the German Stock Corporation Act (AktG), an amount equivalent to 5% of the profit for the financial year is to be retained. The amount of the statutory reserve is subject to a cap of 10% of the issued capital.

In accordance with sec. 272 para. 2, nos. 1-3 of the German Commercial Code (HGB), any existing capital reserve is to be taken into account so as to reduce the required additions to the statutory reserve, with the assessment basis being the issued share capital which exists and is legally effective at the reporting date and which is to be reported in this amount on the relevant annual balance sheet. The statutory reserve remains unchanged at EUR 1.0 million.

7 Other provisions

Other provisions largely include staff-related provisions amounting to EUR 8.5 million (previous year: EUR 7.0 million) and provisions for outstanding invoices amounting to EUR 6.5 million (previous year: EUR 4.1 million).

8 Liabilities

EUR k	Balance	Thereof, remaining term		
		Up to one year	One to five years	More than five years
1. Bonds	651,234	1,234	0	650,000
Previous year	250,137	137	0	250,000
2. Liabilities to banks	0	0	0	0
Previous year	95,256	21,962	73,294	0
3. Trade payables	4,231	4,231	0	0
Previous year	1,226	1,226	0	0
4. Liabilities to affiliates	1,095,769	1,065,769	30,000	0
Previous year	94,119	64,119	30,000	0
5. Other liabilities	1,130	1,130	0	0
Previous year	573	573	0	0
Total financial year	1,752,364	1,072,364	30,000	650,000
Total previous year	441,311	88,017	103,294	250,000

The bonds comprise two convertible bonds, the first being the convertible bond issued on 22 November 2013 in the nominal amount of EUR 250.0 million (security identification number: A1YCR0), which may be converted into 13.6 million no-par value bearer shares of Deutsche Wohnen AG (underpinned by a maximum of 16.1 million shares from the contingent capital 2013) on the basis of the exchange ratio valid as at 31 December 2014. This convertible bond is unsecured, earns interest at 0.5% p.a., has a term of up to seven years until 22 November 2020 and may be terminated after five years. In the event of the termination, conversion or final maturity of the convertible bond, Deutsche Wohnen AG has the option of paying the bond creditors in shares and/or the equivalent value in cash by way of satisfaction of their claims. The second convertible bond comprised in the bonds is the convertible bond issued on 8 September 2014 in the nominal amount of EUR 400.0 million (security identification number: A1YCR0), which may be converted into 18.1 million no-par value bearer shares of Deutsche Wohnen AG (underpinned by a maximum of 50.0 million shares from the contingent capital 2014/I) on the basis of the exchange ratio valid as at 31 December 2014. This convertible bond is unsecured, earns interest at 0.875% p.a., has a term of up to seven years until 8 September 2021 and may be terminated after five years. In the event of the termination, conversion or final maturity of the convertible bond, Deutsche Wohnen AG has the option of paying the bond creditors in shares and/or the equivalent value in cash by way of satisfaction of their claims.

The liabilities to banks were repaid in full in the financial year 2014.

Liabilities to affiliated companies include liabilities arising from internal cash management and cash pooling, trade payables, profit transfers and other liabilities.

The liabilities are not secured by Deutsche Wohnen AG.

D NOTES TO THE PROFIT AND LOSS STATEMENT

1 Other operating income

Other operating income in the financial year 2014 largely comprises revenues of EUR 0.6 million (previous year: EUR 1.3 million) from the reversal of provisions and well as an appreciation in the value of financial assets depreciated and amortised in previous years of EUR 0.3 million (previous year: none).

2 Staff expenses

The stock option plan launched in 2014 provides for the issuance of a maximum of 12,879,752 subscription rights to the members of the Management Board of Deutsche Wohnen AG and to selected executives of the Deutsche Wohnen Group under the following conditions:

The subscription rights will be issued to beneficiaries in annual tranches until the expiration of four years from the date of the registration of the contingent capital in the commercial register, but at least until the expiration of 16 weeks after the closing of the ordinary Annual General Meeting in 2018. The amount of the annual tranches will be determined by dividing the target amount of the variable remuneration for the beneficiary in question by a reference value, which will be commensurate with the arithmetic mean of the closing price for the Deutsche Wohnen share 30 days prior to the issuance of the share options concerned.

The subscription rights may be exercised for the first time after the expiration of four years (waiting period) and thereafter within three years (exercise period) and will expire upon the expiration of the relevant period.

The subscription rights may only be exercised where the following conditions are met:

- The service contract concluded with the beneficiary is not terminated during the waiting period on grounds for which the latter is responsible (sec. 626 para. 1 of the German Civil Code (BGB)) and
- The performance targets "Adjusted NAV per share" (40% weighting), "FFO I (without disposals) per share" (40% weighting) and "Share price development" (20% weighting) are attained.

The performance targets for each individual tranche of the share options relate to the development of the (i) Adjusted NAV per share, (ii) FFO I (without disposals) per share and (iii) Share price development, as compared to the EPRA/NAREIT Germany Index, calculated in accordance with the following provisions.

Within each of the aforementioned performance targets there is a minimum target that must be achieved so that half of the stock options based on this performance target can be exercised, as well as a maximum target, when achieved, renders all stock options based on this performance target eligible for exercise within the framework of the weighting of the performance target. The minimum target will in each case be reached at 75% of target attainment and the maximum target at 150% of target attainment. The individual minimum and maximum targets are set by the company on the basis of its four-year-projections prior to the issuance of the annual tranche of stock options. Subject to special arrangements for termination of the service or employment relationship of the beneficiary prior to the expiration of the waiting period, the number of exercisable stock options per tranche equals the total number of stock options in the respective tranche multiplied by the percentage rate calculated from the sum of the percentage rates resulting based on achieving one or several performance targets on the basis of the conditions noted above that is divided by 150%, and taking into consideration the aforementioned weighting of the performance targets, so that a difference in achieving the performance targets is compensated in favour of the person eligible. This compensation also holds true if the minimum targets have not been reached.

At the end of the waiting period the number of allocable subscription rights per eligible person is calculated on the basis of the achieved performance targets. When acquiring the shares (exercise of the issued subscription rights), the eligible person must pay EUR 1.00 per share. The shares acquired following the exercise of the options will have full voting rights and entitlement to dividends.

A total of 112,322 stock options were assigned in the past financial year.

When calculating the value of the stock options issued, it was assumed that the performance targets "Adjusted NAV per share" and "FFO I (without disposals) per share" will have been met 100% by the end of the waiting period. With regard to meeting the target "Share price development", the value for the subscription rights was calculated pro rata on the basis of a risk-free interest rate of 1.75% and an expected dividend return of 2.4%. The distribution of the stock option value calculated for the subscription rights over the vesting period was calculated in consideration of the special contractual provisions that exist for the termination of the service or employment relationship of the persons eligible.

The expenses relating to the share option programme as reported in the annual financial statement amount to EUR 1.37 million.

3 Other operating expenses

Other operating expenses largely consist of consultancy, audit and court fees (EUR 7.6 million; previous year: EUR 6.6 million), IT costs (EUR 6.6 million; previous year: EUR 5.8 million), costs arising in connection with the absorption of equity (EUR 1.2 million; previous year: EUR 7.9 million) and consultancy and transaction costs for acquisitions.

4 Interest and similar expenses

Interest and similar expenses comprise prepayment penalties for the termination of interest rate hedge transactions in the amount of EUR 2.6 million (previous year: EUR 0.0 million) and for intra-Group transfers of interest rate hedge transactions having a fair value in the negative amount of EUR 3.8 million (previous year: EUR 0.0 million).

E DERIVATIVE FINANCIAL INSTRUMENTS

Interest rate swaps entered into by Deutsche Wohnen AG for the purposes of hedging interest rate risk were terminated or transferred to affiliated companies in the financial year 2014.

F GUARANTEES AND OTHER COMMITMENTS

As at the reporting date, Deutsche Wohnen AG was acting as guarantor in favour of Aareal Bank AG, Wiesbaden, on behalf of affiliated companies in the amount of EUR 3.2 million for bank guarantees on collected rental deposits and in the amount of EUR 1.0 million for other limited guarantees. It is unlikely that either of these guarantees will be drawn upon, as these companies are profitable and solvent.

As at the reporting date, Deutsche Wohnen AG was acting as guarantor in favour of HSH Nordbank AG, Hamburg and Kiel, for loans granted to two affiliated companies in the amount of EUR 19.2 million plus claims for interest. It is unlikely that either of these guarantees will be drawn upon, as these companies are profitable and solvent and, in particular, the loans are secured by way of liens on property.

For its own office lease agreements, Deutsche Wohnen AG has issued bank guarantees in the amount of EUR 0.1 million in favour of the lessors. It is unlikely that these guarantees will be drawn upon, as Deutsche Wohnen AG is fulfilling its payment obligations.

Deutsche Wohnen AG is jointly and severally liable with affiliated companies for liabilities to banks owed by those affiliated companies in the amount of EUR 1,077.6 million, plus claims arising in connection with interest and interest rate hedge transactions. It is unlikely that any claims will be brought in this regard, as these companies are profitable and solvent and the loans are secured by way of liens on property.

Deutsche Wohnen AG has issued comfort letters to several creditors in favour of affiliated companies for liabilities to banks and liabilities to other creditors in the amount of EUR 25.8 million, plus claims arising in connection with interest and interest rate hedge transactions. It is unlikely that any claims will be brought in this regard, as these companies are profitable and solvent and the loans are secured by way of liens on property.

Deutsche Wohnen AG has assigned shareholder loans, unvalued as at the reporting date, to a creditor for the purposes of securing claims arising in connection with loans of this creditor against affiliated companies. It is unlikely that any claims will be brought in this regard, as these companies are profitable and solvent and the loans are secured by way of liens on property.

A domination agreement is in place between Deutsche Wohnen AG, as the controlling company, and Rhein-Pfalz Wohnen GmbH, Mainz, as the controlled company.

A domination agreement is in place between Deutsche Wohnen AG, as the controlling company, and GSW Immobilien AG, Berlin, as the controlled company, guaranteeing the external shareholders a dividend in the amount of EUR 1.40 per share p. a.

Domination and profit and loss transfer agreements are in place between Deutsche Wohnen AG (the parent company) and Deutsche Wohnen Corporate Real Estate GmbH, Berlin, Deutsche Wohnen Management- und Servicegesellschaft mbH, Frankfurt/Main, Deutsche Wohnen Fondsbeteiligungs GmbH, Berlin, and Deutsche Wohnen Zweite Fondsbeteiligungs GmbH, Berlin (each a subsidiary company).

Profit and loss transfer agreements are in place between Deutsche Wohnen AG (the parent company) and Deutsche Wohnen Construction and Facilities GmbH, Berlin, Deutsche Wohnen Immobilien Management GmbH, Berlin, and Deutsche Wohnen Management GmbH, Berlin (each a subsidiary company), with effect from 1 January 2014, having been concluded and entered into the commercial register of the subsidiary companies over the course of the financial year 2014.

G OTHER FINANCIAL OBLIGATIONS

EUR m	Up to one year	Two to five years	More than five years	Total
Leasing and rental agreements	0.7	1.9	0.0	2.6
Long-term service agreements	6.2	11.9	0.3	18.4
Total	6.9	13.8	0.3	21.0

Pursuant to the control agreement concluded with GSW Immobilien AG, as the controlled company, Deutsche Wohnen AG is moreover subject to another financial obligation arising in connection with the guarantee given by it to the external shareholders to the effect that the latter will receive a guaranteed dividend in the amount of at least EUR 1.40 per share p.a. from GSW Immobilien AG or alternatively a corresponding differential amount from Deutsche Wohnen AG. As at the reporting date, external shareholders still held 3,919,268 bearer shares of GSW Immobilien AG.

Other financial obligations arising out of internal rental agreements and agreements from the provision of services within the Deutsche Wohnen AG Group are not included herein.

H OTHER INFORMATION

1 Management Board

The Management Board is composed as follows:

Name	Memberships in supervisory boards and other executive bodies within the meaning of sec. 125 para. 1 sent. 5 of the German Stock Corporation Act (AktG)
Michael Zahn, Economist Chief Executive Officer	TLG Immobilien AG, Berlin (Chairman of the Supervisory Board since 5/9/2014) Eisenbahn-Siedlungs-Gesellschaft Berlin mbH, Berlin (Chairman of the Supervisory Board) GEHAG GmbH, Berlin (Chairman of the Supervisory Board) KATHARINENHOF® Seniorenwohn- und Pflegeanlage Betriebs-GmbH, Berlin (Chairman of the Supervisory Board until 31/12/2014) G+D Gesellschaft für Energiemanagement GmbH, Magdeburg (Chairman of the Advisory Board) Funk Schadensmanagement GmbH, Berlin (Chairman of the Advisory Board)
Lars Wittan, Degree in business administration (Dipl.-Betriebswirt) Member of the Management Board	KATHARINENHOF® Seniorenwohn- und Pflegeanlage Betriebs-GmbH, Berlin (Deputy Chairman of the Supervisory Board until 31/12/2014) Eisenbahn-Siedlungs-Gesellschaft Berlin mbH, Berlin (Member of the Supervisory Board)
Andreas Segal, Lawyer Member of the Management Board since 31/1/2014	None

The remuneration paid to the members of the Management Board in the financial year under review and in the previous year can be broken down as follows (in EUR k):

EUR k	Michael Zahn Chief Executive Officer since 1/9/2007		Lars Wittan Member of the Management Board since 1/10/2011		Andreas Segal Member of the Management Board since 31/1/2014	
	2013	2014	2013	2014	2013	2014
Fixed remuneration	450	731	250	344	0	386
Supplementary payments	27	28	24	25	0	30
Total fixed	477	759	274	369	0	416
Short-term incentive	476	500	238	240	0	240
short-term due	309	500	155	240	0	240
long-term due	167	0	83	0	0	0
Long-term incentive	150	750	100	260	0	260
PSU 2013	150	0	100	0	0	0
AOP 2014	0	750	0	260	0	260
Total variable	626	1,250	338	500	0	500
Special remuneration	900	0	600	0	0	0
Total amount	2,003	2,009	1,212	869	0	916

A special allowance was granted in 2013 for the successful acquisition of GSW Immobilien AG. Payment of 50% of the sum was made in 2013. With respect to the second part of the sum, the Management Boards have undertaken to invest the entire net amount in shares of Deutsche Wohnen AG. Half of the second part of the sum was paid out in 2014 and then invested in shares. The payment of the second half of this part of the sum is dependent upon the achievement of synergy potential in the amount of EUR 25 million per year.

Please refer to the Management Report for further explanation of the remuneration system of the Management Board.

There are no employee benefit liabilities for current or retired members of the Management Board of Deutsche Wohnen AG. Provisions in the amount of EUR 4 k have been established for commitments made for the benefit of any members of the Management Board becoming unable to work; there are claims arising out of reinsurance policies in a corresponding amount. No advances, loans or securities were granted to members of the Management Board of Deutsche Wohnen AG in the financial year 2014.

2 Supervisory Board

The Supervisory Board is composed of the following members:

Name	Occupation	Memberships in supervisory boards and other executive bodies within the meaning of sec. 125 para. 1 sent. 5 of the German Stock Corporation Act (AktG)
Uwe E. Flach Chairman	Senior Advisor Oaktree GmbH, Frankfurt/Main	DZ Bank AG, Frankfurt/Main (Member of the Advisory Board) Deutsche Office AG, Cologne (Deputy Chairman of the Supervisory Board) GSW Immobilien AG, Berlin (Member of the Supervisory Board since 3/1/2014, Chairman of the Supervisory Board since 15/1/2014)
Dr. Andreas Kretschmer Deputy Chairman	Managing Director Ärzteversorgung Westfalen-Lippe Einrichtung der Ärztekammer Westfalen-Lippe – Kör -, Münster	BIOCEUTICALS Arzneimittel AG, Bad Vilbel (Chairman of the Supervisory Board) Amprion GmbH, Dortmund (Deputy Chairman of the Supervisory Board) GSW Immobilien AG, Berlin (Member of the Supervisory Board since 3/1/2014, Deputy Chairman of the Supervisory Board until 15/1/2014)
Matthias Hünlein	Managing Director Tishman Speyer Properties Deutschland GmbH, Frankfurt/Main	A.A.A. Aktiengesellschaft Allgemeine Anlagenverwaltung, Frankfurt/Main (Member of the Supervisory Board until 14/10/2014) GSW Immobilien AG, Berlin (Member of the Supervisory Board since 3/1/2014)
Dr. Florian Stetter	Chairman of the Management Board Rockhedge Asset Management AG, Krefeld	CalCon Deutschland AG, Munich (Member of the Supervisory Board) ENOVO s.r.o., Bratislava, Slovak Republic (Managing Partner)
Dr. Michael Leinwand until 11/6/2014	Chief Investment Officer Zürich Beteiligungs-AG, Frankfurt/Main	Bizerba GmbH & Co. KG, Balingen
Claus Wisser since 11/6/2014	Chief Executive Officer Claus Wisser Vermögens- verwaltungs GmbH, Frankfurt/Main	AVECO Holding AG, Frankfurt/Main (Chairman of the Supervisory Board) DFV Deutsche Familienversicherung AG, Frankfurt/Main (Member of the Supervisory Board)
Dr. Wolfgang Clement	Publicist and Company Consultant Former Federal Minister (Bundesminister a.D.) Former State Prime Minister (Ministerpräsident a.D.), Bonn	Daldrup & Söhne AG, Grünwald (Chairman of the Supervisory Board) DIS Deutscher Industrie Service AG, Dusseldorf (Member of the Supervisory Board) Peter Dussmann-Stiftung, Berlin (Member of the Board of Trustees) Dussmann Stiftung & Co. KGaA, Berlin (Chairman of the Supervisory Board) Landau Media Monitoring AG & Co. KG, Berlin (Member of the Supervisory Board) RWE Power AG, Essen (Member of the Supervisory Board)

Each member of the Supervisory Board receives a fixed remuneration of EUR 30 k; the Chairman of the Supervisory Board receives double that amount and the Deputy Chairman of the Supervisory Board receives one and a half times that amount as remuneration. Each Supervisory Board member receives lump-sum remuneration in the amount of EUR 5 k per financial year for membership in the Audit Committee, and a member of the Executive and the Acquisition Committee receives a fee in the amount of EUR 1 k for each attendance at a meeting of the committee in person. Supervisory Board remuneration for the financial year amounts to EUR 240 k net without value added tax.

Mr Flach receives EUR 65 k net (previous year: EUR 65 k), Dr Kretschmer receives EUR 50 k net (previous year: EUR 50 k), Dr Stetter receives EUR 35 k net (previous year: EUR 35 k), Mr Hünlein and Mr Clement each receive EUR 30 k net (previous year: EUR 30 k) and Mr Leinwand EUR 13.3 k (previous year: EUR 30 k) and Mr Wisser EUR 16.8 k net on a pro rata temporis basis.

There are no employee benefit liabilities for current or retired members of the Supervisory Board of Deutsche Wohnen AG. No advances, loans or securities were granted to members of the Supervisory Board in the financial year.



3 Shareholdings requiring notification in accordance with sec. 160 German Stock Corporation Act (AktG)

In the financial year 2014 and after the end of the financial year until the valuation date Deutsche Wohnen received the following notifications of voting rights according to sec. 21 ff. German Securities Trading Act (WpHG). They were published with the following wording.

1. On 21 February 2014, Internationale Kapitalanlagegesellschaft mbH, Dusseldorf, Germany, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 27 November 2013 and as of such date amount to 2.636% (this corresponds to 7,545,434 voting rights).

The above mentioned voting rights of 2.636% (this corresponds to 7,545,434 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG.

2. We received the following notifications pursuant to sec. 25a, para. 1 WpHG on 25 February 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold(s) crossed or reached: 5%

Date at which the threshold is crossed or reached: 19 February 2014

Total amount of voting rights:
6.53% (equals: 18,686,506 voting rights)
calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion: Voting rights proportion based on (financial/other) instruments pursuant to sec. 25a WpHG:

0.94% (equals: 2,692,668 voting rights)

thereof held indirectly:

0.94% (equals: 2,692,668 voting rights)

Voting rights proportion based on (financial/other) instruments pursuant to sec. 25 WpHG:

2.45% (equals: 7,007,741 voting rights)

thereof held indirectly:

2.45% (equals: 7,007,741 voting rights)

Voting rights pursuant to sec. 21, 22 WpHG:

3.14% (equals: 8,986,097 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25a WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Ltd.

ISIN or name/description of the (financial/other) instrument:

Equity Swap, cash settlement – Expiration date: 28.04.2017

Equity Swap, cash settlement – Expiration date: 15.05.2015

Equity Swap, cash settlement – Expiration date: 02.10.2017

Equity Swap, cash settlement – Expiration date: 15.12.2015

Equity Swap, cash settlement – Expiration date: 23.07.2014

Equity Swap, cash settlement – Expiration date: 15.12.2015

Equity Swap, cash settlement – Expiration date: 05.08.2014

Equity Swap, cash settlement – Expiration date: 05.08.2014

Equity Swap, cash settlement – Expiration date: 17.04.2015

Equity Swap, cash settlement – Expiration date: 17.04.2015

Equity Swap, cash settlement – Expiration date: 12.01.2015

Equity Swap, cash settlement – Expiration date: 07.04.2015

Equity Swap, cash settlement – Expiration date: 03.11.2014

Equity Swap, cash settlement – Expiration date: 03.07.2015

Equity Swap, cash settlement – Expiration date: 18.06.2015

Convertible Bond (ISIN DE000A1YCR02) – Expiration date: 22.11.2020

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold(s) crossed or reached: 5%

Date at which the threshold is crossed or reached: 19 February 2014

Total amount of voting rights:
6.53% (equals: 18,686,506 voting rights)
calculated from the following total number of voting rights issued: 286,216,731



Detailed information on the voting rights proportion: Voting rights proportion based on (financial/other) instruments pursuant to sec. 25a WpHG:

0.94 % (equals: 2,692,668 voting rights)

thereof held indirectly:

0.94 % (equals: 2,692,668 voting rights)

Voting rights proportion based on (financial/other) instruments pursuant to sec. 25 WpHG:

2.45 % (equals: 7,007,741 voting rights)

thereof held indirectly:

2.04 % (equals: 5,825,833 voting rights)

Voting rights pursuant to sec. 21, 22 WpHG:

3.14 % (equals: 8,986,097 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25a WpHG:

Chain of controlled undertakings: Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Ltd.

ISIN or name/description of the (financial/other) instrument:

Equity Swap, cash settlement – Expiration date: 28.04.2017

Equity Swap, cash settlement – Expiration date: 15.05.2015

Equity Swap, cash settlement – Expiration date: 02.10.2017

Equity Swap, cash settlement – Expiration date: 15.12.2015

Equity Swap, cash settlement – Expiration date: 23.07.2014

Equity Swap, cash settlement – Expiration date: 15.12.2015

Equity Swap, cash settlement – Expiration date: 05.08.2014

Equity Swap, cash settlement – Expiration date: 05.08.2014

Equity Swap, cash settlement – Expiration date: 17.04.2015

Equity Swap, cash settlement – Expiration date: 17.04.2015

Equity Swap, cash settlement – Expiration date: 12.01.2015

Equity Swap, cash settlement – Expiration date: 07.04.2015

Equity Swap, cash settlement – Expiration date: 03.11.2014

Equity Swap, cash settlement – Expiration date: 03.07.2015

Equity Swap, cash settlement – Expiration date: 18.06.2015

Convertible Bond (ISIN DE000A1YCR02) – Expiration date: 22.11.2020

3. We have received the following notifications according to sec. 25, para. 1 WpHG on 25 February 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 19 February 2014

Total amount of voting rights:

5.59 % (equals: 15,993,838 voting rights)

calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:

(Financial/other) instruments pursuant to sec. 25 WpHG:

2.45 % (equals: 7,007,741 voting rights)

thereof held indirectly:

2.45 % (equals: 7,007,741 voting rights)

Voting rights pursuant to sec. 21, 22 WpHG:

3.14 % (equals: 8,986,097 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit: unbestimmt'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 19 February 2014

Total amount of voting rights:

5.59 % (equals: 15,993,838 voting rights)

calculated from the following total number of voting rights issued: 286,216,731



Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
2.45 % (equals: 7,007,741 voting rights)
thereof held indirectly:
2.04 % (equals: 5,825,833 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
3.14 % (equals: 8,986,097 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse Holdings (USA),
Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA)
LLC, Credit Suisse Investments (UK), Credit Suisse Investment
Holdings (UK), Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:
'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit:
unbestimmt'

4. I. On 25 February 2014, Credit Suisse Group AG, Zurich,
Switzerland, has informed us according to sec. 21, para. 1 WpHG
that its voting rights in Deutsche Wohnen AG, Frankfurt/Main,
Germany, have exceeded the threshold of 3% on 19 February
2014 and as of such date amount to 3.14 % (this corresponds to
8,986,097 voting rights).

Voting rights of 3.11 % (this corresponds to 8,911,958 voting
rights) are to be attributed to the company according to sec. 22,
para. 1, sent. 1, no. 1 WpHG.

Attributed voting rights are held via the following company that
is controlled by Credit Suisse Group AG and whose holdings of
voting rights amount to 3% or more in Deutsche Wohnen AG:

- Credit Suisse AG

Voting rights of 0.03 % (this corresponds to 74,139 voting rights)
are to be attributed to the company according to sec. 22, para. 1,
sent. 1, no. 6 WpHG in connection with sec. 22, para 1,
sent. 2 WpHG.

II. On 25 February 2014, Credit Suisse AG, Zurich, Switzerland,
has informed us according to sec. 21, para. 1 WpHG that its
voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany,
have exceeded the threshold of 3% on 19 February 2014 and as
of such date amount to 3.14 % (this corresponds to 8,986,097
voting rights).

Voting rights of 2.12 % (this corresponds to 6,054,170 voting
rights) are to be attributed to the company according to sec. 22,
para. 1, sent. 1, no. 1 WpHG.

Voting rights of 0.03 % (this corresponds to 74,139 voting rights)
are to be attributed to the company according to sec. 22, para. 1,
sent. 1, no. 6 WpHG in connection with sec. 22, para 1,
sent. 2 WpHG.

5. I. On 3 March 2014, Credit Suisse Group AG, Zurich, Switzer-
land, has informed us according to sec. 21, para. 1 WpHG that
its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Ger-
many, have fallen below the threshold of 3% on 25 February
2014 and as of such date amount to 2.99 % (this corresponds to
8,558,448 voting rights).

Voting rights of 2.96 % (this corresponds to 8,484,309 voting
rights) are to be attributed to the company according to sec. 22,
para. 1, sent. 1, no. 1 WpHG.

Voting rights of 0.03 % (this corresponds to 74,139 voting rights)
are to be attributed to the company according to sec. 22, para. 1,
sent. 1, no. 6 WpHG in connection with sec. 22, para 1,
sent. 2 WpHG.

II. On 3 March 2014, Credit Suisse AG, Zurich, Switzerland, has
informed us according to sec. 21, para. 1 WpHG that its voting
rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have
fallen below the threshold of 3% on 25 February 2014 and as of
such date amount to 2.99 % (this corresponds to 8,558,448 voting
rights).

Voting rights of 1.98 % (this corresponds to 5,657,329 voting
rights) are to be attributed to the company according to sec. 22,
para. 1, sent. 1, no. 1 WpHG.

Voting rights of 0.03 % (this corresponds to 74,139 voting rights)
are to be attributed to the company according to sec. 22, para. 1,
sent. 1, no. 6 WpHG in connection with sec. 22, para 1,
sent. 2 WpHG.

6. On 6 March 2014, Ärzteversorgung Westfalen-Lippe KdöR,
Münster, Germany, has informed us according to sec. 21,
para. 1 WpHG that its voting rights in Deutsche Wohnen AG,
Frankfurt/Main, Germany, have fallen below the threshold of 3%
on 27 November 2013 and as of such date amount to 2.31 %
(this corresponds to 6,598,186 voting rights).



7. I. On 6 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 28 February 2014 and as of such date amount to 3.05% (this corresponds to 8,721,778 voting rights).

Voting rights of 1.06% (this corresponds to 3,023,355 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.99% (this corresponds to 5,698,423 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 6 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 28 February 2014 and as of such date amount to 3.05% (this corresponds to 8,721,778 voting rights).

Voting rights of 0.07% (this corresponds to 189,110 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.99% (this corresponds to 5,698,423 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

8. I. On 7 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 3 March 2014 and as of such date amount to 2.997% (this corresponds to 8,578,150 voting rights).

Voting rights of 1.01% (this corresponds to 2,879,727 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.99% (this corresponds to 5,698,423 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 7 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 3 March 2014 and as of such date amount to 2.997% (this corresponds to 8,578,150 voting rights).

Voting rights of 0.02% (this corresponds to 45,482 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.99% (this corresponds to 5,698,423 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

9. I. On 11 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 6 March 2014 and as of such date amount to 3.12% (this corresponds to 8,926,353 voting rights).

Voting rights of 1.13% (this corresponds to 3,230,993 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.99% (this corresponds to 5,695,360 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 11 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 6 March 2014 and as of such date amount to 3.12% (this corresponds to 8,926,353 voting rights).

Voting rights of 0.14% (this corresponds to 396,748 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.99% (this corresponds to 5,695,360 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.



10. I. On 24 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 19 March 2014 and as of such date amount to 2.99% (this corresponds to 8,562,066 voting rights).

Voting rights of 1.06% (this corresponds to 3,040,706 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.93% (this corresponds to 5,521,360 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 24 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 19 March 2014 and as of such date amount to 2.99% (this corresponds to 8,562,066 voting rights).

Voting rights of 0.10% (this corresponds to 277,966 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.93% (this corresponds to 5,521,360 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

11. I. On 25 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 20 March 2014 and as of such date amount to 3.02% (this corresponds to 8,650,157 voting rights).

Voting rights of 1.12% (this corresponds to 3,205,797 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.90% (this corresponds to 5,444,360 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 25 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 20 March 2014 and as of such date amount to 3.02% (this corresponds to 8,650,157 voting rights).

Voting rights of 0.15% (this corresponds to 442,464 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.90% (this corresponds to 5,444,360 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

12. I. On 27 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 21 March 2014 and as of such date amount to 2.92% (this corresponds to 8,370,545 voting rights).

Voting rights of 1.02% (this corresponds to 2,926,185 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.90% (this corresponds to 5,444,360 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 27 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 21 March 2014 and as of such date amount to 2.92% (this corresponds to 8,370,545 voting rights).

Voting rights of 1.93% (this corresponds to 5,535,319 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 0.03% (this corresponds to 71,893 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

III. On 27 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 24 March 2014 and as of such date amount to 3.0003% (this corresponds to 8,587,365 voting rights).

Voting rights of 1.11% (this corresponds to 3,176,335 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.89% (this corresponds to 5,411,030 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

IV. On 27 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 24 March 2014 and as of such date amount to 3.0003% (this corresponds to 8,587,365 voting rights).

Voting rights of 2.01% (this corresponds to 5,745,139 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 0.03% (this corresponds to 71,893 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

13. We have received the following notifications according to sec. 25, para. 1 WpHG on 27 March 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 21 March 2014

Total amount of voting rights:
4.92% (equals: 14,090,066 voting rights)
calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
2.00% (equals: 5,719,521 voting rights)
thereof held indirectly:
2.00% (equals: 5,719,521 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
2.92% (equals: 8,370,545 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse International, Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:
'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit: unbestimmt'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 21 March 2014

Total amount of voting rights:
4.92% (equals: 14,090,066 voting rights)
calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
2.00% (equals: 5,719,521 voting rights)
thereof held indirectly:
1.68% (equals: 4,803,221 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
2.92% (equals: 8,370,545 voting rights)



Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse International, Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit: unbestimmt'

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 24 March 2014

Total amount of voting rights:

5.03 % (equals: 14,393,699 voting rights)
calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion: (Financial/other) instruments purs. to sec. 25 WpHG:

2.03 % (equals: 5,806,334 voting rights)

thereof held indirectly:

2.03 % (equals: 5,806,334 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

3.0003 % (equals: 8,587,365 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse International, Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit: unbestimmt'

IV. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 24 March 2014

Total amount of voting rights:

5.03 % (equals: 14,393,699 voting rights)
calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion: (Financial/other) instruments purs. to sec. 25 WpHG:

2.03 % (equals: 5,806,334 voting rights)

thereof held indirectly:

1.77 % (equals: 5,065,034 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

3.0003 % (equals: 8,587,365 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse International, Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit: unbestimmt'

14. I. On 31 March 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 26 March 2014 and as of such date amount to 2.92% (this corresponds to 8,362,856 voting rights).

Voting rights of 1.06% (this corresponds to 3,025,826 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.



Voting rights of 1.86 % (this corresponds to 5,337,030 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 31 March 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 26 March 2014 and as of such date amount to 2.92% (this corresponds to 8,362,856 voting rights).

Voting rights of 0.09 % (this corresponds to 255,493 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.86 % (this corresponds to 5,334,030 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

15. I. On 7 April 2014, APG Groep NV, Heerlen, Netherlands, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 31 March 2014 and as of such date amount to 2.933% (this corresponds to 8,393,207 voting rights).

Voting rights of 2.933% (this corresponds to 8,393,207 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

II. On 7 April 2014, Stichting Pensioenfonds ABP, Heerlen, Netherlands, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 31 March 2014 and as of such date amount to 2.933% (this corresponds to 8,393,207 voting rights).

Voting rights of 2.933% (this corresponds to 8,393,207 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

III. On 7 April 2014, APG Asset Management NV, Amsterdam, Netherlands, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 31 March 2014 and as of such date amount to 2.933% (this corresponds to 8,393,207 voting rights).

16. I. On 7 April 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 1 April 2014 and as of such date amount to 3.01% (this corresponds to 8,613,332 voting rights).

Voting rights of 1.24 % (this corresponds to 3,562,957 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.76 % (this corresponds to 5,050,375 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 7 April 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 1 April 2014 and as of such date amount to 3.01% (this corresponds to 8,613,332 voting rights).

Voting rights of 0.29 % (this corresponds to 828,624 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.76 % (this corresponds to 5,050,375 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

17. We have received the following notifications according to sec. 25, para. 1 WpHG on 8 April 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 2 April 2014

Total amount of voting rights:

4.31 % (equals: 12,325,796 voting rights)

calculated from the following total number of voting rights issued: 286,216,731



Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
2.53 % (equals: 7,242,520 voting rights)
thereof held indirectly:
2.53 % (equals: 7,242,520 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
1.78 % (equals: 5,083,276 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse
International, Credit Suisse Holdings (USA), Inc., Credit Suisse
(USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse
Investments (UK), Credit Suisse Investment Holdings (UK),
Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:
'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit:
unbestimmt'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 2 April 2014

Total amount of voting rights:
4.31 % (equals: 12,325,796 voting rights)
calculated from the following total number of voting rights
issued: 286,216,731

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
2.53 % (equals: 7,242,520 voting rights)
thereof held indirectly:
2.21 % (equals: 6,334,220 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
1.78 % (equals: 5,083,276 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse International,
Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc.,
Credit Suisse Securities (USA) LLC, Credit Suisse Investments
(UK), Credit Suisse Investment Holdings (UK), Credit Suisse
Securities (Europe) Ltd.

Details on the (Financial/other) instruments:
'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit:
unbestimmt'

18. I. On 8 April 2014, Credit Suisse Group AG, Zurich, Switzer-
land, has informed us according to sec. 21, para. 1 WpHG that
its voting rights in Deutsche Wohnen AG, Frankfurt/Main,
Germany, have fallen below the threshold of 3 % on 2 April 2014
and as of such date amount to 1.78 % (this corresponds to
5,083,276 voting rights).

Voting rights of 0.01 % (this corresponds to 33,791 voting rights)
are to be attributed to the company according to sec. 22, para. 1,
sent. 1, no. 1 WpHG.

Voting rights of 1.76 % (this corresponds to 5,049,485 voting
rights) are to be attributed to the company according to sec. 22,
para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1,
sent. 2 WpHG.

II. On 8 April 2014, Credit Suisse AG, Zurich, Switzerland, has
informed us according to sec. 21, para. 1 WpHG that its voting
rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have
fallen below the threshold of 3 % on 2 April 2014 and as of
such date amount to 1.78 % (this corresponds to 5,083,276
voting rights).

Voting rights of 0.00 % (this corresponds to 6,791 voting rights)
are to be attributed to the company according to sec. 22, para. 1,
sent. 1, no. 1 WpHG.

Voting rights of 1.76 % (this corresponds to 5,049,485 voting
rights) are to be attributed to the company according to sec. 22,
para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1,
sent. 2 WpHG.

19. We received the following notifications pursuant to sec. 25a,
para. 1 WpHG on 11 April 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold(s) crossed or reached: 5 %

Date at which the threshold is crossed or reached: 8 April 2014

Total amount of voting rights:
4.97 % (equals: 14,215,821 voting rights)
calculated from the following total number of voting rights
issued: 286,216,731

Detailed information on the voting rights proportion:
Voting rights proportion based on (financial/other) instruments
pursuant to sec. 25a WpHG:
0.80 % (equals: 2,301,018 voting rights)
thereof held indirectly:
0.80 % (equals: 2,301,018 voting rights)
Voting rights proportion based on (financial/other) instruments
pursuant to sec. 25 WpHG:
2.38 % (equals: 6,814,872 voting rights)
thereof held indirectly:
2.38 % (equals: 6,814,872 voting rights)
Voting rights pursuant to sec. 21, 22 WpHG:
1.78 % (equals: 5,099,931 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25a WpHG:
Chain of controlled undertakings: Credit Suisse AG, Credit Suisse
Investments (UK), Credit Suisse Investment Holdings (UK), Credit
Suisse Securities (Europe) Limited

ISIN or name/description of the (financial/other) instrument:
Equity Swap, cash settlement – Expiration date: 03.07.2015
Equity Swap, cash settlement – Expiration date: 03.11.2014
Equity Swap, cash settlement – Expiration date: 07.04.2015
Equity Swap, cash settlement – Expiration date: 12.01.2015
Equity Swap, cash settlement – Expiration date: 17.04.2015
Equity Swap, cash settlement – Expiration date: 15.12.2015
Equity Swap, cash settlement – Expiration date: 08.09.2014
Equity Swap, cash settlement – Expiration date: 02.10.2017
Equity Swap, cash settlement – Expiration date: 15.05.2015

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold(s) crossed or reached: 5 %

Date at which the threshold is crossed or reached: 8 April 2014

Total amount of voting rights:
4.97 % (equals: 14,215,821 voting rights)
calculated from the following total number of voting rights
issued: 286,216,731

Detailed information on the voting rights proportion:
Voting rights proportion based on (financial/other) instruments
pursuant to sec. 25a WpHG:
0.80 % (equals: 2,301,018 voting rights)
thereof held indirectly:
0.80 % (equals: 2,301,018 voting rights)
Voting rights proportion based on (financial/other) instruments
pursuant to sec. 25 WpHG:
2.38 % (equals: 6,814,872 voting rights)
thereof held indirectly:
2.14 % (equals: 6,125,920 voting rights)
Voting rights pursuant to sec. 21, 22 WpHG:
1.78 % (equals: 5,099,931 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25a WpHG:
Chain of controlled undertakings: Credit Suisse Investments
(UK), Credit Suisse Investment Holdings (UK), Credit Suisse
Securities (Europe) Limited

ISIN or name/description of the (financial/other) instrument:
Equity Swap, cash settlement – Expiration date: 03.07.2015
Equity Swap, cash settlement – Expiration date: 03.11.2014
Equity Swap, cash settlement – Expiration date: 07.04.2015
Equity Swap, cash settlement – Expiration date: 12.01.2015
Equity Swap, cash settlement – Expiration date: 17.04.2015
Equity Swap, cash settlement – Expiration date: 15.12.2015
Equity Swap, cash settlement – Expiration date: 08.09.2014
Equity Swap, cash settlement – Expiration date: 02.10.2017
Equity Swap, cash settlement – Expiration date: 15.05.2015

20. We received the following notifications pursuant to sec. 25a,
para. 1 WpHG on 22 April 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold(s) crossed or reached: 5 %

Date at which the threshold is crossed or reached: 16 April 2014

Total amount of voting rights:
6.34 % (equals: 18,141,962 voting rights)
calculated from the following total number of voting rights
issued: 286,216,731



Detailed information on the voting rights proportion:

Voting rights proportion based on (financial/other) instruments pursuant to sec. 25a WpHG:

0.84 % (equals: 2,398,172 voting rights)

thereof held indirectly:

0.84 % (equals: 2,398,172 voting rights)

Voting rights proportion based on (financial/other) instruments pursuant to sec. 25 WpHG:

2.26 % (equals: 6,464,975 voting rights)

thereof held indirectly:

2.26 % (equals: 6,464,975 voting rights)

Voting rights pursuant to sec. 21, 22 WpHG:

3.24 % (equals: 9,278,815 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25a WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Limited

ISIN or name/description of the (financial/other) instrument:

Equity Swap, cash settlement – Expiration date: 08.09.2014

Equity Swap, cash settlement – Expiration date: 03.11.2014

Equity Swap, cash settlement – Expiration date: 12.01.2015

Equity Swap, cash settlement – Expiration date: 07.04.2015

Equity Swap, cash settlement – Expiration date: 17.04.2015

Equity Swap, cash settlement – Expiration date: 15.05.2015

Equity Swap, cash settlement – Expiration date: 03.07.2015

Equity Swap, cash settlement – Expiration date: 15.12.2015

Equity Swap, cash settlement – Expiration date: 02.10.2017

Convertible Bond (ISIN DE000A1YCR02) – Expiration date: 22.11.2020

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold(s) crossed or reached: 5%

Date at which the threshold is crossed or reached: 16 April 2014

Total amount of voting rights:

6.34 % (equals: 18,141,962 voting rights)

calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:

Voting rights proportion based on (financial/other) instruments pursuant to sec. 25a WpHG:

0.84 % (equals: 2,398,172 voting rights)

thereof held indirectly:

0.80 % (equals: 2,302,192 voting rights)

Voting rights proportion based on (financial/other) instruments pursuant to sec. 25 WpHG:

2.26 % (equals: 6,464,975 voting rights)

thereof held indirectly:

2.10 % (equals: 6,007,975 voting rights)

Voting rights pursuant to sec. 21, 22 WpHG:

3.24 % (equals: 9,278,815 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25a WpHG:

Chain of controlled undertakings: Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Limited

ISIN or name/description of the (financial/other) instrument:

Equity Swap, cash settlement – Expiration date: 08.09.2014

Equity Swap, cash settlement – Expiration date: 03.11.2014

Equity Swap, cash settlement – Expiration date: 12.01.2015

Equity Swap, cash settlement – Expiration date: 07.04.2015

Equity Swap, cash settlement – Expiration date: 17.04.2015

Equity Swap, cash settlement – Expiration date: 15.05.2015

Equity Swap, cash settlement – Expiration date: 03.07.2015

Equity Swap, cash settlement – Expiration date: 15.12.2015

Equity Swap, cash settlement – Expiration date: 02.10.2017

Convertible Bond (ISIN DE000A1YCR02) – Expiration date: 22.11.2020

21. We have received the following notifications according to sec. 25, para. 1 WpHG on 22 April 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 16 April 2014



Total amount of voting rights:

5.50 % (equals: 15,743,790 voting rights)

calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

2.26 % (equals: 6,464,975 voting rights)

thereof held indirectly:

2.26 % (equals: 6,464,975 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

3.24 % (equals: 9,278,815 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse International, Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse First Boston Investco UK Limited, Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit: unbestimmt'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 16 April 2014

Total amount of voting rights:

5.50 % (equals: 15,743,790 voting rights)

calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

2.26 % (equals: 6,464,975 voting rights)

thereof held indirectly:

2.10 % (equals: 6,007,975 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

3.24 % (equals: 9,278,815 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse International, Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc., Credit Suisse Securities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse First Boston Investco UK Limited, Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit: unbestimmt'

22. I. On 22 April 2014, Credit Suisse Group AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 16 April 2014 and as of such date amount to 3.24% (this corresponds to 9,278,815 voting rights).

Voting rights of 1.49% (this corresponds to 4,258,901 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.75% (this corresponds to 5,019,914 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 22 April 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 16 April 2014 and as of such date amount to 3.24% (this corresponds to 9,278,815 voting rights).

Voting rights of 0.05% (this corresponds to 131,901 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.75% (this corresponds to 5,019,914 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

23. I. On 23 April 2014, APG Algemene Pensioen Groep NV, Amsterdam, Netherlands, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 3 January 2014 and as of such date amount to 0% (this corresponds to 0 voting rights).



II. On 23 April 2014, APG Asset Management NV, Amsterdam, Netherlands, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 3 January 2014 and as of such date amount to 3.13% (this corresponds to 8,967,391 voting rights).

24. We received the following notifications pursuant to sec. 25a, para. 1 WpHG on 12 June 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold(s) crossed or reached: 5%

Date at which the threshold is crossed or reached: 9 June 2014

Total amount of voting rights:
4.77% (equals: 13,655,841 voting rights)
calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:
Voting rights proportion based on (financial/other) instruments pursuant to sec. 25a WpHG:
0.97% (equals: 2,775,649 voting rights)
thereof held indirectly:
0.97% (equals: 2,775,649 voting rights)
Voting rights proportion based on (financial/other) instruments pursuant to sec. 25 WpHG:
0.56% (equals: 1,602,167 voting rights)
thereof held indirectly:
0.56% (equals: 1,602,167 voting rights)
Voting rights pursuant to sec. 21, 22 WpHG:
3.24% (equals: 9,278,025 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25a WpHG:
Chain of controlled undertakings: Credit Suisse AG, Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Limited

ISIN or name/description of the (financial/other) instrument:
Equity Swap, cash settlement – Expiration date: 05.08.2014
Equity Swap, cash settlement – Expiration date: 07.04.2015
Equity Swap, cash settlement – Expiration date: 17.04.2015
Equity Swap, cash settlement – Expiration date: 15.05.2015
Equity Swap, cash settlement – Expiration date: 03.07.2015
Equity Swap, cash settlement – Expiration date: 23.11.2015
Equity Swap, cash settlement – Expiration date: 15.12.2015
Equity Swap, cash settlement – Expiration date: 02.10.2017
Convertible Bond (ISIN DE000A1YCR02) – Expiration date: 22.11.2020

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold(s) crossed or reached: 5%

Date at which the threshold is crossed or reached: 9 June 2014

Total amount of voting rights:
4.77% (equals: 13,655,841 voting rights)
calculated from the following total number of voting rights issued: 286,216,731

Detailed information on the voting rights proportion:
Voting rights proportion based on (financial/other) instruments pursuant to sec. 25a WpHG:
0.97% (equals: 2,775,649 voting rights)
thereof held indirectly:
0.97% (equals: 2,775,649 voting rights)
Voting rights proportion based on (financial/other) instruments pursuant to sec. 25 WpHG:
0.56% (equals: 1,602,167 voting rights)
thereof held indirectly:
0.51% (equals: 1,450,167 voting rights)
Voting rights pursuant to sec. 21, 22 WpHG:
3.24% (equals: 9,278,025 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25a WpHG:
Chain of controlled undertakings: Credit Suisse Investments (UK), Credit Suisse Investment Holdings (UK), Credit Suisse Securities (Europe) Limited



ISIN or name/description of the (financial/other) instrument:

Equity Swap, cash settlement – Expiration date: 05.08.2014
 Equity Swap, cash settlement – Expiration date: 07.04.2015
 Equity Swap, cash settlement – Expiration date: 17.04.2015
 Equity Swap, cash settlement – Expiration date: 15.05.2015
 Equity Swap, cash settlement – Expiration date: 03.07.2015
 Equity Swap, cash settlement – Expiration date: 23.11.2015
 Equity Swap, cash settlement – Expiration date: 15.12.2015
 Equity Swap, cash settlement – Expiration date: 02.10.2017
 Convertible Bond (ISIN DE000A1YCR02) – Expiration date:
 22.11.2020

25. We have received the following notifications according to
 sec. 25, para. 1 WpHG on 12 June 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
 65929 Frankfurt, Germany

Notifier: Credit Suisse Group AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 9 June 2014

Total amount of voting rights:
 3.80% (equals: 10,880,192 voting rights)
 calculated from the following total number of voting rights
 issued: 286,216,731

Detailed information on the voting rights proportion:
 (Financial/other) instruments purs. to sec. 25 WpHG:
 0.56% (equals: 1,602,167 voting rights)
 thereof held indirectly:
 0.56% (equals: 1,602,167 voting rights)
 Voting rights purs. to sec. 21, 22 WpHG:
 3.24% (equals: 9,278,025 voting rights)

Detailed information on financial/other instruments pursuant
 to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse AG, Credit Suisse
 International, Credit Suisse Holdings (USA), Inc., Credit Suisse
 (USA) Inc., Credit Suisse Prime Securities Services (USA) LLC,
 Credit Suisse Securities (USA) LLC, Credit Suisse Investments
 (UK), Credit Suisse Investment Holdings (UK), Credit Suisse First
 Boston Investco UK Limited, Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit:
 unbestimmt'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
 65929 Frankfurt, Germany

Notifier: Credit Suisse AG, Zurich, Switzerland

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 9 June 2014

Total amount of voting rights:
 3.80% (equals: 10,880,192 voting rights)
 calculated from the following total number of voting rights
 issued: 286,216,731

Detailed information on the voting rights proportion:
 (Financial/other) instruments purs. to sec. 25 WpHG:
 0.56% (equals: 1,602,167 voting rights)
 thereof held indirectly:
 0.51% (equals: 1,450,167 voting rights)
 Voting rights purs. to sec. 21, 22 WpHG:
 3.24% (equals: 9,278,025 voting rights)

Detailed information on financial/other instruments pursuant
 to sec. 25 WpHG:

Chain of controlled undertakings: Credit Suisse International,
 Credit Suisse Holdings (USA), Inc., Credit Suisse (USA) Inc.,
 Credit Suisse Prime Securities (USA) LLC, Credit Suisse Secu-
 rities (USA) LLC, Credit Suisse Investments (UK), Credit Suisse
 Investment Holdings (UK), Credit Suisse First Boston Investco
 UK Limited, Credit Suisse Securities (Europe) Ltd.

Details on the (Financial/other) instruments:

'Rückforderungsanspruch aus Wertpapierleihe, Fälligkeit:
 unbestimmt'

26. I. On 17 June 2014, Credit Suisse Group AG, Zurich, Switzer-
 land, has informed us according to sec. 21, para. 1 WpHG that
 its voting rights in Deutsche Wohnen AG, Frankfurt/Main,
 Germany, have fallen below the threshold of 3% on 12 June 2014
 and as of such date amount to 2.9999% (this corresponds to
 8,586,161 voting rights).



Voting rights of 1.44% (this corresponds to 4,116,155 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.56% (this corresponds to 4,470,006 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

II. On 17 June 2014, Credit Suisse AG, Zurich, Switzerland, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 12 June 2014 and as of such date amount to 2.9999% (this corresponds to 8,586,161 voting rights).

Voting rights of 1.39% (this corresponds to 3,987,455 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 1 WpHG.

Voting rights of 1.56% (this corresponds to 4,470,006 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in connection with sec. 22, para 1, sent. 2 WpHG.

27. On 18 July 2014, MFS International Value Fund, Boston, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 5% on 16 July 2014 and as of such date amount to 5.05% (this corresponds to 14,451,706 voting rights).

28. I. On 18 July 2014, Capital Group International, Inc., Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 16 July 2014 and as of such date amount to 3.01% (this corresponds to 8,611,096 voting rights).

The above mentioned voting rights of 3.01% (this corresponds to 8,611,096 voting rights) are to be attributed to Capital Group International, Inc., according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

II. On 18 July 2014, The Capital Group Companies, Inc., Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 16 July 2014 and as of such date amount to 3.01% (this corresponds to 8,611,096 voting rights).

The above mentioned voting rights of 3.01% (this corresponds to 8,611,096 voting rights) are to be attributed to The Capital Group Companies, Inc., according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

III. On 28 July 2014, Capital Research and Management Company, Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 16 July 2014 and as of such date amount to 3.01% (this corresponds to 8,611,096 voting rights).

The above mentioned voting rights of 3.01% (this corresponds to 8,611,096 voting rights) are to be attributed to Capital Research and Management Company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

29. I. On 24 July 2014, Capital Group International, Inc., Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 22 July 2014 and as of such date amount to 2.96% (this corresponds to 8,468,898 voting rights).

The above mentioned voting rights of 2.96% (this corresponds to 8,468,898 voting rights) are to be attributed to Capital Group International, Inc., according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

II. On 24 July 2014, The Capital Group Companies, Inc., Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 22 July 2014 and as of such date amount to 2.96% (this corresponds to 8,468,898 voting rights).

The above mentioned voting rights of 2.96% (this corresponds to 8,468,898 voting rights) are to be attributed to The Capital Group Companies, Inc., according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.



III. On 28 July 2014, Capital Research and Management Company, Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 3% on 22 July 2014 and as of such date amount to 2.96% (this corresponds to 8,468,898 voting rights).

The above mentioned voting rights of 2.96% (this corresponds to 8,468,898 voting rights) are to be attributed to Capital Research and Management Company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

30. I. On 29 July 2014, Capital Group International, Inc., Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 25 July 2014 and as of such date amount to 3.002% (this corresponds to 8,592,189 voting rights).

The above mentioned voting rights of 3.002% (this corresponds to 8,592,189 voting rights) are to be attributed to Capital Group International, Inc., according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

II. On 29 July 2014, The Capital Group Companies, Inc., Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 25 July 2014 and as of such date amount to 3.002% (this corresponds to 8,592,189 voting rights).

The above mentioned voting rights of 3.002% (this corresponds to 8,592,189 voting rights) are to be attributed to The Capital Group Companies, Inc., according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

III. On 29 July 2014, Capital Research and Management Company, Los Angeles, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3% on 25 July 2014 and as of such date amount to 3.002% (this corresponds to 8,592,189 voting rights).

The above mentioned voting rights of 3.002% (this corresponds to 8,592,189 voting rights) are to be attributed to Capital Research and Management Company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 and sent. 3 WpHG.

31. BlackRock informs that following a review, conducted in close collaboration with the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin), of the way BlackRock has interpreted its voting rights disclosure obligations under German law, BlackRock entities are filing today a statement representing their holdings as at the settlement date of 25 September 2014 in Deutsche Wohnen AG.

The statement does not reflect a change in BlackRock's current holdings of voting rights. The statement simply updates information currently in the market regarding BlackRock's holdings in Deutsche Wohnen AG. Further, the statement does not signify any change in investment strategies pursued.

Also, BlackRock issues a press release detailing the BlackRock group entities and their respective voting rights applicable to Deutsche Wohnen AG and other relevant German issuers on www.blackrock.com/corporate/en-gb/news-and-insights/press-releases and on Bloomberg.

VOTING RIGHTS DISCLOSURE

I. BlackRock, Inc.

Section 21, 22

BlackRock, Inc., New York, NY, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 7.29% (this corresponds to 20,853,531 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

2.15% of the Total Voting Rights (this corresponds to 6,144,986 voting rights) are to be attributed to BlackRock, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

4.57% of the Total Voting Rights (this corresponds to 13,082,247 voting rights) are to be attributed to BlackRock, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.48% of the Total Voting Rights (this corresponds to 1,386,206 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.08% of the Total Voting Rights (this corresponds to 240,092 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 2 in connection with sentence 2 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.



II. BlackRock Holdco 2, Inc.

Section 21, 22

BlackRock Holdco 2, Inc., Wilmington, DE, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 7.19% (this corresponds to 20,593,139 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

2.15% of the Total Voting Rights (this corresponds to 6,144,986 voting rights) are to be attributed to BlackRock Holdco 2, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

4.48% of the Total Voting Rights (this corresponds to 12,821,855 voting rights) are to be attributed to BlackRock Holdco 2, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.48% of the Total Voting Rights (this corresponds to 1,386,206 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.08% of the Total Voting Rights (this corresponds to 240,092 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 2 in connection with sentence 2 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

III. BlackRock Financial Management, Inc.

Section 21, 22

BlackRock Financial Management, Inc., New York, NY, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 7.19% (this corresponds to 20,571,131 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

2.15% of the Total Voting Rights (this corresponds to 6,144,986 voting rights) are to be attributed to BlackRock Financial Management, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

4.47% of the Total Voting Rights (this corresponds to 12,799,847 voting rights) are to be attributed to BlackRock Financial Management, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.48% of the Total Voting Rights (this corresponds to 1,386,206 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.08% of the Total Voting Rights (this corresponds to 240,092 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 2 in connection with sentence 2 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

IV. BlackRock Advisors Holdings, Inc.

Section 21, 22

BlackRock Advisors Holdings, Inc., New York, NY, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 3.94% (this corresponds to 11,281,936 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

1.01% of the Total Voting Rights (this corresponds to 2,879,848 voting rights) are to be attributed to BlackRock Advisors Holdings, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

0.08% of the Total Voting Rights (this corresponds to 240,092 voting rights) are to be attributed to BlackRock Advisors Holdings, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 2 in connection with sentence 2 WpHG.

2.49% of the Total Voting Rights (this corresponds to 7,128,520 voting rights) are to be attributed to BlackRock Advisors Holdings, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.36% of the Total Voting Rights (this corresponds to 1,033,476 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

V. BlackRock International Holdings, Inc.

Section 21, 22

BlackRock International Holdings, Inc., New York, NY, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 3.94% (this corresponds to 11,281,936 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).



1.01 % of the Total Voting Rights (this corresponds to 2,879,848 voting rights) are to be attributed to BlackRock International Holdings, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

0.08 % of the Total Voting Rights (this corresponds to 240,092 voting rights) are to be attributed to BlackRock International Holdings, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 2 in connection with sentence 2 WpHG.

2.49 % of the Total Voting Rights (this corresponds to 7,128,520 voting rights) are to be attributed to BlackRock International Holdings, Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.36 % of the Total Voting Rights (this corresponds to 1,033,476 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

VI. BR Jersey International Holdings L.P.

Section 21, 22

BR Jersey International Holdings L.P., St. Helier, Jersey, Channel Islands, has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 3.94 % (this corresponds to 11,281,936 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

1.01 % of the Total Voting Rights (this corresponds to 2,879,848 voting rights) are to be attributed to BR Jersey International Holdings L.P. pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

0.08 % of the Total Voting Rights (this corresponds to 240,092 voting rights) are to be attributed to BR Jersey International Holdings L.P. pursuant to Sec. 22 para. 1 sentence 1 No. 2 in connection with sentence 2 WpHG.

2.49 % of the Total Voting Rights (this corresponds to 7,128,520 voting rights) are to be attributed to BR Jersey International Holdings L.P. pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.36 % of the Total Voting Rights (this corresponds to 1,033,476 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

VII. BlackRock Group Limited

Section 21, 22

BlackRock Group Limited, London, United Kingdom, has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 3.61 % (this corresponds to 10,333,202 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

0.88 % of the Total Voting Rights (this corresponds to 2,523,550 voting rights) are to be attributed to BlackRock Group Limited pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

2.37 % of the Total Voting Rights (this corresponds to 6,776,176 voting rights) are to be attributed to BlackRock Group Limited pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

0.36 % of the Total Voting Rights (this corresponds to 1,033,476 voting rights) are to be attributed pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG as well as pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

VIII. BlackRock Holdco 4, LLC

Section 21, 22

BlackRock Holdco 4, LLC, Wilmington, DE, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 3.47 % (this corresponds to 9,941,994 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

1.26 % of the Total Voting Rights (this corresponds to 3,617,868 voting rights) are to be attributed to BlackRock Holdco 4, LLC pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

2.21 % of the Total Voting Rights (this corresponds to 6,324,126 voting rights) are to be attributed to BlackRock Holdco 4, LLC pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.



IX. BlackRock Holdco 6, LLC

Section 21, 22

BlackRock Holdco 6, LLC, Wilmington, DE, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 3.47% (this corresponds to 9,941,994 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

1.26% of the Total Voting Rights (this corresponds to 3,617,868 voting rights) are to be attributed to BlackRock Holdco 6, LLC pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

2.21% of the Total Voting Rights (this corresponds to 6,324,126 voting rights) are to be attributed to BlackRock Holdco 6, LLC pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

X. BlackRock Delaware Holdings Inc.

Section 21, 22

BlackRock Delaware Holdings Inc., Wilmington, DE, U.S.A., has informed us pursuant to Sec. 21 para. 1 WpHG that its share in the voting rights of Deutsche Wohnen AG (ISIN DE000A0HN5C6) on 25 September 2014 amounts to 3.47% (this corresponds to 9,941,994 out of a total of 286,216,731 voting rights (the 'Total Voting Rights')).

1.26% of the Total Voting Rights (this corresponds to 3,617,868 voting rights) are to be attributed to BlackRock Delaware Holdings Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 1 WpHG.

2.21% of the Total Voting Rights (this corresponds to 6,324,126 voting rights) are to be attributed to BlackRock Delaware Holdings Inc. pursuant to Sec. 22 para. 1 sentence 1 No. 6 in connection with sentence 2 WpHG.

32. We have received the following notifications according to sec. 25, para. 1 WpHG on 8 October 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 3 October 2014

Total amount of voting rights:

7.28% (equals: 21,046,316 voting rights)

calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

0.01% (equals: 36,870 voting rights)

thereof held indirectly:

0.01% (equals: 36,870 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.26% (equals: 21,009,446 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Holdco 2, Inc.; BlackRock Financial Management, Inc.; BlackRock Holdco 4, LLC; BlackRock Holdco 6, LLC; BlackRock Delaware Holdings Inc.; BlackRock Institutional Trust Company, National Association

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 3 October 2014

Total amount of voting rights:

7.19% (equals: 20,783,937 voting rights)

calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

0.01% (equals: 36,870 voting rights)

thereof held indirectly:

0.01% (equals: 36,870 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.17% (equals: 20,747,067 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Financial Management, Inc.; BlackRock Holdco 4, LLC; BlackRock Holdco 6, LLC; BlackRock Delaware Holdings Inc.; BlackRock Institutional Trust Company, National Association

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 3 October 2014

Total amount of voting rights:
7.18 % (equals: 20,761,929 voting rights)
calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.01 % (equals: 36,870 voting rights)
thereof held indirectly:
0.01 % (equals: 36,870 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.17 % (equals: 20,725,059 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:
Chain of controlled undertakings: BlackRock Holdco 4, LLC; BlackRock Holdco 6, LLC; BlackRock Delaware Holdings Inc.; BlackRock Institutional Trust Company, National Association

33. We have received the following notifications according to sec. 25, para. 1 WpHG on 14 October 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Norges Bank (the Central Bank of Norway), Oslo, Norway

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 7 October 2014

Total amount of voting rights:
0 % (equals: 0 voting rights)
calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0 % (equals: 0 voting rights)
thereof held indirectly:
0 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.52 % (equals: 21,749,909 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:
'Financial-/other instruments in this case relates to 555,414 shares on loan being returned'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Ministry of Finance on behalf of the State of Norway, Oslo, Norway

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 7 October 2014

Total amount of voting rights:
0 % (equals: 0 voting rights)
calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0 % (equals: 0 voting rights)
thereof held indirectly:
0 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.52 % (equals: 21,749,909 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:
'Financial-/other instruments in this case relates to 555,414 shares on loan being returned'



34. We have received the following notifications according to sec. 25, para. 1 WpHG on 20 October 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 16 October 2014

Total amount of voting rights:

0.00% (equals: 0 voting rights)

calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion: (Financial/other) instruments purs. to sec. 25 WpHG:

0.00% (equals: 0 voting rights)

thereof held indirectly:

0.00% (equals: 0 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.25% (equals: 20,953,784 voting rights)

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 16 October 2014

Total amount of voting rights:

0.00% (equals: 0 voting rights)

calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion: (Financial/other) instruments purs. to sec. 25 WpHG:

0.00% (equals: 0 voting rights)

thereof held indirectly:

0.00% (equals: 0 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.15% (equals: 20,691,405 voting rights)

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 16 October 2014

Total amount of voting rights:

0.00% (equals: 0 voting rights)

calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

0.00% (equals: 0 voting rights)

thereof held indirectly:

0.00% (equals: 0 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.15% (equals: 20,666,913 voting rights)

35. We have received the following notifications according to sec. 25, para. 1 WpHG on 28 October 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 24 October 2014

Total amount of voting rights:

7.25% (equals: 20,954,011 voting rights)

calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

0.004% (equals: 12,627 voting rights)

thereof held indirectly:

0.004% (equals: 12,627 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.24% (equals: 20,941,384 voting rights)



Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Holdco 2, Inc.; BlackRock Financial Management, Inc.; BlackRock Advisors Holdings, Inc.; BlackRock International Holdings, Inc.; BR Jersey International Holdings L.P.; BlackRock Group Limited; BlackRock International Limited; BlackRock Life Limited

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 24 October 2014

Total amount of voting rights:
7.15 % (equals: 20,691,632 voting rights)
calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.004 % (equals: 12,627 voting rights)
thereof held indirectly:
0.004 % (equals: 12,627 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.15 % (equals: 20,679,005 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Financial Management, Inc.; BlackRock Advisors Holdings, Inc.; BlackRock International Holdings, Inc.; BR Jersey International Holdings L.P.; BlackRock Group Limited; BlackRock International Limited; BlackRock Life Limited

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 24 October 2014

Total amount of voting rights:
7.15 % (equals: 20,667,140 voting rights)
calculated from the following total number of voting rights issued: 289,197,763

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.004 % (equals: 12,627 voting rights)
thereof held indirectly:
0.004 % (equals: 12,627 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.14 % (equals: 20,654,513 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Advisors Holdings, Inc.; BlackRock International Holdings, Inc.; BR Jersey International Holdings L.P.; BlackRock Group Limited; BlackRock International Limited; BlackRock Life Limited

36. On 4 November 2014, APG Asset Management N.V., Amsterdam, Netherlands, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have exceeded the threshold of 3 % on 28 October 2014 and as of such date amount to 3.01 % (this corresponds to 8,693,322 voting rights).

37. We have received the following notifications according to sec. 25, para. 1 WpHG on 14 November 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 12 November 2014

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights issued: 290,327,170



Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.25 % (equals: 21,051,650 voting rights)

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 12 November
2014

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 290,327,170

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.16 % (equals: 20,789,271 voting rights)

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 12 November
2014

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 290,327,170

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.15 % (equals: 20,764,779 voting rights)

38. We have received the following notifications according to
sec. 25, para. 1 WpHG on 17 November 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: November
2014

Total amount of voting rights:
7.25 % (equals: 21,044,928 voting rights)
calculated from the following total number of voting rights
issued: 290,327,170

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.01 % (equals: 15,615 voting rights)
thereof held indirectly:
0.01 % (equals: 15,615 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.24 % (equals: 21,029,313 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Holdco 2, Inc.;
BlackRock Financial Management, Inc.; BlackRock Advisors
Holdings, Inc.; BlackRock International Holdings, Inc.; BR Jersey
International Holdings L.P.; BlackRock Group Limited; BlackRock
International Limited; BlackRock Life Limited

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Exceeding threshold



Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 13 November 2014

Total amount of voting rights:
7.16 % (equals: 20,782,549 voting rights)
calculated from the following total number of voting rights
issued: 290,327,170

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.01 % (equals: 15,615 voting rights)
thereof held indirectly:
0.01 % (equals: 15,615 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.15 % (equals: 20,766,934 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:
Chain of controlled undertakings: BlackRock Financial
Management, Inc.; BlackRock Advisors Holdings, Inc.; BlackRock
International Holdings, Inc.; BR Jersey International Holdings
L.P.; BlackRock Group Limited; BlackRock International Limited;
BlackRock Life Limited

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 13 November
2014

Total amount of voting rights:
7.15 % (equals: 20,758,057 voting rights)
calculated from the following total number of voting rights
issued: 290,327,170

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.01 % (equals: 15,615 voting rights)
thereof held indirectly:
0.01 % (equals: 15,615 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.14 % (equals: 20,742,442 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Advisors Holdings,
Inc.; BlackRock International Holdings, Inc.; BR Jersey Inter-
national Holdings L.P.; BlackRock Group Limited; BlackRock
International Limited; BlackRock Life Limited

39. We have received the following notifications according to
sec. 25, para. 1 WpHG on 5 December 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Norges Bank (the Central Bank of Norway), Oslo, Norway

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 4 December
2014

Total amount of voting rights:
6.97 % (equals: 20,503,559 voting rights)
calculated from the following total number of voting rights
issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.02 % (equals: 50,000 voting rights)
thereof held indirectly:
0 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.95 % (equals: 20,453,559 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

'Financial-/other instruments in this case relates to 50,000
shares on loan'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Ministry of Finance on behalf of the State of Norway,
Oslo, Norway

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %



Date at which the threshold is crossed or reached: 4 December 2014

Total amount of voting rights:
6.97 % (equals: 20,503,559 voting rights)
calculated from the following total number of voting rights
issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.02 % (equals: 50,000 voting rights)
thereof held indirectly:
0.02 % (equals: 50,000 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.95 % (equals: 20,453,559 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:
Chain of controlled undertakings: Norges Bank
'Financial-/other instruments in this case relates to 50,000
shares on loan'

40. On 9 December 2014, MFS International Value Fund, Boston,
USA, has informed us according to sec. 21, para. 1 WpHG that
its voting rights in Deutsche Wohnen AG, Frankfurt/Main,
Germany, have fallen below the threshold of 5% on 8 December
2014 and as of such date amount to 4.96 % (this corresponds to
14,577,525 voting rights).

41. We have received the following notifications according to
sec. 25, para. 1 WpHG on 22 December 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 18 December
2014

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.14 % (equals: 20,997,138 voting rights)

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 18 December
2014

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.04 % (equals: 20,715,917 voting rights)

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 18 December
2014

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 294,127,052



Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:

0.00 % (equals: 0 voting rights)

thereof held indirectly:

0.00 % (equals: 0 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.01 % (equals: 20,623,979 voting rights)

42. We have received the following notifications according to
sec. 25, para. 1 WpHG on 23 December 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 19 December
2014

Total amount of voting rights:

7.13 % (equals: 20,959,314 voting rights)

calculated from the following total number of voting rights
issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:

0.01 % (equals: 23,701 voting rights)

thereof held indirectly:

0.01 % (equals: 23,701 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.12 % (equals: 20,935,613 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Holdco 2, Inc.;
BlackRock Financial Management, Inc.; BlackRock Advisors
Holdings, Inc.; BlackRock International Holdings, Inc.; BR Jersey
International Holdings L.P.; BlackRock Group Limited; BlackRock
International Limited; BlackRock Life Limited

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 19 December
2014

Total amount of voting rights:

7.03 % (equals: 20,678,093 voting rights)

calculated from the following total number of voting rights
issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:

0.01 % (equals: 23,701 voting rights)

thereof held indirectly:

0.01 % (equals: 23,701 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.02 % (equals: 20,654,392 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Financial
Management, Inc.; BlackRock Advisors Holdings, Inc.; BlackRock
International Holdings, Inc.; BR Jersey International Holdings
L.P.; BlackRock Group Limited; BlackRock International Limited;
BlackRock Life Limited

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 19 December
2014

Total amount of voting rights:

7.00 % (equals: 20,586,155 voting rights)

calculated from the following total number of voting rights
issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:

0.01 % (equals: 23,701 voting rights)

thereof held indirectly:

0.01 % (equals: 23,701 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

6.99 % (equals: 20,562,454 voting rights)



Detailed information on financial/other instruments pursuant to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Advisors Holdings, Inc.; BlackRock International Holdings, Inc.; BR Jersey International Holdings L.P.; BlackRock Group Limited; BlackRock International Limited; BlackRock Life Limited

43. We have received the following notifications according to sec. 25, para. 1 WpHG on 25 December 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Norges Bank (the Central Bank of Norway), Oslo, Norway

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 23 December 2014

Total amount of voting rights:
0% (equals: 0 voting rights)
calculated from the following total number of voting rights issued: 294,127,052

Detailed information on the voting rights proportion: (Financial/other) instruments purs. to sec. 25 WpHG:
0% (equals: 0 voting rights)
thereof held indirectly:

0% (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.97% (equals: 20,503,559 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:
'Financial-/other instruments in this case relates to 24,324 shares on loan being returned'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Ministry of Finance on behalf of the State of Norway, Oslo, Norway

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 23 December 2014

Total amount of voting rights:
0% (equals: 0 voting rights)
calculated from the following total number of voting rights issued: 294,127,052

Detailed information on the voting rights proportion: (Financial/other) instruments purs. to sec. 25 WpHG:
0% (equals: 0 voting rights)
thereof held indirectly:
0% (equals: 0 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:
6.97% (equals: 20,503,559 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:
'Financial-/other instruments in this case relates to 24,324 shares on loan being returned'

44. We have received the following notifications according to sec. 25, para. 1 WpHG on 29 December 2014:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Norges Bank (the Central Bank of Norway), Oslo, Norway

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 24 December 2014

Total amount of voting rights:
6.97% (equals: 20,503,559 voting rights)
calculated from the following total number of voting rights issued: 294,127,052

Detailed information on the voting rights proportion: (Financial/other) instruments purs. to sec. 25 WpHG:
0.03% (equals: 88,000 voting rights)
thereof held indirectly:

0% (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.94% (equals: 20,415,559 voting rights)



Detailed information on financial/other instruments pursuant to sec. 25 WpHG:
'Financial-/other instruments in this case relates to 88,000 shares on loan'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: Ministry of Finance on behalf of the State of Norway, Oslo, Norway

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 24 December 2014

Total amount of voting rights:
6.97 % (equals: 20,503,559 voting rights)
calculated from the following total number of voting rights issued: 294,127,052

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.03 % (equals: 88,000 voting rights)
thereof held indirectly:
0.03 % (equals: 88,000 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.94 % (equals: 20,415,559 voting rights)

Detailed information on financial/other instruments pursuant to sec. 25 WpHG:
Chain of controlled undertakings: Norges Bank
'Financial-/other instruments in this case relates to 88,000 shares on loan'

45. We have received the following notifications according to sec. 25, para. 1 WpHG on 9 January 2015:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 7 January 2015

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights issued: 294,259,979

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.09 % (equals: 20,863,386 voting rights)

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 7 January 2015

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights issued: 294,259,979

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.99 % (equals: 20,582,165 voting rights)

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 7 January 2015



Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 294,259,979

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.96 % (equals: 20,490,019 voting rights)

46. We have received the following notifications according to
sec. 25, para. 1 WpHG on 26 January 2015:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 22 January
2015

Total amount of voting rights:
7.09 % (equals: 20,864,270 voting rights)
calculated from the following total number of voting rights
issued: 294,259,979

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.02 % (equals: 50,842 voting rights)
thereof held indirectly:
0.02 % (equals: 50,842 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.07 % (equals: 20,813,428 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Holdco 2, Inc.;
BlackRock Financial Management, Inc.; BlackRock Advisors
Holdings, Inc.; BlackRock International Holdings, Inc.; BR Jersey
International Holdings L.P.; BlackRock Group Limited; BlackRock
International Limited; BlackRock Life Limited

BlackRock Holdco 2, Inc.; BlackRock Financial Management,
Inc.; BlackRock Holdco 4, LLC; BlackRock Holdco 6, LLC;
BlackRock Delaware Holdings Inc.; BlackRock Institutional Trust
Company, National Association

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5 %

Date at which the threshold is crossed or reached: 22 January
2015

Total amount of voting rights:
6.99 % (equals: 20,577,714 voting rights)
calculated from the following total number of voting rights
issued: 294,259,979

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.02 % (equals: 50,842 voting rights)
thereof held indirectly:
0.02 % (equals: 50,842 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.98 % (equals: 20,526,872 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:

Chain of controlled undertakings: BlackRock Financial
Management, Inc.; BlackRock Advisors Holdings, Inc.; BlackRock
International Holdings, Inc.; BR Jersey International Holdings
L.P.; BlackRock Group Limited; BlackRock International Limited;
BlackRock Life Limited

BlackRock Financial Management, Inc.; BlackRock Holdco 4,
LLC; BlackRock Holdco 6, LLC; BlackRock Delaware Hold-
ings Inc.; BlackRock Institutional Trust Company, National
Association

III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Exceeding threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 22 January 2015

Total amount of voting rights:
6.96 % (equals: 20,492,112 voting rights)
calculated from the following total number of voting rights
issued: 294,259,979

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.02 % (equals: 50,842 voting rights)
thereof held indirectly:
0.02 % (equals: 50,842 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.95 % (equals: 20,441,270 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:
Chain of controlled undertakings: BlackRock Advisors Holdings,
Inc.; BlackRock International Holdings, Inc.; BR Jersey Inter-
national Holdings L.P.; BlackRock Group Limited; BlackRock
International Limited; BlackRock Life Limited

BlackRock Holdco 4, LLC; BlackRock Holdco 6, LLC; BlackRock
Delaware Holdings Inc.; BlackRock Institutional Trust Company,
National Association

47. I. On 10 February 2015 Sun Life Financial Inc., Toronto,
Canada, has informed us according to sec. 21, para. 1 WpHG
that its voting rights in Deutsche Wohnen AG, Frankfurt/Main,
Germany, have fallen below the threshold of 10 % on 5 February
2015 and as of such date amount to 9.94 % (this corresponds to
29,301,015 voting rights).

The above mentioned voting rights of 9.94 % (this corresponds
to 29,301,015 voting rights) are to be attributed to the company
according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction
with sec. 22, para. 1, sent. 2 WpHG.

Voting rights of the following shareholder holding 3% or more
in Deutsche Wohnen AG are to be attributed to the company:

- MFS International Value Fund.

II. On 10 February 2015 Sun Life Global Investments Inc., Toronto,
Canada, has informed us according to sec. 21, para. 1 WpHG
that its voting rights in Deutsche Wohnen AG, Frankfurt/Main,
Germany, have fallen below the threshold of 10 % on 5 February
2015 and as of such date amount to 9.94 % (this corresponds to
29,301,015 voting rights).

The above mentioned voting rights of 9.94 % (this corresponds
to 29,301,015 voting rights) are to be attributed to the company
according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction
with sec. 22, para. 1, sent. 2 WpHG.

Voting rights of the following shareholder holding 3% or more
in Deutsche Wohnen AG are to be attributed to the company:

- MFS International Value Fund.

III. On 10 February 2015 Sun Life Assurance Company of Canada
– U.S. Operations Holdings, Inc., Wellesley Hills, USA, has
informed us according to sec. 21, para. 1 WpHG that its voting
rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have
fallen below the threshold of 10 % on 5 February 2015 and as of
such date amount to 9.94 % (this corresponds to 29,301,015
voting rights).

The above mentioned voting rights of 9.94 % (this corresponds
to 29,301,015 voting rights) are to be attributed to the company
according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction
with sec. 22, para. 1, sent. 2 WpHG.

Voting rights of the following shareholder holding 3% or more
in Deutsche Wohnen AG are to be attributed to the company:

- MFS International Value Fund.

IV. On 10 February 2015 Sun Life Financial (U.S.) Holdings, Inc.,
Wellesley Hills, USA, has informed us according to sec. 21,
para. 1 WpHG that its voting rights in Deutsche Wohnen AG,
Frankfurt/Main, Germany, have fallen below the threshold of
10 % on 5 February 2015 and as of such date amount to 9.94 %
(this corresponds to 29,301,015 voting rights).

The above mentioned voting rights of 9.94 % (this corresponds
to 29,301,015 voting rights) are to be attributed to the company
according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction
with sec. 22, para. 1, sent. 2 WpHG.

Voting rights of the following shareholder holding 3% or more
in Deutsche Wohnen AG are to be attributed to the company:

- MFS International Value Fund.



V. On 10 February 2015 Sun Life Financial (U.S.) Investments LLC, Wellesley Hills, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 10% on 5 February 2015 and as of such date amount to 9.94% (this corresponds to 29,301,015 voting rights).

The above mentioned voting rights of 9.94% (this corresponds to 29,301,015 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 WpHG.

Voting rights of the following shareholder holding 3% or more in Deutsche Wohnen AG are to be attributed to the company:

- MFS International Value Fund.

VI. On 10 February 2015 Sun Life of Canada (U.S.) Financial Services Holdings, Inc., Boston, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 10% on 5 February 2015 and as of such date amount to 9.94% (this corresponds to 29,301,015 voting rights).

The above mentioned voting rights of 9.94% (this corresponds to 29,301,015 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 WpHG.

Voting rights of the following shareholder holding 3% or more in Deutsche Wohnen AG are to be attributed to the company:

- MFS International Value Fund.

VII. On 10 February 2015 Massachusetts Financial Services Company (MFS), Boston, USA, has informed us according to sec. 21, para. 1 WpHG that its voting rights in Deutsche Wohnen AG, Frankfurt/Main, Germany, have fallen below the threshold of 10% on 5 February 2015 and as of such date amount to 9.94% (this corresponds to 29,301,015 voting rights).

Of these voting rights 8.93% (this corresponds to 26,306,928 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG. 1.02% of the voting rights (this corresponds to 2,994,087 voting rights) are to be attributed to the company according to sec. 22, para. 1, sent. 1, no. 6 WpHG in conjunction with sec. 22, para. 1, sent. 2 WpHG.

Voting rights of the following shareholder holding 3% or more in Deutsche Wohnen AG are to be attributed to the company:

- MFS International Value Fund.

48. We have received the following notifications according to sec. 25, para. 1 WpHG on 23 February 2015:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 19 February 2015

Total amount of voting rights:

0.00% (equals: 0 voting rights)

calculated from the following total number of voting rights issued: 294,711,175

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

0.00% (equals: 0 voting rights)

thereof held indirectly:

0.00% (equals: 0 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.38% (equals: 21,739,972 voting rights)

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300, 65929 Frankfurt, Germany

Notifier: BlackRock Holdco 2, Inc., Wilmington (DE), U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 19 February 2015

Total amount of voting rights:

0.00% (equals: 0 voting rights)

calculated from the following total number of voting rights issued: 294,711,175

Detailed information on the voting rights proportion:

(Financial/other) instruments purs. to sec. 25 WpHG:

0.00% (equals: 0 voting rights)

thereof held indirectly:

0.00% (equals: 0 voting rights)

Voting rights purs. to sec. 21, 22 WpHG:

7.28% (equals: 21,456,830 voting rights)



III. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: BlackRock Financial Management, Inc., New York, U.S.A.

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 19 February
2015

Total amount of voting rights:
0.00 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 294,711,175

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0.00 % (equals: 0 voting rights)
thereof held indirectly:
0.00 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
7.25 % (equals: 21,372,604 voting rights)

49. We have received the following notifications according to
sec. 25, para. 1 WpHG on 3 March 2015:

I. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Norges Bank (the Central Bank of Norway), Oslo, Norway

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 25 February
2015

Total amount of voting rights:
0 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 294,838,127

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0 % (equals: 0 voting rights)
thereof held indirectly:
0 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.72 % (equals: 19,821,257 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:
'Financial-/other instruments in this case relates to 4,607 shares
on loan being returned'

II. Listed company: Deutsche Wohnen AG, Pfaffenwiese 300,
65929 Frankfurt, Germany

Notifier: Ministry of Finance on behalf of the State of Norway,
Oslo, Norway

Triggering event: Falling below threshold

Threshold crossed or reached: 5%

Date at which the threshold is crossed or reached: 25 February
2015

Total amount of voting rights:
0 % (equals: 0 voting rights)
calculated from the following total number of voting rights
issued: 294,838,127

Detailed information on the voting rights proportion:
(Financial/other) instruments purs. to sec. 25 WpHG:
0 % (equals: 0 voting rights)
thereof held indirectly:
0 % (equals: 0 voting rights)
Voting rights purs. to sec. 21, 22 WpHG:
6.72 % (equals: 19,821,257 voting rights)

Detailed information on financial/other instruments pursuant
to sec. 25 WpHG:
'Financial-/other instruments in this case relates to 4,607 shares
on loan being returned'



4 Auditor's fees

In the year under review, the fees recorded as expenses for the auditors Ernst & Young GmbH Wirtschaftsprüfungsgesellschaft, Stuttgart, amounted to:

EUR k	2014	2013
Audit of the annual financial statements (net)	208	325
Other certification and valuation services (net)	333	591
Tax advice services (net)	8	28
Value added tax	104	179
	653	1,123

The expenses for the audit of the annual financial statements relate to the audit of the individual and consolidated financial statements. The expenses for other certification and valuation services primarily relate to services provided in the context of capital increases. The expenses for other certification and valuation services in 2013 included payables amounting to EUR 106 k, which were recognised under assets as acquisition costs for the acquisition of financial assets.

5 Employees

In the year under review, the average number of employees was 113 (previous year: 100).

6 Transactions with related parties

In the financial year, there were no transactions between related companies or individuals and the company that were not conducted on terms customary in the market.

7 Consolidated financial statements

The company is the parent company of the Group and produces a consolidated financial statement which is published in the German Federal Gazette.

8 Corporate governance

The Management Board and the Supervisory Board have submitted a declaration of compliance with the German Corporate Governance Code in accordance with sec. 161 of the German Stock Corporation Act (AktG) and made it permanently available to the shareholders online at www.deutsche-wohnen.com.



I APPROPRIATION OF NET PROFITS

The Management Board proposes that the net profit reported as at 31 December 2014 in the amount of EUR 177,351,852.19, comprising a profit carry-forward in the amount of EUR 0.0 million and a profit for the year in the amount of EUR 177,351,852.19, is used as follows:

EUR	
Distribution to the shareholders:	
Payment of a dividend of EUR 0.44 per bearer share that is entitled to dividends for the financial year 2014; on the basis of 294,838,127 bearer shares, this will amount to	129,728,775.88
Profit carry-forwards	47,623,076.31
Net profit	177,351,852.19

The disclosure of the amounts of the dividend payment and the profit carry-forwards is based on the number of no-par value shares which were entitled to dividends at the time of the preparation of the Management Board's proposal for the use of the profit. The number of no-par value shares which are entitled to dividends may increase between now and the date of the Annual General Meeting particularly as a result of requests for the settlement from external shareholders of GSW Immobilien AG pursuant to the domination agreement between Deutsche Wohnen AG and GSW Immobilien AG and the corresponding issuance of new shares of the company out of the Contingent Capital 2014/II (sec. 4c of the Articles of Association).

The amount of the dividend per no-par value share entitled to dividends will remain unchanged at EUR 0.44.

To the extent that the number of no-par value shares which are entitled to dividends, and thus the total amount of the dividend paid out, increase by EUR 0.44 per new share issued, the amount of the profit carry-forwards will decrease accordingly.

Frankfurt/Main, 3 March 2015

Deutsche Wohnen AG

Michael Zahn
Chief Executive
Officer

Andreas Segal
Member of the
Management Board

Lars Wittan
Member of the
Management Board

APPENDIX TO THE NOTES

STATEMENT OF CHANGES IN FIXED ASSETS

for the financial year from 1 January to 31 December 2014

EUR	Acquisition and production costs			
	01/01/2014	Additions	Disposals	31/12/2014
I. Intangible assets				
Purchased franchises, industrial and similar rights and assets, and licenses in such rights and assets	7,473,659.16	1,390,132.20	0.00	8,863,791.36
II. Property, plant and equipment				
1. Buildings on third party properties	0.00	117,752.55	0.00	117,752.55
2. Other equipment, furniture and fixtures	3,704,772.34	962,840.09	438,467.96	4,229,144.47
3. Advance payments on property, plant and equipment	0.00	349,306.63	0.00	349,306.63
	3,704,772.34	1,429,899.27	438,467.96	4,696,203.65
III. Financial assets				
Shares in affiliates	2,477,166,964.19	222,283,325.66	103,081,303.69	2,596,368,986.16
	2,488,345,395.69	225,103,357.13	103,519,771.65	2,609,928,981.17

EUR	Accumulated depreciation and amortisation				
	01/01/2014	Additions	Disposals	Revaluation	31/12/2014
I. Intangible assets					
Purchased franchises, industrial and similar rights and assets, and licenses in such rights and assets	6,198,129.84	919,359.30	0.00	0.00	7,117,489.14
II. Property, plant and equipment					
1. Buildings on third party properties	0.00	3,925.09	0.00		3,925.09
2. Other equipment, furniture and fixtures	1,619,228.40	632,691.06	135,500.76	0.00	2,116,418.70
3. Advance payments on property, plant and equipment	0.00	0.00	0.00		0.00
	1,619,228.40	636,616.15	135,500.76	0.00	2,120,343.79
III. Financial assets					
Shares in affiliates	970,000.00	0.00	0.00	340,000.00	630,000.00
	8,787,358.24	1,555,975.45	135,500.76	340,000.00	9,867,832.93

EUR	Carrying amount	
	31/12/2014	31/12/2013
I. Intangible assets		
Purchased franchises, industrial and similar rights and assets, and licenses in such rights and assets	1,746,302.22	1,275,529.32
II. Property, plant and equipment		
1. Buildings on third party properties	113,827.46	0.00
2. Other equipment, furniture and fixtures	2,112,725.77	2,085,543.94
3. Advance payments on property, plant and equipment	349,306.63	0.00
	2,575,859.86	2,085,543.94
III. Financial assets		
Shares in affiliates	2,595,738,986.16	2,476,196,964.19
	2,600,061,148.24	2,479,558,037.45

INDEPENDENT AUDITOR'S REPORT

We have issued the following opinion on the financial statements and management report:

"We have audited the annual financial statements, comprising the balance sheet, the profit and loss statement and the notes to the financial statements, together with the bookkeeping system, and the management report of Deutsche Wohnen AG, Frankfurt/Main, for the fiscal year from January 1, 2014 to December 31, 2014. The maintenance of the books and records and the preparation of the annual financial statements and management report in accordance with German commercial law are the responsibility of the Company's management. Our responsibility is to express an opinion on the annual financial statements, together with the bookkeeping system, and the management report based on our audit.

We conducted our audit of the annual financial statements in accordance with sec. 317 HGB ["Handelsgesetzbuch": "German Commercial Code"] and German generally accepted standards for the audit of financial statements promulgated by the Institut der Wirtschaftsprüfer [Institute of Public Auditors in Germany] (IDW). Those standards require that we plan and perform the audit such that misstatements materially affecting the presentation of the net assets, financial position and results of operations in the annual financial statements in accordance with German principles of proper accounting and in the management report are detected with reasonable assurance. Knowledge of the business activities and the economic and legal environment of the Company and expectations as to possible misstatements are taken into account in the determination of audit procedures. The effectiveness of the accounting related internal control system and the evidence supporting the disclosures in the books and records, the annual financial statements and the management report are examined primarily on a test basis within the framework of the audit. The audit includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the annual financial statements and management report. We believe that our audit provides a reasonable basis for our opinion.

Our audit has not led to any reservations.

In our opinion, based on the findings of our audit, the annual financial statements comply with the legal requirements and give a true and fair view of the net assets, financial position and results of operations of the Company in accordance with German principles of proper accounting. The management report is consistent with the annual financial statements and as a whole provides a suitable view of the Company's position and suitably presents the opportunities and risks of future development."

Berlin, 10 March 2015

Ernst & Young GmbH
Wirtschaftsprüfungsgesellschaft



Christoph Wehner
Wirtschaftsprüfer
(German public auditor)



Gunnar Glöckner
Wirtschaftsprüfer
(German public auditor)



RESPONSIBILITY STATEMENT

“To the best of our knowledge, and in accordance with the applicable accounting standards, the annual financial statements as at 31 December 2014 give a true and fair view of the net assets, financial and earnings position of the company and the company’s management report gives a true and fair view of the development of the business including the business result and the position of the company and describes the main opportunities and risks associated with the company’s expected future development.”

Frankfurt/Main, 3 March 2015

Deutsche Wohnen AG

Vorstand

Michael Zahn
Chief Executive
Officer

Andreas Segal
Member of the
Management Board

Lars Wittan
Member of the
Management Board



CONTACT

Torsten Klingner
Director Investor Relations

Phone +49(0)30 897 86 5413
Fax +49(0)30 897 86 5409

DEUTSCHE WOHNEN AG

Registered office

Pfaffenwiese 300
65929 Frankfurt/Main

Berlin office

Mecklenburgische Strasse 57
14197 Berlin

Phone +49 (0)30 897 86 0
Fax +49 (0)30 897 86 100

info@deutsche-wohnen.com
www.deutsche-wohnen.com

IMPRINT

Published by

Deutsche Wohnen AG, Frankfurt/Main

Concept and design

HGB Hamburger Geschäftsberichte GmbH & Co. KG, Hamburg

This Annual Report is available in German and English. Both versions are available online for download at www.deutsche-wohnen.com

The German version of this report is legally binding.
The company cannot be held responsible for any misunderstandings or misinterpretation arising from this translation.