DEUTSCHE WOHNEN SE

Annual Report 2025

DEUTSCHE WOHNEN

Key Figures

Financial Key Figures in € million	2024	2025	Change in %
Adjusted EBITDA Total (continuing operations)*	651.2	744.7	14.4
Adjusted EBITDA Rental	626.4	662.8	5.8
Adjusted EBITDA Value-add	20.7	16.7	-19.3
Adjusted EBITDA Recurring Sales	1.4	3.9	>100
Adjusted EBITDA Development*	2.7	61.3	>100
Adjusted EBT (continuing operations)*	511.6	593.4	16.0
Adjusted EBT (continuing operations) per share in €**	1.29	1.49	16.0
Adjusted EBT (continuing operations) after minorities	506.2	575.2	13.6
Adjusted EBT (continuing operations) after minorities per share in €**	1.28	1.45	13.6
Income from fair value adjustments of investment properties	-639.9	163.4	–
Earnings before tax (EBT)	-567.9	282.9	–
Profit for the period	-591.0	1,179.6	–
Operating Free Cash-Flow***	465.5	642.5	38.0
Cash flow from operating activities	725.5	793.6	9.4
Cash flow from investing activities	-77.8	-295.2	>100
Cash flow from financing activities	-417.1	-488.3	17.1
Total Sum of Maintenance, Modernization, Portfolio Investments and New Construction	455.1	474.4	4.2
thereof for maintenance measures	160.5	178.5	11.2
thereof for modernization & portfolio investments	121.9	141.7	16.2
thereof for new construction	172.7	154.2	-10.7

Key Balance Sheet Figures/Financial Covenants in € million	Dec. 31, 2024	Dec. 31, 2025	Change in %
Fair value of the real estate portfolio	23,971.9	24,981.5	4.2
NAV	16,575.4	16,918.5	2.1
NAV per share in €****	41.76	42.62	2.1
LTV (%)	29.3	29.3	0.0 pp
Adjusted Net debt/Adjusted EBITDA Total	11.2x	9.9x	-1.3x
ICR	5.1x	5.5x	0,4x

Non-financial Key Figures	2024	2025	Change in %
Number of own apartments	139,507	140,482	0.7
Number of apartments sold	1,389	1,057	-23.9
thereof Recurring Sales	131	127	-3.1
thereof Non Core/other	1,258	930	-26.1
Number of new apartments completed	1,929	1,039	-46.1
thereof own apartments	1,033	684	-33.8
thereof apartments for sale	896	355	-60.4
Vacancy rate (in %)	1.4	1.5	0.1 pp
Monthly in-place rent in €/m²	8.02	8.30	3.5
Organic rent increase (in %)	4.4	4.2	-0.2 pp
Carbon intensity achieved in Germany (in kg CO_2e/m^2)	32.7	32.1	-1.8
Number of employees (continuing operations)	723	742	2.6

* According to current key figure definition including restatements for impairment losses/reversals of impairment losses from development-to-sell projects.
** Based on the weighted average number of shares carrying dividend rights.
*** According to current key figure definition including specification of net working capital.
****Based on the shares carrying dividend rights on the reporting date.

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NOTE

For mathematical reasons, tables and explanations may contain rounding differences to the precisely stated values (euro, percent, etc.). Furthermore, amounts below the rounding threshold are shown as "0.0". "–" means that information is not available.

The Company and its Shares

Dear Shareholders, Dear Readers,

In 2025, our healthy core business – the rental and management of our apartments – once again made a significant contribution to Deutsche Wohnen's success. Demand for housing in urban areas remains high and our customers value the quality of our work. In particular, we would like to express our gratitude to our employees for their dedication to serving our customers day in, day out.

This good service plays a key role in explaining why, with a vacancy rate of 1.5%, our portfolio remains virtually fully occupied. This is also thanks to the average rent of € 8.30 per m² in our portfolio. With a 60 square meter apartment costing € 500 to rent on average, we continue to offer affordable homes in Berlin, Dresden and Leipzig. This is because we, as a company, have a special social responsibility towards our customers, and it is one that we take very seriously.

Nevertheless, this does nothing to change the severe shortage of housing, especially in urban centers, or the fact that the gap between supply and demand is getting wider and wider. Deutsche Wohnen ramped up its development activities again and completed more than 1,000 new homes last year.

Our ability to rise to social challenges was given an additional boost by the strengthened cooperation and establishment of a uniform governance structure with Vonovia SE. Thanks to your approval of the control and profit and loss transfer agreement with Vonovia, we are becoming increasingly cohesive as a group and are laying the foundation for our joint, successful development in the market. We have set the course to secure our growth in the long run and expand it in a targeted manner.

The 2025 fiscal year serves as testimony to this positive development. Our core business remains strong. Revenue in the Rental segment rose by 4.8% as against the previous year to € 872.5 million. With an NAV of € 16,918.5 million and a 4.2% increase in fair value as against 2024 to € 24,981.5 million, mainly due to acquisitions, our key figures leave no room for doubt: we have achieved a turnaround and the phase of sustainable growth has begun. Further details are provided in the report that follows.

This leaves us confident as we look ahead to 2026. With an Adjusted EBITDA Total that is predicted to be more or less on par with the previous year, we expect the value of our company to increase further and, as a result, predict a slight increase in NAV per share. Adjusted EBT will be down slightly year-on-year, partly due to higher interest rates. The planned investments in our portfolio will enable us to further reduce its CO_2 intensity.

We would like to thank you, our shareholders and business partners, for your trust and support last year. We look forward to working with you to make 2026 another success story.

Berlin, March 2026
Best regards,

Lars Urbansky
Chief Executive Officer (CEO)

Olaf Weber
Chief Financial Officer (CFO)

Eva Weiß
Chief Development Officer (CDO)

Report of the Supervisory Board

Dear Shareholders,

In 2025, the Management Board of Deutsche Wohnen SE led the company through yet another successful fiscal year. Our core rental business showed positive development. It was once again supported by an environment that remains characterized by high demand for rental apartments and rising rents. Our other segments developed in line with expectations. The planned sale of the Care portfolio was completed successfully. Portfolio performance is stable.

Political debate was once again dominated by the topics of the supply of housing and the environment in 2025. Despite all of the challenges that these issues create for the housing industry, the environment provides the Group with a stable foundation on which to implement its business model successfully.

Last year saw Deutsche Wohnen SE move even closer to Vonovia SE following a shareholder resolution. The annual general meetings of Deutsche Wohnen SE and Vonovia SE held on January 23 and 24, 2025 respectively, approved a control and profit and loss transfer agreement between the two companies. This agreement came into force upon its entry in the German commercial register on August 1, 2025. It means that in future, Deutsche Wohnen SE will transfer its annual profit to Vonovia SE or Vonovia SE will cover any losses incurred by Deutsche Wohnen SE. The outstanding shareholders will receive a guaranteed annual dividend of € 1.03 per share (net) on their shares. Alternatively, Vonovia SE is offering a settlement of 0.7950 Vonovia SE shares per share.

Collaboration Between the Supervisory Board and the Management Board

In the 2025 fiscal year, the Supervisory Board performed the duties incumbent upon it by the law, under the Articles of Association, the German Corporate Governance Code and the rules of procedure, applying the utmost care. We provided the Management Board with regular advice on its management of the company and monitored its activities on an ongoing basis. As the company's supervisory body, we were directly involved in all decisions of fundamental importance to the company early on.

The Management Board provided us with regular, prompt and comprehensive written and verbal information on all relevant issues relating to business policy, corporate planning and strategy, the company's position, including opportunities and risks, and all matters related to business development, risk management and compliance. Any deviations between actual and planned developments were explained in detail by the Management Board.

The Management Board consulted us on all significant business transactions. We, both myself as Chair of the Supervisory Board and the other Supervisory Board members, also maintained regular contact with the Management Board members outside of the Supervisory Board and committee meetings. The topics discussed included the company's strategic focus, business development and operational decisions.

Supervisory Board Meetings and Committees

In the 2025 fiscal year, the Supervisory Board met a total of six times to consult and pass resolutions: three times at face-to-face meetings (March, May and December) and twice via conference call (April and September). The Supervisory Board also made decisions using the written procedure in March.

A total of eleven Supervisory Board and committee meetings were held, and the attendance rate came to 96%. This is broken down in the table below. All members of the body concerned took part in all resolutions that used the written procedure.

In preparation for the meetings, the Management Board submitted timely, comprehensive and valid written reports and resolution proposals to the Supervisory Board.

Meetings of Supervisory Board* and Committees in the 2025 Fiscal Year

Member	Supervisory Board	Executive and Nomination Committee	Audit Committee	Quota (%)
Dr. Heß	6/6	1/1	–	100
Coners	6/6	–	4/4	100
Hohlbein	6/6	1/1	4/4	100
Schauerte	5/6	1/1	–	86
Dr. Stetter	5/6	–	4/4	90
Trapp	6/6	1/1	4/4	100
	34/36	**4/4**	**16/16**	**96**

* The Finance Committee deliberated and made decisions by circular resolution.

Topics Covered by the Supervisory Board at its Plenary Sessions

Regular topics covered at our meetings included market and sector developments, management reports on business performance, reports from the committees and the company's short and medium-term planning. We addressed matters related to governance, financing, auditing, and legal matters. Other key topics included the acquisition of several properties from the QUARTERBACK Group and the implementation of the strategic sale of the Care portfolio.

On March 2, 2025, we approved the Declaration of Conformity in accordance with Section 161 of the German Stock Corporation Act (AktG) by written circular.

On March 24, 2025, the Supervisory Board met for its balance sheet meeting. We approved the company's annual and consolidated financial statements as of December 31, 2024, including the combined management report, and adopted the Report of the Supervisory Board, the Remuneration Report and the dependent company report. We acknowledged and approved the final declaration by the Management Board. Based on the recommendation put forward by the Audit Committee, we passed a resolution to propose PricewaterhouseCoopers GmbH Wirtschaftsprüfungsgesellschaft in Frankfurt am Main to the 2025 Annual General Meeting as the auditor for the 2025 fiscal year and to engage this company to conduct any review of the 2025 quarterly financial statements and the financial statements for the first quarter of 2026. We also adopted the agenda and other resolution proposals for the Annual General Meeting.

Other topics for discussion and resolutions included the target achievement levels for the Management Board and Supervisory Board, the strategy for purchasing portfolios of residential properties in urban areas and the investment strategy for both the existing portfolio and new construction. We also sought information on the status of the proceedings to render the control and profit and loss transfer agreement with Vonovia SE effective.

On April 15, 2025, we held an extraordinary meeting and approved the conclusion of an agreement regarding a shareholder loan with Vonovia SE as the lender, with a term of up to one year. This approval was granted with those Supervisory Board members employed by Vonovia SE abstaining from the vote. Prior to this decision, we had compared the due third-party and intercompany liabilities against proceeds from sale transactions and restructuring measures, evaluated alternative financing options and commissioned Ernst & Young to provide interest rate benchmarking information.

On May 26, 2025, following the Annual General Meeting, we discussed the reports from the committees. In the course of this meeting, we set the targets and target period for the proportion of women on the Management Board and Supervisory Board, with both bodies to comprise 33% women by June 30, 2030.

At our meeting held on September 18, 2025, we discussed the status of residential property acquisitions from the QUARTERBACK Group and their impact on the balance sheet of Deutsche Wohnen SE. We obtained information on the operations of QUARTERBACK New Energy Holding GmbH and the sale of two solar power parks. We discussed business development in the first half of 2025 and reviewed the status of the sale of the remaining nursing care properties. We also discussed possible structural changes at Deutsche Wohnen following the entry in the commercial register, and subsequent entry into force, of the control and profit and loss transfer agreement with Vonovia SE on August 1, 2025.

At the meeting on December 4, 2025, we discussed the report on business performance, the budget for 2026 and the company's five-year plan. We sought information on the current status of the acquisition of QUARTERBACK assets as well as on business development and portfolio adjustments at QUARTERBACK New Energy. We also addressed the situation regarding the plans put forward by the initiative "Deutsche Wohnen & Co enteignen" (Expropriate Deutsche Wohnen & Co) to put a socialization act to a referendum in Berlin.

Work of the Committees

In order to perform its duties efficiently, the Supervisory Board has set up committees to prepare topics and resolutions to be addressed by the Supervisory Board as a whole. The remit of the individual committees is described in detail in the corporate governance declaration.

To the extent permitted by law, the Supervisory Board delegated specific decision-making powers to individual committees via its rules of procedure. The committee chairs provided regular reports at the Supervisory Board meetings on the content and results of the committee meetings held.

Executive and Nomination Committee

The Executive and Nomination Committee comprised the members Dr. Fabian Heß as Chair, Peter Hohlbein, Christoph Schauerte and Simone Trapp in the reporting year. It held one meeting (in March) at which it addressed the following topics:

> Discussion and recommendation regarding the 2024 Remuneration Report.

> Discussion and recommendation on defining the target achievement level of the Management Board for the Short-Term Incentive (STI) 2024, on agreeing targets for the STI 2025 and on defining the requirements for the Long-Term Incentive Plan 2025–2028 in line with the remuneration system that was adopted in 2024, including the ESG sustainability criterion of CO_2 intensity.

Audit Committee

In the reporting year, the Audit Committee comprised the members Simone Trapp as Chair, Catrin Coners, Peter Hohlbein and Dr. Florian Stetter. It held four meetings in the fiscal year under review (March 17, May 12, August 7 and November 10). These meetings focused on the following topics in particular:

Accounting and Audits

> Accounting: Review and discussion of the annual financial statements and consolidated financial statements as of December 31, 2024, including the combined management report, the remuneration report and the interim financial reports; preparation of resolutions for the Supervisory Board regarding the approval and adoption of the financial statements and the appropriation of profit.

> Dependent company report: Discussion of numerous legal transactions and measures between Deutsche Wohnen SE and Vonovia SE that were executed without any disadvantages for Deutsche Wohnen SE that would require compensation.

> Annual General Meeting: Preparing the proposal regarding the selection of the auditor of the financial statements by the Annual General Meeting; engaging Pricewaterhouse-Coopers GmbH Wirtschaftsprüfungsgesellschaft, Frankfurt am Main, to audit the single-entity and consolidated financial statements and, where appropriate, to review the interim financial reports.

> Implementation of IFRS 18 reporting requirements regarding the company's financial performance.

> Discussion of tax-related issues in connection with the acquisition of existing QUARTERBACK properties and the sale of loan receivables.

> Changes in the value of investment properties.

> Development of financial liabilities and liquidity.

> Auditor's report reviewing the valuation of the QUARTERBACK Group.

Internal Control System, Risk Management and Compliance

> Risk management: Discussion of risk management.

> Discussion of the compliance report on the compliance management system and the risk analysis in accordance with the Anti-Money Laundering Directive.

> Audit and ICS: Discussion of status reports prepared by the Internal Audit department, including the internal control system (ICS).

Other Topics

> Business development of the Group and the QUARTERBACK equity investments.

> Developments regarding the sale of the Care segment.

> Acquisitions of residential property.

> Use of the group exemption from CSR reporting/non-financial statement.

> Major legal disputes.

Finance Committee

In the reporting year, the Finance Committee comprised the members Christoph Schauerte as Chair, Catrin Coners, Dr. Fabian Heß and Dr. Florian Stetter. While the committee did not meet during the reporting year, it passed two resolutions by written circular:

> Approval of the sale of 13 care homes managed by the company itself, as well as the PFLEGEN & WOHNEN HAMBURG operating platform.

> Extension of a financing arrangement with BayernLB due in 2025 with a total volume of up to € 338 million and a fixed interest period of ten years.

Corporate Governance

The Management Board and Supervisory Board of Deutsche Wohnen SE are committed to the principles of good corporate governance. The members of the Supervisory Board once again addressed the German Corporate Governance Code (GCGC) carefully in the reporting year. The Supervisory Board adopted the latest Declaration of Conformity on March 2, 2026, which was also adopted by the Management Board on March 3, 2026. Within this context, the Supervisory Board and Management Board prepared the corporate governance declaration, setting out the principles of corporate management and corporate governance. Both the Declaration of Conformity and the Corporate Governance Report are available permanently on the **company's website**.

Three out of the six members of the Supervisory Board were considered independent in the reporting year. In the 2025 fiscal year, there were no potential conflicts between the individual interests of members of executive bodies and the interests of the company that the members of the Supervisory Board would have to disclose immediately.

The Supervisory Board also looked at the appropriateness of the internal control system that has been set up and evaluated its effectiveness. Within this context, it verified, also based on discussions with the auditor of the annual financial statements – with regard to accounting – and the Internal Audit department, that the technical and organizational safeguards put in place for control purposes were suitable for the purposes of ensuring that the company is protected from material damage resulting from financial losses, fraudulent acts or mismanagement in all key matters. Among other things, the principles set out in the German Corporate Governance Code, based on the most recent publication from 2022, served as the benchmark here. The Supervisory Board had no reason to believe that the internal control system was not appropriate and effective in all key aspects.

Audit of the Annual and Consolidated Financial Statements

The annual financial statements of Deutsche Wohnen SE as of December 31, 2025 prepared by the Management Board and the consolidated financial statements and combined management report of the company were audited by the auditor appointed by the Annual General Meeting held on May 26, 2025 and engaged by the Supervisory Board, PricewaterhouseCoopers GmbH Wirtschaftsprüfungsgesellschaft, which expressed an unqualified opinion thereon. The responsible audit partners were Michael Preiß and Dr. Frederik Mielke.

The annual financial statements of Deutsche Wohnen SE and the consolidated financial statements, the combined management report of Deutsche Wohnen SE and the Group as well as the auditor's reports were made available to all members of the Supervisory Board immediately after their preparation. The auditor attended the meetings of the Audit Committee to discuss the documents making up the financial statements in preparation for the Supervisory Board meeting dealing with the financial statements. The auditor reported on the key audit findings, in particular with regard to this year's focal points, the key audit matters, and provided additional information.

The Chair of the Audit Committee provided the Supervisory Board with a comprehensive report on the annual financial statements and the audit at the latter's meeting held on March 24, 2026. The auditor also explained the key findings of the audit and was available to answer additional questions and provide further information to the members of the Supervisory Board.

The Supervisory Board conducted a careful review of the annual financial statements, the consolidated financial statements, the combined management report, the proposal for the appropriation of profit and the auditor's report. It did not raise any objections. In accordance with the recommendation put forward by the Audit Committee, the Supervisory Board then approved the annual and consolidated financial statements prepared by the Management Board as of December 31, 2025. This means that the annual financial statements have been adopted.

Deutsche Wohnen SE closed the 2025 fiscal year with a net profit of € 0.00. After offsetting the net income for the year against the profit carried forward from the previous year in the amount of € 55,169,882.70, the net profit for the 2025 fiscal year amounts to € 55,169,882.70. The Supervisory Board concurs with the Management Board's proposal on the appropriation of profit. A proposal will be made to the Annual General Meeting to distribute a dividend of € 0.04 per bearer share for the 2025 fiscal year and to allocate the remaining amount to other retained earnings.

Personnel

There were no personnel-related changes in either the Supervisory Board or the Management Board in the fiscal year under review.

Concluding Remarks

On behalf of the Supervisory Board, I would like to thank the members of the Management Board and all employees of Deutsche Wohnen SE and all Group companies for what was, once again, their considerable commitment and performance over the past year.

Berlin, March 24, 2026
On behalf of the Supervisory Board

Dr. Fabian Heß

Management Board

The Management Board of Deutsche Wohnen SE consisted of three members as of December 31, 2025.

Lars Urbansky
CEO

Lars Urbansky was appointed member of the Management Board of Deutsche Wohnen SE effective April 1, 2019 and served as Chief Operating Officer until the end of 2021. From January 1, 2022 until August 31, 2023, he held the position of co-Chair of the Management Board. He was appointed Chief Executive Officer (CEO) with effect from September 1, 2023.

Lars Urbansky graduated in real estate management from Gelsenkirchen University of Applied Sciences in 2006. He worked at GEHAG GmbH in Berlin from 1996 to 2008, where he also headed up the Controlling department. He has held various management positions within the Deutsche Wohnen Group since 2008. Lars Urbansky was Head of Portfolio Management from 2008 to 2013. In the period from 2009 to 2012, this also included the areas of acquisitions and sales. He has also been Managing Director of Deutsche Wohnen Immobilien Management GmbH since 2014 and is jointly responsible for the Deutsche Wohnen Group's nationwide service network. This network covers the entire rental process as well as commercial and technical neighborhood services.

Olaf Weber
Member of the Management Board (CFO)

Olaf Weber was appointed member of the Management Board (Chief Financial Officer) of Deutsche Wohnen effective January 1, 2022.

After training as a bank clerk, Olaf Weber studied at the Frankfurt School of Finance, graduating in 2002 with a degree in banking business administration. In the period from 1998 to 2007, he held the position of Vice President of Capital Market Sales at Deutsche Bank AG. Mr. Weber joined OBI Group Holding in 2007 as Deputy Head of Group Treasury and then headed up the Treasury and Risk Controlling departments at EDE GmbH from 2011 to 2013. He has been in leadership roles within finance at Vonovia SE since 2013 and was appointed Head of Investment Management for Climate Investments in January 2025.

Eva Weiß
Member of the Management Board (CDO)

Eva Weiß was appointed member of the Management Board (Chief Development Officer) with effect from September 1, 2023.

Eva Weiß is a trained bank clerk and has been a qualified real estate specialist since 1993. In 2015, Ms. Weiß moved to the real estate project developer BUWOG Bauträger GmbH, initially as Head of Development and then, from 2020 onwards, as Managing Director. Eva Weiß previously held management positions at various residential construction companies, also as an authorized signatory and Head of Development. Ms. Weiß is responsible for BUWOG's successful strategic expansion and positioning as a leading German residential real estate developer. She is a member of the Executive Board of the regional association of the German Property Federation (ZIA) for the East region, member of the BfW Landesverband Berlin-Brandenburg board, and active in the IHK (Chamber of Industry and Commerce) General and Budget Assembly and in the German Chamber of Industry and Commerce (DIHK) – Construction and Real Estate Industry Committee. Since February 2025, Ms. Weiß has also held the position of Deputy Chair of the Board of the Lebendige Stadt Foundation.

Supervisory Board

The current Supervisory Board consists of six members.

Dr. Fabian Heß
Chair
General Counsel/Head of Legal, Vonovia SE

Dr. Florian Stetter
Deputy Chair
Self-employed residential real estate investor

Catrin Coners
Head of Sustainability, Vonovia SE

Peter Hohlbein
Managing Partner, Hohlbein & Cie. Consulting

Christoph Schauerte
Senior Advisor, Vonovia SE

Simone Trapp
Supervisory Board member at German companies

Supervisory Board Committees

Executive and Nomination Committee
Dr. Fabian Heß, Chair
Peter Hohlbein
Christoph Schauerte
Simone Trapp

Audit Committee
Simone Trapp, Chair
Catrin Coners
Peter Hohlbein
Dr. Florian Stetter

Finance Committee
Christoph Schauerte, Chair
Catrin Coners
Dr. Fabian Heß
Dr. Florian Stetter

Corporate Governance

In the corporate governance declaration (also known as the Corporate Governance Report), the Management Board and the Supervisory Board report on the principles of management and corporate governance for the last fiscal year in accordance with Sections 289f and 315d of the German Commercial Code (HGB) and Principle 23 of the German Corporate Governance Code (GCGC, in the current version published on April 28, 2022).

The declaration contains the Declaration of Conformity, information on corporate governance practices, a description of how the Management Board and Supervisory Board work and key corporate governance structures. The declaration is also available to the public on our **website**. Pursuant to Section 317 (2) (6) HGB, the disclosures pursuant to Sections 289f and 315d HGB are not included in the audit performed by the auditor of the annual financial statements.

Foundation

Fundamental Understanding

In order for a company to be successful, its business model has to be accepted by all relevant stakeholder groups, from its customers through to civil society and the public, investors or business partners. Managing with integrity, the sustainability of business models and the extent to which a company is perceived as living up to its social responsibilities are playing an increasingly important role. This applies no less to the real estate sector.

Any misconduct by a company's management also tends to result in the corporate governance regulations being tightened up, as was the case with the Financial Market Integrity Strengthening Act (FISG). Among other measures, the obligation to establish an appropriate and effective internal control system (ICS) as well as a corresponding risk management system (RMS) for listed stock corporations was introduced in a quest to strengthen trust in the German financial market.

This is why, here at Deutsche Wohnen, the Management Board and the Supervisory Board see corporate governance as the responsible management and supervision of a company. The Management Board and the Supervisory Board have made a comprehensive commitment to the principles of corporate governance as set out in the German Corporate Governance Code.

Standards of Corporate Governance

These principles are the basis for the sustainable success of the company and therefore serve as guidelines for conduct in the company's daily management and business. Good corporate governance strengthens the trust of our shareholders, business associates, customers, employees and the general public in Deutsche Wohnen SE. It increases the company's transparency and strengthens the credibility of our group of undertakings. With balanced corporate governance, the Management Board and the Supervisory Board wish to safeguard Deutsche Wohnen SE's competitiveness, strengthen the trust of the capital market and the general public in the company, and sustainably increase the company's value. Corporate governance, acting in accordance with the principles of responsible management aimed at increasing the value of the business on a sustainable basis, is an essential requirement for the Deutsche Wohnen Group embracing all areas of the business.

As a major real estate company, we are aware of the particular significance of our entrepreneurial actions for society at large. Our corporate culture is founded on transparent reporting and corporate communications, on corporate governance aimed at the interests of all stakeholders, on fair and open dealings between the Management Board, the Supervisory Board and employees as well as on compliance with the law.

A Code of Conduct provides the ethical and legal framework within which we act and want to ensure our commercial success. The focus is on dealing fairly with each other but also in particular on dealing fairly with our customers, business partners and investors. The Code of Conduct specifies how we assume our ethical and legal responsibility as a company and is the expression of our company values.

Information on the Company's Governing Constitution

The designation Deutsche Wohnen comprises Deutsche Wohnen SE and its Group companies. Deutsche Wohnen is a European company (SE) in accordance with the German Stock Corporation Act (AktG), the SE Act and the SE Regulation. Its registered headquarters are in Berlin. It has three governing bodies: the Annual General Meeting, the Supervisory Board and the Management Board. The duties and authority of those bodies derive from the SE Regulation (SE-VO), the German Stock Corporation Act (AktG) and the Articles of Association. Shareholders, as the owners of the company, exercise their rights at the Annual General Meeting.

According to the two-tier governance system, Deutsche Wohnen SE has a Management Board and a Supervisory Board. In the two-tier governance system, the management of business and the monitoring of business are strictly separated from each other, meaning that individuals cannot be members of both bodies at the same time. The duties and responsibilities of these two bodies are clearly specified by law in the German Stock Corporation Act. In accordance with the governing laws, in particular the SE Regulation and the German SE Employee Participation Act (SEBG), the Supervisory Board is only made up of representatives of the shareholders. Employee interests are represented by the works councils established by law within Deutsche Wohnen and, since 2023, also by the responsible Group Works Council of the Vonovia Group.

The Management Board and Supervisory Board of a company listed in Germany are obliged by law (Section 161 of the German Stock Corporation Act) to report once a year on whether the officially published and relevant recommendations issued by the government commission on the German Corporate Governance Code, as valid at the date of the declaration, have been, and are being, complied with. Companies affected are also required to state which of the recommendations of the Code have not been, or will not be, applied and, if not, why. The most recent Declaration of Conformity is valid for at least the next five years and the Declarations of Conformity that are no longer valid can be found on the company's website.

The Management Board reports in its declaration, also on behalf of the Supervisory Board, on important aspects of corporate governance pursuant to Section 289f of the German Commercial Code (HGB) and Principle 23 of the German Corporate Governance Code (GCGC) 2022.

Declaration of Conformity to the GCGC Pursuant to Section 161 of the German Stock Corporation Act (AktG)

The Management Board and the Supervisory Board of Deutsche Wohnen SE carefully assessed compliance with the standards set out in the German Corporate Governance Code (the "Code") and issued the following Declaration of Conformity in March 2026 pursuant to Section 161 (1) AktG:

"Since the last Declaration of Conformity was made on March 2, 2025, the company has complied with all of the recommendations made by the "Government Commission on the German Corporate Governance Code" in the version published on June 27, 2022, as published in the official section of the federal gazette by the German Federal Ministry of Justice, with the exception referred to below:

Recommendation G.10 sentence 1

In accordance with recommendation G.10 sentence 1, the variable remuneration amounts granted to a member of the Management Board should be invested by that member predominantly in shares in the company, taking into account the relevant tax obligation, or should be granted by the company as share-based remuneration. In accordance with the remuneration system approved by the Annual General Meeting held on June 2, 2022, and the adjusted remuneration system presented to the Annual General Meeting on May 6, 2024, the members of the Management Board received their remuneration entirely in cash.

In future, the company will comply with the recommendations of the German Corporate Governance Code with the following exceptions:

Recommendations made in Section G

As a result of the control and profit and loss transfer agreement concluded with Vonovia SE, the Management Board remuneration system that applies from January 1, 2026 onwards, does not provide for any variable remuneration, contrary to the recommendations set out in Section G.

Recommendations G.3 and G.4

Recommendation G.3 GCGC states that in order to assess whether the specific total remuneration of Management Board members is in line with usual levels compared to other enterprises, it is to use an appropriate peer group of other third-party entities, and disclose the composition of such a group. The peer-group comparison is to be applied with a sense of perspective in order to prevent an automatic upward trend. Furthermore, recommendation G.4 stipulates that, in order to determine whether remuneration is in line with usual levels within the enterprise itself, the Supervisory Board is to take into account the relationship between Management Board remuneration and the remuneration of senior managers and the workforce as a whole, and how remuneration has developed over time. The Supervisory Board does not use a specific peer group of other third-party entities in order to assess whether the total remuneration of Management Board members is in line with usual levels and, as a result, does not disclose such a peer group either. This is because there are no suitable peer group companies, in particular no suitable listed companies in the real estate sector that are bound by a control and profit and loss transfer agreement. A vertical comparison is used to analyze the remuneration of the workforce as a whole based on the peer group defined for the purposes of Section 162 (1) sentence 2 no. 2 of the German Stock Corporation Act (AktG) (including, where applicable, within the Vonovia Group), also in terms of how it has developed over time, without any fixed ratio being defined for Management Board remuneration in relation to workforce remuneration. Since, however, there is no sufficient basis for a suitable group of people, no comparison with the remuneration of senior managers.

Recommendations G.8, G.9 and G.12

Recommendation G.8 GCGC states that subsequent changes to the targets or comparison parameters are to be excluded. G.9 GCGC recommends that, after the end of every fiscal year, the Supervisory Board establish the amount of individual variable remuneration to be granted, depending on target achievement. The target achievement is to be comprehensible in terms of both its rationale and amount. The recommendation made in G.12 GCGC states that, if the contract of a Management Board member is terminated, the disbursement of any remaining variable remuneration components, which are attributable to the period until contract termination, is to be based on the originally agreed targets and comparison parameters, and on the due dates or holding periods stipulated in the contract. As the Management Board remuneration system has been switched to one based entirely on fixed remuneration, the Supervisory Board has decided, to be consistent and to reduce administrative outlay, to pay out a settlement to cover all current/contractually agreed LTI and STI components of all former and current Management Board members, regardless of whether these Management Board members leave the company or remain in their positions."

Shareholders and Annual General Meeting

Shareholder Information: Shareholders can obtain full and timely information about our company on our website and can access current as well as historical company data. Among other information on its website, Deutsche Wohnen regularly posts all financial reports, important information on the company's governing bodies (including current resumes), its corporate governance documentation (declaration of conformity and governance-related guidelines and voluntary commitments), information requiring ad hoc disclosure and press releases.

Directors' Dealings: Information on directors' dealings/managers' transactions notifiable pursuant to Article 19 of the Market Abuse Regulation is published by Deutsche Wohnen without delay in accordance with the Regulation and is made available on the company's website.

Financial Calendar: Shareholders and interested members of the financial community can use the regularly updated financial calendar on the website to obtain information on publication and information dates, and the timing of the Annual General Meeting early on.

Annual General Meeting and Voting: The Annual General Meeting decides in particular on the appropriation of profit, the ratification of the acts of the members of the Management Board and of the Supervisory Board, the appointment of the external auditor, amendments to the Articles of Association as well as specific capital measures and individually elects the shareholders' representatives to the Supervisory Board.

Our shareholders can exercise their voting rights at the meeting or instruct a proxy of their choice or one of the proxies provided for that purpose by the company. Our shareholders are also able to submit a postal vote. The details regarding the postal voting procedure are in the respective shareholder's invitation to the Annual General Meeting.

The entire documentation for the Annual General Meeting and opportunities to authorize, and issue instructions to, the company's proxies as well as to submit a postal vote are available to shareholders at all times on the Vonovia website.

Taking into account the interests of both shareholders and the company, the extraordinary general meeting held in January 2025 to pass the resolution on the intercompany agreement with Vonovia SE was held as a face-to-face event, whereas the company made use of the statutory option of holding the ordinary 2025 Annual General Meeting as a virtual event. In the spirit of digitalization and sustainability, the Management Board continues to take a positive view of the resolution passed by the 2023 Annual General Meeting, which authorizes the Management Board to hold the Annual General Meeting as a virtual event over the next five years.

Remuneration Paid to Executive Bodies: In line with the German Stock Corporation Act and the GCGC, the Supervisory Board presented the amended remuneration system it had adopted for the Management Board members to the

2024 Annual General Meeting for approval, which was granted with 95.2% of the votes cast.

The remuneration report for the 2024 fiscal year, which was audited by the auditor, was approved by 99.4% of the votes cast before being published on Deutsche Wohnen SE's website.

The remuneration system of the Supervisory Board of Deutsche Wohnen SE is governed by the Articles of Association. It was confirmed by a 99.3% majority by the 2021 Annual General Meeting.

The Supervisory Board

Duties and Responsibilities

The Supervisory Board appoints, supervises and advises the Management Board and is directly involved in decisions of fundamental importance to the company. The Supervisory Board performs its work in accordance with the legal provisions, the Articles of Association, its rules of procedure and its resolutions. It consists of six members, three of whom were reelected by the 2024 Annual General Meeting. The terms of office range from two to three years.

The Supervisory Board examines and adopts the annual financial statements and the combined management report, including the Non-financial Group Declaration. It assesses and confirms the proposal for the appropriation of profit as well as the consolidated financial statements and the combined management report on the basis of the report prepared by the Audit Committee. The Supervisory Board reports in writing to the shareholders at the Annual General Meeting on the result of its examination.

Given Deutsche Wohnen SE's status as a dependent company pursuant to Section 17 AktG, the Supervisory Board considers it appropriate for at least half of the members of the Supervisory Board to now be independent. The Supervisory Board meets this requirement, as Peter Hohlbein, Simone Trapp and Dr. Florian Stetter are to be considered independent. The same applies to the Executive and Nomination Committee and the Audit Committee.

The Chair of the Supervisory Board chairs the meetings and coordinates communications. The members of the Supervisory Board generally have the same rights and obligations. Supervisory Board resolutions are above all passed in the Supervisory Board meetings but also, if necessary, using the written procedure or by other communication means. At least two meetings are held every six months. In addition, if necessary and on the basis of the rules of procedure of the Supervisory Board, a meeting of the Supervisory Board or its committees can be convened at any time at the request of a member or the Management Board.

The Supervisory Board is composed in such a way that its members as a group have the knowledge, ability and specialist experience, also in those sustainability matters that are significant to the company, required to properly complete its tasks. All of them are familiar with the real estate sector as the segment in which the company operates. At least one member of the Supervisory Board has expertise in the field of accounting and another member has expertise in the field of auditing.

Each Supervisory Board member shall ensure that they have enough time to carry out their mandate.

At the time at which this declaration was prepared, no Supervisory Board members exercised directorships or advisory tasks for important competitors of the company (see → **Conflicts of Interest**).

Since 2020, a standard process for related party transactions has been firmly established within the company. This includes reporting on a regular basis to the Annual General Meeting as part of the Supervisory Board report. As Deutsche Wohnen SE has been majority-owned by Vonovia SE since September 30, 2021, a system for assessing related party transactions has been established in parallel with the process for recording legal transactions and measures with affiliated companies. Members of the Supervisory Board, for their part, immediately report any transactions that they or parties related to them conclude with the company. The relevant data is also collected at the end of the fiscal year. The Supervisory Board will make a decision itself on any transaction requiring approval or to delegate the decision to one of its committees in line with the statutory requirements. For an overview of transactions between related parties and the Deutsche Wohnen Group, please refer to → **[F42] Related Party Transactions**.

Supervisory Board Self-Assessment

The Supervisory Board is committed to conducting regular efficiency reviews in line with the recommendation set out in the GCGC. A self-evaluation was most recently conducted using a written survey of its members in December 2023. The Supervisory Board, which has been composed largely of new members since 2022, discussed the nature of its cooperation and the fulfillment of the tasks assigned to it intensively on the basis of a qualified questionnaire. Both the Supervisory Board as a whole and the committees were found to work effectively and comprehensively in accordance with the supervisory and consultancy requirements that its activities have to meet (see → **Report of the Supervisory Board**).

Supervisory Board Committees

The Supervisory Board forms an Executive and Nomination Committee, an Audit Committee and a Finance Committee from among its members. Additional committees are formed as needed. Committees are made up of at least three members of the Supervisory Board (see → Report of the Supervisory Board). The committees prepare topics to be discussed or resolved by the Supervisory Board. In addition, they pass resolutions on behalf of the entire Supervisory Board. The basis for committee work was the delegation of tasks and responsibilities within the scope of statutory requirements.

The Executive and Nomination Committee is made up of the Chair of the Supervisory Board and at least two other members to be elected by the Supervisory Board. The Chair of the Supervisory Board, Dr. Fabian Heß, is the Chair of the Executive and Nomination Committee. In the reporting period, the committee also comprised Peter Hohlbein, Christoph Schauerte and Simone Trapp. The tasks of this committee are, in particular, to prepare the appointment of Management Board members and propose candidates for election as Supervisory Board members, to advise on the remuneration system, to assign responsibilities and to decide in cases of legal and loan transactions with members of the Management Board and conflicts of interest.

The Supervisory Board appoints one of the members of the Audit Committee as the Chair of the Audit Committee. When electing the committee members, the Supervisory Board shall ensure that the Chair of the Audit Committee has specialist knowledge and experience in the application of accounting principles and internal control and risk management systems and/or in audits. The Committee Chair should be independent and not be a former member of the company's Management Board whose appointment ended less than two years before their appointment as Chair of the Audit Committee. The Supervisory Board Chair should not be the Chair of the Audit Committee. One committee member must have experience in accounting and one in auditing. With its Chair, Simone Trapp, who has long-standing experience in accounting and finance in global and multinational companies, Dr. Florian Stetter, who, as CEO and managing director of major corporations subject to mandatory audits, has fundamental and in-depth practical knowledge of auditing, the Audit Committee's members include experts in the field of accounting and auditing. The expertise of the other members of the Audit Committee, Catrin Coners and Peter Hohlbein, can be found in the Supervisory Board Expertise Matrix (see table → Expertise Matrix of the Supervisory Board). The Audit Committee handles, in particular, the monitoring of the accounting process, the effectiveness of the internal control system, risk management system and internal audit system, the audit of the annual financial statements and – unless another committee is entrusted therewith – compliance. Accounting and auditing also include the sustainability report and the auditing of this report. Each member of the Audit Committee can obtain information directly from the heads of those central departments that are relevant to the Audit Committee via the Committee's Chair.

The Audit Committee prepares the resolutions of the Supervisory Board on the annual financial statements (and, if applicable, the consolidated financial statements), and, in place of the Supervisory Board, reaches the agreements with the auditor (in particular the issuing of the audit mandate to the auditor, the determination of strategic audit objectives and the fee agreement). The Audit Committee takes suitable action to assess and monitor the independence of the auditor and the audit quality and is responsible for discussing the assessment of the audit risk, audit strategy, planning and results with the auditor. The Audit Committee also makes decisions on behalf of the Supervisory Board on the approval of contracts with auditors for non-assurance services.

The Finance Committee consists of the Supervisory Board Chair or the latter's Deputy Chair and at least two other members. In the reporting year, the Finance Committee comprised the members Christoph Schauerte as Chair, Catrin Coners, Dr. Fabian Heß and Dr. Florian Stetter. The Finance Committee prepares the resolutions of the Supervisory Board on the following matters:

- Financing and investment principles, including the capital structure of the Group companies and dividend payments.
- Principles of the acquisition and disposal policies, including the acquisition and disposal of individual shareholdings of strategic importance.

In place of the Supervisory Board, the Finance Committee adopts resolutions in particular on general guidelines and principles for the implementation of this financial strategy, including the handling of currency risks, interest, liquidity and other financial risks, the handling of credit risks and the implementation of external financing principles, and also on important transactions regarding the acquisition and disposal of properties and shares in companies as well as corporate financing.

The Management Board

Duties and Responsibilities

The Management Board members are jointly accountable for independently managing the company in the company's best interests while complying with the applicable laws and regulations, the Articles of Association and the rules of procedure. In doing so, they must take the interests of the shareholders, the employees and other stakeholders into account.

The Management Board is monitored and advised by the Supervisory Board. It has adopted the rules of procedure in consultation with the Supervisory Board. The Management Board has a Chair who coordinates the work of the Management Board and represents it in dealings with the Supervisory Board.

The Management Board informs the Supervisory Board regularly, in due time and comprehensively in line with the principles of diligent and faithful accounting in accordance with the law and the reporting duties specified by the Supervisory Board.

The Management Board develops the company's strategy, coordinates it with the Supervisory Board and implements it. It ensures that all statutory provisions and the company's internal policies are complied with. The Management Board also ensures appropriate risk management and risk controlling in the company. The Chief Development Officer is responsible for the social and environmental factors to be taken into account in this process, as well as for the associated risks, opportunities and impacts. As the control agreement between the majority shareholder Vonovia SE and the company came into force on August 1, 2025, Vonovia SE is the controlling company and, in accordance with the control agreement, is entitled to issue instructions to the Management Board.

The Management Board submits the corporate planning for the coming fiscal year to the Supervisory Board as well as the midterm and strategic planning, which also includes sustainability targets. The Chair of the Management Board informs the Supervisory Board Chair without delay of important events that are essential for the assessment of the situation and the development of the company or for the management of the company as well as of any shortcomings that occur in the monitoring systems.

The Management Board requires the approval of the Supervisory Board for certain important transactions. Transactions and measures that require Supervisory Board approval are submitted in good time to the Supervisory Board, or to one of its committees where particular powers are delegated to them. The Management Board members are obliged to disclose any conflicts of interest to the Supervisory Board without delay and to inform the other Management Board members accordingly.

The Management Board members are subject to a comprehensive non-competition obligation. Management Board members may only take up sideline activities, in particular positions on supervisory boards in companies outside the Group, with the approval of the Supervisory Board.

Important transactions between the company, on the one hand, and the Management Board members as well as persons they are close to or companies they have a personal association with, on the other, require the approval of the Supervisory Board. The internal procedure put in place by the Supervisory Board to evaluate these transactions is set out in the section entitled → "The Supervisory Board."

Recruitment of Members of Executive Bodies

In accordance with the German Corporate Governance Code, the Supervisory Board and the Management Board must be composed in such a way that these bodies/their members as a group have the knowledge, ability and specialist experience required to properly complete their tasks. The requirements were extended and set out by law with the entry into force of the CSR Directive Implementation Act. The Supervisory Board has adopted the following criteria and objectives for recruiting individuals to the Management and Supervisory Boards, taking the above-mentioned requirements into account:

Recruitment of Members of the Supervisory Board

Composition: As a listed company that is not subject to codetermination, the Supervisory Board of Deutsche Wohnen SE is to include six members, an appropriate number of whom are to be independent within the meaning of the Code. All members should have sufficient time available to perform the duties associated with their mandate with due regularity and care.

When proposing candidates to fill new Supervisory Board positions to the Annual General Meeting, the Supervisory Board should have performed an extensive review to ensure that the candidates standing for election meet the corresponding professional and personal requirements (see below) and must disclose the candidates' personal and business-related relationships with the company, the governing bodies of the company and any shareholders with a material interest in the company. Shareholders are deemed to hold a material interest if they hold more than 10% of the voting shares in the company, either directly or indirectly. The proposals are not based on the candidate's affiliation to any particular party that is interested in the company.

Other general criteria, and criteria defined in the GCGC that applied in the fiscal year under review, governing composition include:

> No more than two former members of the Management Board shall be members of the Supervisory Board.
> Supervisory Board members shall not exercise directorships or similar positions or advisory tasks for important competitors of the company.
> If a (designated) member belongs to the Management Board of a listed company, this member shall not accept more than a total of two supervisory board mandates in non-Group listed companies or on supervisory bodies of non-Group entities that make similar requirements.
> The age limit has been set at 75 at the time of appointment to the Supervisory Board.

Skills Profile: The Supervisory Board of Deutsche Wohnen SE should be composed so as to ensure qualified supervision of, and provision of advice to, the Management Board. The candidates nominated for election to the Supervisory Board should be able, on the basis of their knowledge, skills and professional experience, to perform the duties of a Supervisory Board member of a listed residential real estate company that is active on the international capital market. In terms of their personality, the candidates nominated for election should show integrity, professionalism and commitment. The aim is to ensure that the Supervisory Board as a whole offers all of the knowledge and experience that the Group considers to be important for ensuring Deutsche Wohnen's operational and financial further development.

Independence: Given Deutsche Wohnen SE's status as a dependent company pursuant to Section 17 AktG, the Supervisory Board considers it appropriate for at least half of the members of the Supervisory Board to be independent. Material conflicts of interest that are not merely of a temporary nature, e.g., arising from functions on executive bodies or advisory roles performed at the company's major competitors, should be avoided. A Supervisory Board member is, in particular, not to be considered independent if they have personal or business relations with the company, its bodies, a controlling shareholder or a company associated with such a shareholder that may cause a substantial and not merely temporary conflict of interest.

Diversity: When nominating candidates for election, the Supervisory Board should also take diversity into account. In accordance with the German Act on the Equal Participation of Women and Men in Leadership Positions in the Private Sector and the Public Sector (Gesetz für die gleichberechtigte Teilhabe von Frauen und Männern an Führungspositionen in Privatwirtschaft und im öffentlichen Dienst), the Supervisory Board should comprise at least 30% women and 30% men. Deutsche Wohnen intends for the Nomination Committee to continue to have at least one female member. Deutsche Wohnen's Supervisory Board should meet both criteria in the current target period. When assessing potential candidates for reelection or to fill a Supervisory Board position that has become vacant, qualified women are to be included in the selection process and given appropriate consideration when the nominations are made.

Target Achievement: The objectives regarding the composition of the Supervisory Board set out above have been met. There are two female members of the Supervisory Board (33%). Simone Trapp is a member of the Executive and Nomination Committee. Three out of six members of the Supervisory Board are considered by the latter to be independent within the meaning of C. 6 and C. 7 of the GCGC. This also includes Dr. Florian Stetter. This is because he has no personal or business relationship to the company or the Management Board that would constitute a material, and not merely temporary, conflict of interest. The fact that Dr. Stetter has been a member of the company's Supervisory Board for 19 years does not change this assessment in any way. The Supervisory Board remains convinced that Dr. Stetter continues to perform his duties objectivity, with integrity and in the company's best interests. It is in the company's interest to benefit from Dr. Florian Stetter's long-standing experience on the company's Supervisory Board. No member of the Supervisory Board was a member of the company's Management Board or has a personal relationship with a significant competitor of the company as defined by C.12 of the GCGC. The Chair of the Audit Committee is an expert in the field of accounting. The main knowledge, skills and professional experience of the Supervisory Board members are summarized in the table below.

Supervisory Board Qualifications Profile

Name	Independent	Year of birth	Year appointed	Nationality	Key skills & areas of experience*: Finance, accounting, financial planning and analysis	Real estate	Strategy	Legal and regulation	International experience, M&A, capital markets	Investment expertise	Digitalization	Sustainability
Dr. Fabian Heß (Chair)	no**	1974	2022	German		x	x	x	x			x
Dr. Florian Stetter (Deputy Chair)	yes	1964	2006	German and Austrian	x	x	x			x		x
Catrin Coners	no**	1968	2023	German	x	x	x			x		x
Peter Hohlbein	yes	1959	2022	German		x	x	x		x		x
Christoph Schauerte	no**	1962	2022	German	x		x		x		x	x
Simone Trapp	yes	1983	2022	German	x				x	x	x	x

* The members of the Supervisory Board can specify up to five areas of experience.
** Independent of the company and the Management Board, not independent of a controlling shareholder.

Recruitment of Members of the Management Board

Composition: In accordance with the Articles of Association, the Management Board of Deutsche Wohnen SE consists of at least two members. The Supervisory Board appoints the Management Board members in accordance with the Articles of Association and the law. The Supervisory Board can appoint a Chair of the Management Board and a Deputy Chair of the Management Board. The decisions made by the Supervisory Board on the composition of the Management Board should be based on a careful analysis of the existing and future challenges facing the company. The Management Board of Deutsche Wohnen SE should be composed so as to ensure that, as the management body, it can perform the duties set out above reliably and in full. When taken as a whole, it should combine all of the knowledge and experience required to ensure that the Group can pursue its operational and financial objectives in an effective and sustainable manner in the interests of the shareholders and other stakeholders. While membership of the Management Board is not limited to a certain period of time, the contract of employment of a Management Board member ends when the member turns 67 at the latest.

Skills Profile: Newly appointed Management Board members should be able, on the basis of their knowledge, skills and professional experience, to reliably perform the duties assigned to them in a listed residential real estate company that is active on the international capital market. In addition to having good professional and fundamental general qualifications, they should also show integrity, professionalism and commitment.

Independence: The Management Board should perform its management duties in a manner that is free of any conflicts of interest. Functions on executive bodies or advisory roles performed at major competitors of the company should be avoided.

Diversity: When looking for candidates to fill a Management Board position that has become vacant, the Supervisory Board should include qualified women in the selection process and give them appropriate consideration. Gender should be irrelevant when it comes to filling Management Board positions. The Supervisory Board has adopted a target of at least 20% women on the Management Board for the current period, which is set to run until June 30, 2030. For the target achievement period running until June 30, 2030, the Management Board has set a target of 30% women for the two levels of management below the Management Board.

Target Achievement: The objectives regarding the composition of the Management Board set out above have been met in full. The Management Board consists of one female and two male members who are able to manage the Group appropriately on the basis of their experience and skills. At the time at which this declaration was made, the first two levels of management below Deutsche Wohnen's Management Board comprises 16.7% women. Achieving the target for the proportion of women at both management levels will continue to require even more systematic succession planning and recruitment efforts in order to actively support women and open up opportunities for them to assume both commercial and technical/trades-related leadership roles at Deutsche Wohnen.

Succession Planning: The Management Board and the Supervisory Board address long-term succession planning for the Management Board on an ongoing basis. Last year, the Supervisory Board once again discussed positions to be filled in the Management Board and long-term workforce planning, taking the ideas explored by the Management Board into account.

Cooperation Between the Management Board and the Supervisory Board

The Management and Supervisory Boards vote on the strategic direction of the company and discuss the current status of implementation of the corporate strategy, which also includes sustainability topics (see → **Our Strategy**) at regular intervals. Furthermore, the Management Board regularly informs the Supervisory Board in written or verbal reports of topics including the development of business and the situation of the company.

In this way, the Supervisory Board receives detailed documents from the Management Board regularly and in a timely manner on the economic development and the company's current situation as well as the risk management and compliance reports that deal with the most important risks for the business as well as compliance management at Deutsche Wohnen SE. On the basis of these reports, the Supervisory Board monitors the company's management by the Management Board as well as via its committees where particular powers are delegated to these committees. The Supervisory Board meets on a regular basis without the Management Board if personnel matters relating to the Management Board are to be discussed. For information on the remuneration agreements that reflect this cooperation, please refer to the **Remuneration Report**.

Avoidance of Conflicts of Interest

In the reporting year, there were no conflicts of interest of Management Board or Supervisory Board members, which are to be reported immediately to the Supervisory Board. No legal matters giving rise to concerns as to the partiality of individual Supervisory Board members were discussed. There were no legal matters, in particular lending transactions with members of executive bodies or individuals related to them, in the context of the loan to Vonovia SE published pursuant to Section 111c AktG.

Accounting and Audits

The Annual General Meeting selected PricewaterhouseCoopers GmbH Wirtschaftsprüfungsgesellschaft, Frankfurt am Main, as auditor for the annual financial statements and consolidated financial statements.

We prepare the annual financial statements of Deutsche Wohnen SE in accordance with the German Commercial Code (HGB) and the German Stock Corporation Act (AktG) and the consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS) to be applied in the EU. In addition, we prepare a combined management report as required by the German Commercial Code and the German Stock Corporation Act (AktG). The Management Board is responsible for financial accounting. The Supervisory Board examines and adopts or approves the annual financial statements, the consolidated financial statements and the combined management report.

In addition to our annual financial statements, we also prepare interim statements for the first and third quarters as well as an interim financial report for the first half-year in accordance with the German Securities Trading Act.

Both the interim statements and the interim financial report are presented to, and discussed with, the Audit Committee of the Supervisory Board by the Management Board. The interim financial report is then published.

Under German stock corporation and commercial law, there are special requirements for internal risk management that apply to Deutsche Wohnen. Therefore, our risk management system covers risk inventory, analysis, handling and limitation. In accordance with Section 317 (4) of the German Commercial Code (HGB) applicable to listed companies, PwC assesses in its audit the risk early warning system as part of the risk management system. Furthermore, we maintain standard documentation of all our internal control mechanisms throughout the Group and continually evaluate their effectiveness.

In the combined management report, we provide comprehensive information on the main features of the internal control and risk management system with regard to the accounting process and the Group accounting process in accordance with our reporting duties pursuant to Sections 289 (4) and 315 (4) of the German Commercial Code (HGB).

Deutsche Wohnen SE on the Capital Market

Capital Market Development and Shares in Deutsche Wohnen

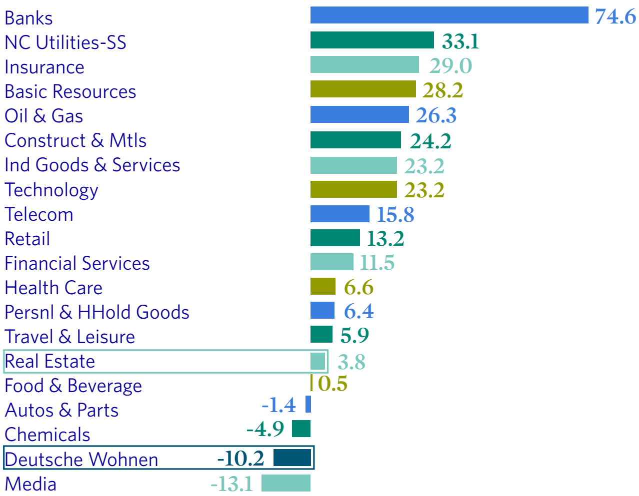
International capital markets were once again dominated by interest rate trends in 2025, which significantly shaped the market's view of real estate stocks. Overall, the markets moved largely in risk-on mode with the resultant demand, especially for stocks in the banking, insurance and telecommunications sectors.

In this environment, the MDAX closed 19.7% up, with the EPRA Europe real estate index up by 2.3%. Deutsche Wohnen's shares closed the year down by 10.2%. The comparatively low trading volume makes shares in Deutsche Wohnen more susceptible to volatility overall.

Overall, there was once again a strong correlation in the fiscal year under review between Deutsche Wohnen's share price on the one hand, and the capital market's assessment of future interest rate trends and government bond yields on the other.

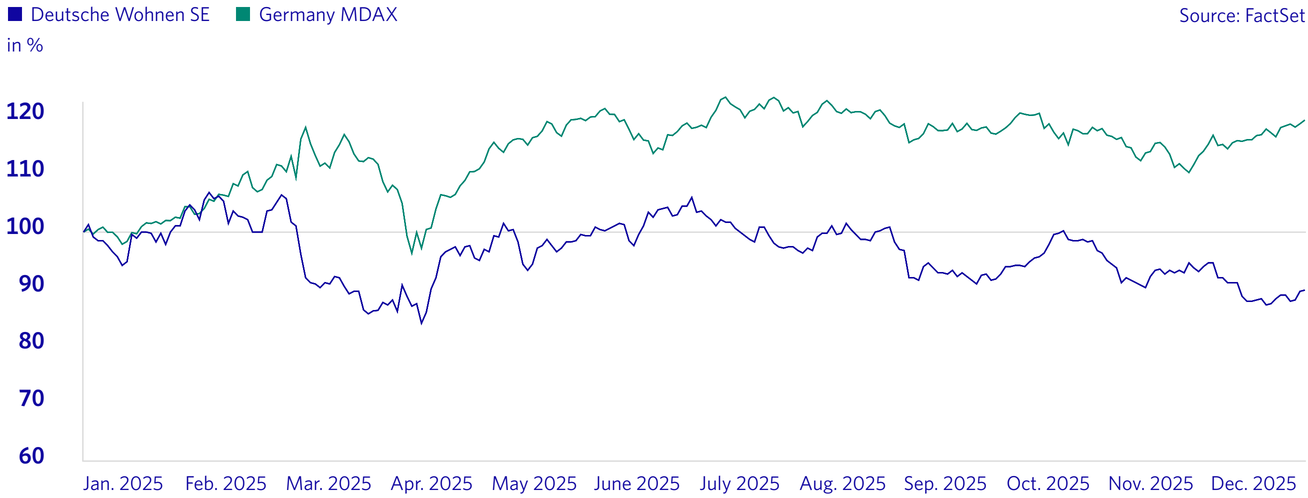
Sector Development

in %



We continued to see a discrepancy in 2025 between rather subdued capital market assessments on the one hand and significantly better sentiment on the residential real estate market on the other. While the capital market is pricing real estate stocks at hefty discounts, the residential property

Share Price Development



markets in which we operate are proving to be relatively robust and have evidently reached the bottom or even put it behind. This is due, in particular, to the favorable relationship, from an owner's point of view, between supply and demand in urban regions, which have conventionally been long-term financing arrangements, tax aspects as well as the structural momentum on the revenue side.

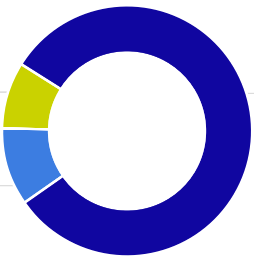
We believe that shares in Deutsche Wohnen will reflect the positive operating development and ultimately the success of our business model as a whole in the medium to long term. Our responses to key long-term megatrends – climate change, urbanization and demographic change – remain the dominant factors driving our business. We are optimistic as we look ahead to the future and are confident that we will remain financially successful.

Deutsche Wohnen's market capitalization amounted to around € 8.3 billion as of December 31, 2025.

Shareholder Structure

The chart displayed below shows the information based on the share capital less own shares (3,362,003); percentages are based on the last voting rights notifications of the shareholders specified pursuant to Sections 33 et seq. of the German Securities Trading Act. The published voting rights notifications can be found **here**. It is important to note that the share of voting rights reported refers to the total number of voting rights at the time the report was made. It is also possible that the share of voting rights reported could have changed since then, within the respective thresholds, without triggering an obligation to notify the company.

Major Shareholders (as of December 31, 2025)



Based on the share capital, excluding treasury shares.

* thereof 9.8 % indirectly via Delphinus SubCo GmbH.

** indirectly via Delphinus SubCo GmbH. For purposes of clarity, it should be noted that WGP Legal Holdings Limited was inadvertently referred to as "WPG Legal Holdings Limited" in the voting rights notifications of October 1, 2024 and July 30, 2025.

Vonovia SE holds 81.4% of the shares in Deutsche Wohnen (indirectly and directly) as of December 31, 2025. On December 31, 2025, 8.4% of Deutsche Wohnen's shares were in free float as defined by Deutsche Börse. The underlying voting rights notifications and corresponding financial instruments reported by shareholders or other instruments pursuant to Sections 38, 39 WpHG can be found **online**.

2025 Annual General Meeting

At the Annual General Meeting held on May 26, 2025, the shareholders of Deutsche Wohnen SE approved all items on the agenda by a large majority. A total of around 90% of the share capital entitled to voting rights was represented at the Annual General Meeting, which was once again held as a virtual event. The main shareholder was Vonovia SE with a stake of just under 87%. You can find details of the voting results at **ir.deutsche-wohnen.com.**

At the extraordinary general meetings of Deutsche Wohnen SE and Vonovia SE on January 23 and 24, 2025, the control and profit and loss transfer agreement between Deutsche Wohnen SE and Vonovia SE was approved by the respective shareholders of both companies.

Share Information (as of December 31, 2025)

Total number of shares	400,296,988
Thereof treasury shares	3,362,003
Share capital	€ 400,296,988
ISIN	DE000A0HN5C6
WKN	A0HN5C
Ticker symbol	DWNI
Share class	Bearer shares
Offical market	General Standard, Frankfurt Stock Exchange, Xetra
Indices	MDAX, EPRA/NAREIT

Combined Management Report

Fundamental Information About the Group

Macroeconomic Environment Dominated by Geopolitical Developments

Geopolitical circumstances yet again dominated the **macroeconomic environment in 2025.**

Russia's **war of aggression** in Ukraine continued unabated in 2025. Despite international sanctions and diplomatic efforts, a quick solution is not in sight. The tension in East Asia over Taiwan's independence was another unsettling factor for global supply chains. The general geopolitical situation remains unstable: flash points flared up in the Middle East and rivalry between the superpowers dominated the international agenda. On the whole, 2025 was defined by considerable **uncertainty**, with existing conflicts and tensions still undermining the confidence of investors and consumers worldwide.

These factors have led to prolonged distortions in the global economies and therefore also on the international capital markets, which is especially evident in high **interest rates** and **inflation** in a long-term comparison. Furthermore, market fluctuation was driven by fears of recession, meaning that the capital markets continued to be defined by high levels of volatility.

The effects of **climate change** were felt worldwide in 2025. Europe once again had an exceptionally hot summer with new record temperatures recorded in Southern Europe, in particular. At the same time, Central Europe was hit by heavy storms and flooding. The wildfires in Los Angeles in January 2025 thrust global climate change back into the spotlight. Against this background, many countries are stepping up their **climate protection measures**. Germany continues to push strict regulation for building efficiency and is channeling substantial subsidies into green infrastructure.

War, climate change and global wealth inequalities are the fuel behind the current **migration flows**. Policymakers are tasked with promoting affordable housing while reaching climate goals at the same time. All in all, regulatory pressure on the real estate industry increased, which generated pressure to bring about transformation towards sustainable, future-proof business models. There is still a large gap between the **demand for, and supply of, housing**.

In the **real estate industry**, these are all leaving a significant mark on business models and the determination of enterprise values. Political clarity with regard to building regulations, tenant legislation, environmental standards, energy policy and housing policy subsidies is crucial to allow real estate companies to assess the status quo and plan ahead, and also to develop strategic and operational responses to the issues of the future.

By contrast, the **megatrends** of climate change and sustainability, demographic change, urbanization and the shortage of housing, coupled with advances in digitalization, are currently the mainstays of commercial activity.

Deutsche Wohnen's sound financial position enabled it to adapt to the macroeconomic environment and defy the past crisis years. Thanks to its sustainability efforts, in particular, Deutsche Wohnen considers itself well equipped for new growth based on these megatrends. Its key balance sheet indicators and ratings are stable, the cycle of dwindling values is over and the company is well placed to tackle the years that lie ahead from both a strategic and operational perspective.

The Company

Deutsche Wohnen's **business model** is based on the provision and rental of good-quality and, most importantly, affordable living space at the right time, as well as the **management** of these properties.

Deutsche Wohnen continues to develop its real estate portfolio through active **portfolio management**. In addition to acquisition, sale and modernization, this also includes building new apartments for our own portfolio and for sale to third parties.

This business model is based on a highly **digitalized management platform** and a similarly highly digitalized Vonovia **development platform** allowing all stages in the value chain to be managed.

The aim is to make the business model future-fit in the long run by using sustainable new construction and refurbishment approaches and CO_2 reduction in the real estate portfolio through innovations, in particular, to contribute to solutions for the current **sustainability objectives**.

Aspects of Sustainability at Deutsche Wohnen

E Environmental	S Social	G Governance
Contribution to climate protection and reducing CO_2 in both the housing stock and new construction.	Responsibility towards tenants and society through fair prices, housing that meets people's needs and future-fit neighborhood development. Attractive and fair working environment for our diverse workforce.	Sustainable corporate governance and responsible business practices with reliable compliance.

Deutsche Wohnen focuses on the ESG aspects of sustainability, namely climate protection and the environment (E) by contributing to a reduction in carbon emissions; society (S) by acting responsibly towards all stakeholders; and governance (G) through sustainable, reliable and responsible corporate management. The concept of the neighborhood remains an overarching principle.

This means that Deutsche Wohnen's business model makes a positive contribution to the pressing socio-political challenges of **housing shortages** and climate protection.

Deutsche Wohnen manages a **portfolio** of around 140,000 of its own apartments.

Deutsche **Wohnen's roots** go back to 1863, with the real estate held by the pension fund of the company Hoechst. Via the non-profit company GEHAG, which was established in 1924, Deutsche Wohnen has properties that are exceptional examples of architectural history from the Bauhaus and expressionist movements. These included new housing concepts that helped to shape the idea of a neighborhood and were even listed as **UNESCO world heritage sites**. Examples include the "Hufeisensiedlung," "Wohnstadt Carl Legien," "Weiße Stadt" and "Ringsiedlung Siemensstadt" developments.

Our **neighborhoods, the main areas of action** for creating a socially responsible housing industry, are to provide housing that responds to tenants' needs as part of a process aimed at tenant participation so as to boost customer satisfaction and also contribute to the integration of our increasingly diverse society.

Corporate Structure

Deutsche Wohnen SE, the parent company of the Deutsche Wohnen Group, is organized in the legal form of a dualistic European company (SE). Deutsche Wohnen SE is directed by a Management Board, which is responsible for conducting business and defining the Group's strategy. The strategy is implemented in close coordination with the Supervisory Board, which is regularly briefed by the Management Board regarding the development of business, strategy and potential opportunities and risks. The Supervisory Board oversees the activities of the Management Board.

Deutsche Wohnen SE has its **registered headquarters** in Germany. Its registered office is located in Berlin. The head office (principal place of business) is located at Mecklenburgische Strasse 57, 14197 Berlin.

As of December 31, 2025, 146 legal entities/companies (of which 145 in Germany) formed part of the Deutsche Wohnen **Group**. A detailed list of Deutsche Wohnen SE shareholdings can be found in the Notes to the consolidated financial statements.

Deutsche Wohnen SE performs the function of the **management holding company for the Group**. In this role, it is responsible for determining and pursuing the overall strategy and implementing the company's goals. It performs general property management, project development, financing, service and coordination tasks for the Group. Furthermore, it is responsible for the management, control and monitoring system as well as risk management system of the Group. There is also a central function responsible for sustainability issues within Deutsche Wohnen SE; it coordinates these matters for the Group as a whole.

As the control agreement between the majority shareholder Vonovia SE and Deutsche Wohnen SE came into force on August 1, 2025, Vonovia SE is the controlling company and, in accordance with the control agreement, is entitled to issue instructions to the Management Board.

To perform its management functions, Deutsche Wohnen uses both its own **service companies** and external service providers, primarily Vonovia, with which extensive agency agreements have been concluded, particularly for commercial and operational support functions.

By pooling the corporate functions on a uniform **management and development platform** with Vonovia, the Group achieves harmonization, standardization and economies of scale objectives, and the other Group companies thus do not need to perform such functions themselves.

With our **efficient organizational model**, optimized processes, a clear focus on service, and, as a result, on our customers, and a clear investment strategy focusing on climate protection, we are laying the foundation for a sustainable business while safeguarding our legitimate interests as a private-sector company.

In addition, Deutsche Wohnen will be using **new construction and development measures**, densification and vertical expansion to build new apartments in order to meet the rising demand for living space in metropolitan areas in particular. New construction activities are based on an agency agreement via the development activities of Vonovia and the BUWOG brand. This gives Deutsche Wohnen extensive product and process expertise in the field of construction and in the development of residential construction projects. The development business is largely managed via project companies.

The management of the operating business is based on the company's strategic approaches and is conducted via the four segments: **Rental**, **Value-add**, **Recurring Sales** and **Development**.

Our Strategy

The corporate strategy that Deutsche Wohnen has been pursuing for years now has proven effective and is both highly mature and highly flexible. It has supported the business and the company's growth path over the last few years and has proven to be robust over the last few crisis-ridden years.

The strategies pursued by Deutsche Wohnen and Vonovia evidently complemented each other very well, which served as the basis for the merger of the two groups. In the Business Combination Agreement, the fundamental agreement on the merger, the companies agreed to harmonize their two complementary strategies in order to allow both groups to tap into potential synergies and create value added by striving for sustainable action together.

This strategy has been refined in recent years and has evolved into a more integrated, focused stakeholder value strategy, reflecting the importance of all of the company's major stakeholders.

Transparency was enhanced by the 2024 revision of the materiality assessment conducted for the Vonovia Group as a whole in accordance with the EU European Sustainability Reporting Standards (ESRS) and the identification of the opportunities and risks, as well as the impacts that Deutsche Wohnen's activities have on stakeholders, laying the foundation for even more integrated business activities.

Key Strategic Value Drivers

Within this context, the Management Board has broken the 4+1 strategy down into its main value drivers:

1. Highly efficient management platform
2. Optimized capital structure and advantageous costs of capital
3. Investment focused on megatrends
4. Value contribution made by the development business
5. Efficient capital allocation

Greater attention is also being paid to effects on sustainability-related impacts.

(1) The joint use of the scalable management platform with Vonovia and its highly digitalized processes allow for optimized management of residential units exploiting economies of scale and harmonization effects. This system is directly associated with a clear reduction in fixed costs and, at the same time, ensures consistent quality.

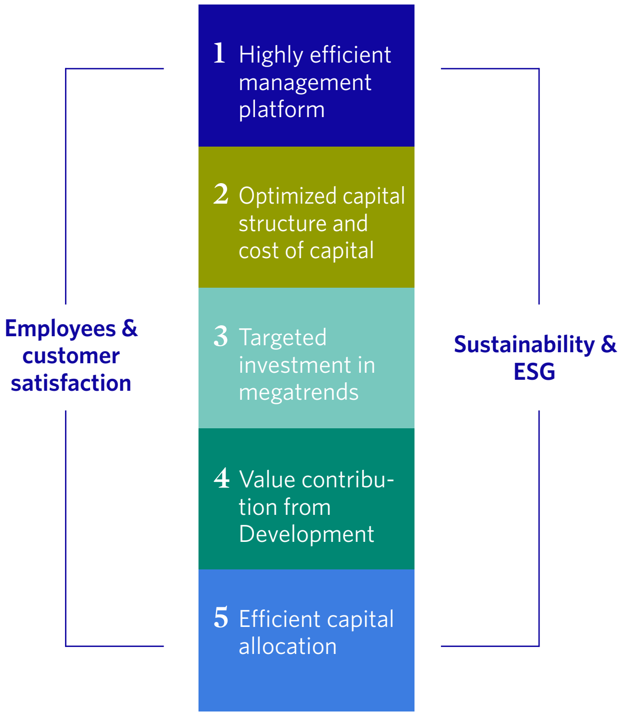
Further advances in digitalization will also open up additional efficiency potential in the future, both with regard to processes and in the use of building master data and dynamic building data. The "digital twin" allows buildings to be broken down and mapped in digital form for further use throughout the company.

The range of further processing options for digital building data includes enhanced service for customers, tailored descriptions of sustainable investment measures and predictive maintenance, particularly for heating units and elevators.

(2) An optimized capital structure and, as a result, advantageous costs of capital secure the Group's equity and debt financing in the long run, thereby supporting the capital-intensive business of a residential real estate company in the long run to ensure risk-adjusted yields.

The primary objective of strengthening the company's internal financing provides the basis for investments to address the challenges arising from the megatrends. Maintaining an investment grade rating remains a key objective. The company opts for debt or equity financing depending on the opportunities that arise under the prevailing equity or debt capital market conditions.

The Value Drivers of Our Strategy



(3) When it comes to making investments based on megatrends, a distinction has to be made between

> investments in new construction to ease the shortage of apartments,
> investments to optimize existing properties through modernization and senior-friendly refurbishment,
> investments in climate protection to reduce CO_2 and in neighborhood projects to promote tenant satisfaction.

All of these investments have to take account of the new return criteria.

(4) The Development business is aimed directly at alleviating the shortage of housing through the targeted expansion of the company's own portfolio, as well as the direct generation of income from business with third parties.

The product range includes the sale of individual condominiums and the sale of projects to investors (to sell) on the one hand, and the construction of rental apartments for our own portfolio as well as the construction of new properties on existing land held in the portfolio (to hold) on the other. The Development business is also geared towards the concept of the neighborhood and sustainability aspects.

Efficient project implementation based on the development platform along the entire value chain guarantees the value contribution made by the Development business. The value chain ranges from the acquisition of land to build on to project development, planning, realization and marketing.

The Development business also has to master the current challenges of greater obstacles to returns, such as the need for efficient capital commitment.

(5) Another key value driver is efficient capital allocation. Given the current return requirements based on the increased cost of capital, strengthening the proportion of equity and focusing on internal financing has been identified as a key value driver that optimizes the opportunities for return-oriented sustainable investments. Decisions on the actual capital allocation are made based on the return and internal financing power.

Further Development: the "Accelerate" Growth Strategy

Supplementary growth strategies ("Accelerate") were released within the Vonovia Group in 2025 to respond to changes in the market and develop additional sources of income. One thing the initiatives have in common is that they build on the basis of standardized and scaled business processes. They facilitate the expansion of business relationships with existing end customers (B2C), while also making it possible to tap into new business areas in the business customer sector (B2B).

The **strategic growth initiatives** are focused on three areas:

In the area of **"Return to Performance",** the focus is on new strengths in the core business. Areas that were scaled back in recent years because of crises will be reinforced in the long term and refocused on growth:

> **Development:** Deutsche Wohnen is building attractive and cost-effective housing projects for its own portfolio and for sale. In light of the ongoing need to optimize construction costs, Deutsche Wohnen is focusing on the Basic House approach, among other things, in order to build sustainable and affordable housing for different target groups. Structurally high construction costs continue to necessitate the implementation of a design-to-cost principle and the systematic pursuit of serial construction.

> **Recurring Sales:** Deutsche Wohnen sells residential units from existing and new ownership communities, thus monetizing past increases in value. Deutsche Wohnen can reinvest some of these sales proceeds in refurbishing its core portfolio, straightening its internal financing power.

The **Accelerated tech-supported investments** department aims to significantly accelerate portfolio investments in line with Deutsche Wohnen's climate pathway. Innovative technologies are transferred to industrial manufacturing processes through standardization and industrialization:

> **Serial Modernization:** Deutsche Wohnen uses prefabricated facade elements, in particular, to improve its buildings' energy efficiency, thereby allowing for quicker and more efficient refurbishment.

> **Energy Cube**: With Cube heat pumps, Deutsche Wohnen uses an innovative "plug & heat" solution for buildings that are to be fitted with heat pumps in future, thereby driving forward the heat transition in neighborhoods suitable for this technology, especially in combination with photovoltaics.

New sources of growth explore new business models at all stages in the value chain. Deutsche Wohnen has developed innovative ideas that significantly expand its existing business or extend it to include totally new areas. The focus here is on the transformation to a B2C and B2B service business model.

> **Manage to Green**: Deutsche Wohnen buys energy-efficient portfolios in good locations and invests in their energy-efficient refurbishment, to subsequently dispose of them at a profit. In doing so, Deutsche Wohnen uses its own expertise and price advantages.

> **Occupancy Rights**: Deutsche Wohnen offers corporate customers and institutions occupancy rights for their employees, thereby rethinking the concept of housing for workers.

Opportunities and Risks

Risk Management Structure and Instruments

The market environment and the overall statutory/regulatory conditions to which Deutsche Wohnen is subject are constantly changing. Deutsche Wohnen is adapting to this environment by developing its strategy and, within this context, its business activities on an ongoing basis. Deutsche Wohnen also reacts to ESG influences from a wide variety of stakeholders by adjusting its corresponding ESG targets. These changes mean that additional opportunities and risks arise on a regular basis, and that the extent of existing opportunities and risks can change at any time.

As a result, Deutsche Wohnen has implemented a comprehensive risk management system that ensures that all of the risks that are relevant to the company (and to the environment and society at large) can be identified, evaluated and managed. This reduces risk potential, secures the company's survival, supports its strategic further development and promotes responsible entrepreneurial action.

Risks are defined as possible events or developments that could have a negative impact on the company's expected economic development and, as a result, could lead to a negative deviation from the company's short-term (budget and forecasts) and medium-term plans (five-year plan). Any deviations from the company's planned ESG objectives also pose risks to its economic development.

Opportunities are defined as possible events or developments that could have a positive impact on the company's expected economic development and, as a result, could lead to a positive deviation from the company's short-term (budget and forecasts) and medium-term plans (five-year plan). Deviations from the company's ESG objectives can also give rise to opportunities. Opportunities are not quantified for internal management purposes.

Deutsche Wohnen's risk management system is based on an integrated five-pillar risk management approach.

Five Pillars of Risk Management at Deutsche Wohnen

Management Board
(Strategy, Requirements/Goals, Control Environment, Monitoring)

1 Performance Management	2 Compliance Management	3 Risk Management System	4 Internal Control System	5 Internal Audit
Controlling > Budget > Forecast > Results	**Compliance Officer** > Guidelines, regulations > Contracts > Capital market compliance > Data protection	**Controlling** > Risk management process > Risk reporting	**IT** > Process documentation **Accounting** > Accounting-based internal control system	**Internal Audit** > Process-oriented audits > Risk-oriented audits
Operational Areas > Performance management > Technical integrity	**Operational Areas** > Ensuring compliance	**Operational Areas** > Risk identification and evaluation > Risk control	**Operational Areas** > Documentation of core processes > Control activities > Control self-assessment	**Operational Areas** > Process improvements

(1) Performance Management

Detailed corporate planning and appropriate reporting on deviations between the operational and financial key figures from Controlling constitute the backbone of the early warning system used at the company. Analyses are made of the business performance compared with the plans approved by the Supervisory Board and the previous year. Furthermore, forecasts are prepared regularly which take appropriate account of the effect of any potential risks and opportunities on the development of business.

Reporting includes detailed quarterly controlling reports for the Management Board and the Supervisory Board. The operational business is described in regular reports on key figures. On the basis of these reports and the deviations that they highlight between the actual and target figures, countermeasures are initiated and implemented and then checked in subsequent reporting periods to ensure they are effective.

(2) Compliance Management

Compliance means that the company, its bodies and employees act in line with the applicable rules and regulations. For the Management Board, compliance with statutory law and the observance of internal guidelines are the basis of corporate management and culture. Compliance is to ensure the integrity of employees, customers and business partners, and avoid possible negative consequences for the company as well as for the environment and society at large.

The management and monitoring of Deutsche Wohnen is based on the relevant statutory requirements, the Articles of Association and on the rules of procedure for the Supervisory Board and the Management Board. They form the basis for the company's internal rules and guidelines, adherence to which is monitored by a central compliance management system and administered by a guideline management team that forms part of the Compliance and Data Protection department.

The guidelines describe clear organizational and monitoring structures with specified responsibilities and appropriately installed checks. The legally compliant behavior of all employees in the business processes is ensured by suitable control procedures and supervision by managers. The company has also put in place a compliance management system based on IDW (Institute of Public Auditors in Germany) PS 980 and has created a central function, the Chief Compliance Officer, whose remit focuses on identifying compliance risks, taking suitable measures to avoid and detect these risks and taking appropriate action in response to compliance risks (compliance program). This individual also acts as the company's human rights officer.

In terms of specific content, the main features of the compliance management system are Deutsche Wohnen's Code of Conduct, which focuses on ethical values and statutory requirements and reinforces the personal responsibility of employees, Deutsche Wohnen's Compliance Guidelines and a Business Partner Code setting out requirements that the company's contractual partners have to meet. An external ombudsperson and a compliance hotline at an external law firm are available to answer questions on all compliance matters. These systems also feature an anonymous whistleblower hotline in eight languages. All of the whistleblower channels are available not only to employees, but also to external groups, such as customers and business partners.

(3) Risk Management System

Deutsche Wohnen's strategy has a sustainable and long-term focus. As a result, Deutsche Wohnen pursues a conservative risk management strategy in its business activities. This does not mean minimizing risks, but rather promoting entrepreneurial and responsible action and ensuring the necessary transparency with regard to any possible risks.

The risk management system supports all employees in their day-to-day work in accordance with Deutsche Wohnen's mission statement. It ensures the early identification, assessment, management and monitoring of all risks within the Group that exceed the short-term financial risks dealt with by the Performance Management pillar and could pose a risk not only to the company's results of operations and net assets, but also to intangible assets.

The risk management system explicitly includes sustainability risks. In connection with the introduction of reporting in line with the European Sustainability Reporting Standards (ESRS) at the level of Vonovia, information was collected and evaluated, as part of the materiality assessment, on the impacts that the company's business activities have on people and the environment, as well as the sustainabilty-related risks and opportunities for the company, and this information was also incorporated into the risk management process for Deutsche Wohnen. This means that potential risks which might impair the value and/or development of the company, or have an impact on people and the environment, can be identified at an early stage. The risk management system takes account of early warning indicators that are specific to the environment and the company, as well as the observations and regional knowledge of our employees.

In organizational terms, risk management is assigned directly to the Deutsche Wohnen Management Board. It has overall responsibility and decides on the organizational structures and workflows of risk management and provision of resources. The risk management system is governed by the agency agreements with Vonovia (see → Corporate Structure). A periodic software-supported risk management process is initiated as part of this system. This involves consolidating and validating the risks reported. Measures to manage risks are also validated and their implementation monitored. Collaboration with the individual risk owners results in the definition of early warning indicators that are used to monitor actual developments with regard to certain risks.

The risk owners are the managers at the level directly below the Management Board, who are also responsible for the corresponding segment/executive division at the level of Vonovia. They are responsible for identifying, evaluating, managing, monitoring, documenting and communicating all risks in their sphere of responsibility. They are also responsible for recording and reporting all risks in the company's risk tool based on the defined reporting cycles.

Based on a half-yearly risk inventory taken in the second and fourth quarters of a fiscal year, a risk report is prepared for the Deutsche Wohnen Management Board and the Supervisory Board. Major risk developments and their impact on the corporate plans and objectives are also simulated. The Management Board of Deutsche Wohnen approves the documented risk management findings, takes account of them in steering the company and reports them to the Supervisory Board. The Audit Committee of the Supervisory Board monitors the effectiveness of the risk management system.

Should significant risks, i.e., risks with a considerable impact on economic development (risks entailing possible losses in Adjusted EBT of more than € 15 million or a possible balance sheet loss of more than € 180 million) occur unexpectedly, they are reported directly to the Management Board and the Supervisory Board on an ad hoc basis.

As part of the process involved in preparing the annual financial statements, the risks identified in the fourth quarter are reviewed to ensure they are up-to-date and – if necessary – updated, with newly identified risks being added. New risks can arise in the context of the budget and five-year planning process. These are coordinated and evaluated bilaterally with the responsible risk owners as part of the planning process.

Deutsche Wohnen's risk management system includes a simulation model to calculate the company's risk-bearing capacity. As part of this analysis, risk management evaluates the interdependencies between major risks on an annual or ad hoc basis and defines the parameters for risk aggregation. A Monte Carlo simulation model based on the statistical distribution functions relevant to the risks is used to determine the company's overall risk position. The resulting overall risk position is compared to the company's risk-bearing capacity with regard to insolvency and overindebtedness. Extreme scenarios for selected major risks are also simulated as part of the corporate planning process. The effects on the company's performance indicators, as well as key figures related to financing, are always taken into account here. The results of the simulations are discussed with the Management Board. Planning and risk management are managed by the same area within Controlling.

The risk management system is updated and refined on a regular basis and is also adjusted to reflect changes at the company. The effectiveness of the risk management system is analyzed in regular audits.

The risk management system looks at all activities in the risk management process, i.e.,

> Risk identification,
> Risk assessment,
> Risk aggregation,
> Risk control and
> Risk monitoring.

Based on the COSO Framework, a **risk space with the following four main risk categories** has been defined to facilitate risk identification: strategy, regulatory environment and overall statutory framework, operating business and financing (including accounting and tax). A structured risk catalog has been assigned to each of these categories.

When it comes to **assessing risk**, a distinction is made between risks with an impact on profit and loss and those affecting the balance sheet. Risks with an impact on profit and loss have a negative effect on the company's sustained earnings power and, as a result, on Adjusted EBITDA in the individual segments and Adjusted EBT. In general, these risks also have an impact on liquidity. Risks affecting the balance sheet do not impact Adjusted EBT, but they certainly do impact the assets and, in general, also profit for the period. These risks can also not affect liquidity, e.g., because they only impact property values.

If possible, risk assessments are always to be performed in quantitative terms. As a general rule, the risk assessment should always be based on a worst-case scenario. If this is difficult or impossible to achieve, a qualitative assessment is to be performed using a detailed matrix. The expected amount of loss is classified to one of five categories:

Category	Class	Description	Impact on profit and loss*	Impact on statement of financial position*
Very high	5	Threatens the company's existence	Possible loss of > € 270.0 million in Adjusted EBT	Possible balance sheet loss of > € 3,600 million
High	4	Dangerous impact on business development, previous business situation cannot be restored in the medium term	Possible loss of € 135.0 million to € 270.0 million in Adjusted EBT	Possible balance sheet loss of € 1,800 million to € 3,600 million
Consid-erable	3	Temporarily impairs business development	Possible loss of € 54.0 million to € 135.0 million in Adjusted EBT	Possible balance sheet loss of € 720 million to € 1,800 million
Noticeable	2	Low impact, possibly leaving a mark on business development in one or more years	Possible loss of € 15.0 million to € 54.0 million in Adjusted EBT	Possible balance sheet loss of € 180 million to € 720 million
Low	1	Minor impact on business development	Possible loss of € 1.5 million to € 15.0 million in Adjusted EBT	Possible balance sheet loss of € 24 million to € 180 million

* Understood as the possible financial loss over five years in accordance with the medium-term planning horizon.

Five clusters have been defined for the expected probability of occurrence.

Category	Class	Definition	Probability
Very likely	5	It is to be assumed that the risk will materialize during the observation period.	>95%
Likely	4	The risk is likely to materialize during the observation period.	60–95%
Possible	3	The risk could materialize during the observation period.	40–59%
Unlikely	2	The risk is unlikely to materialize during the observation period.	5–39%
Very unlikely	1	It is to be assumed that the risk will not materialize during the observation period.	<5%

The expected amount of loss and the probability of occurrence are classified within the set ranges before action (gross) and after action (net) for each risk, documented in a risk tool and transferred to a heatmap there. Risk reporting is based on the net assessment and the assignment of risks in the net heatmap, comprising five categories for both probability of occurrence and the amount of loss.

Net Heatmap

The term "top risks" refers to the risks assigned to the red and amber fields. These are reported to the Supervisory Board and published as part of the external reporting process. The risks assigned to the red fields are classified as threatening or endangering the company or its survival. The risks assigned to the amber fields are significant to the company. Red and amber risks are subject to intensive monitoring by the Management Board and the Supervisory Board. The risks assigned to the green fields are less significant to the company.

As part of an active **risk control** process, the focus is on the major (red and amber) risks. Any necessary specific risk management measures were agreed and incorporated into a regular monitoring process to be conducted by Controlling.

Regular **risk monitoring** by Controlling ensures that risk management measures are implemented as planned.

(4) Internal Control System

The Internal Control System (ICS) comprises the basic principles, procedures and regulations aimed at supporting the effectiveness and cost-effectiveness of our business activities, ensuring due and proper, and reliable internal and external accounting, and ensuring compliance with the legal provisions that apply to the company.

All key processes at Deutsche Wohnen are recorded and documented centrally with the help of a process management software solution. In addition to the relevant process steps, this documentation highlights key risks and controls in the interests of a process-oriented internal control system (ICS). It provides the binding basis for subsequent evaluations, audits and reporting to the executive bodies of Deutsche Wohnen SE on the effectiveness of the ICS within the meaning of Section 107 (3) sentence 2 of the German Stock Corporation Act (AktG).

Overall responsibility for structuring and implementing the ICS lies with Deutsche Wohnen's Management Board. The Management Board delegates this responsibility to process and control owners. The Internal Audit department provides support in the further technical development of the ICS in addition to performing its primary audit duties in full. Internal Audit is responsible for providing technical support for the documentation software, with administrative support being provided by IT.

The aim of the accounting-related internal control and risk management system is to ensure due and proper and legally compliant financial reporting pursuant to the relevant regulations. The accounting-related internal control and risk management system is embedded in the overarching Group-wide risk management system.

Organizationally, responsibility for preparing the financial statements lies with the department of the Chief Financial Officer (CFO) and, in particular, with the Accounting department. The Accounting department exercises the authority to lay down guidelines for the application of relevant accounting standards as well as for the content and timing of the steps in the financial statements preparation process.

From the organizational and systems side, the preparation of the financial statements for all companies included in the consolidated financial statements as well as the preparation of the consolidated financial statements themselves are performed in the central shared service centers, which ensures consistent and continual application of accounting principles in a uniform financial statement preparation process. Furthermore, through the shared service center functions it is ensured that both content and organizational changes in the requirements are incorporated in the financial statement preparation process.

The financial statements of the companies included in the consolidated financial statements are largely located in an IT SAP environment. They are subject largely to uniform charts of account, accounting guidelines, processes and process controls. The requirement of separation of functions and the dual-review principle are taken appropriate account of with preventive and also subsequent checks. The corresponding service companies of the Deutsche Wohnen Group report their data as part of a structured IT-based data recording process.

The relevant financial statement data of the individual companies are made available to the SAP consolidation module via an integrated, automated interface with comprehensive validation rules for further processing and preparation of the consolidated financial statements. An authorization concept is in place granting access to the financial statements in line with the respective job profile of the employee.

Newly acquired companies are incorporated into the internal control environment as part of a structured integration process, which includes integration in terms of both IT systems and processes relating to financial statements.

Once the financial statements have been drawn up, the annual and consolidated financial statements, including the consolidated management report, are submitted to the Audit Committee of the Supervisory Board. The Audit Committee then makes a recommendation for the Supervisory Board to adopt or approve them. This examination may include discussion with the auditor and is subject to the auditor's report. The Audit Committee is continually involved in the establishment and refinement of the accounting-related internal control and risk management system.

(5) Internal Audit

Internal audits are conducted by Group Audit at Vonovia on behalf of Deutsche Wohnen. The annual audit plan is based on a risk-oriented evaluation of relevant audit areas of the Deutsche Wohnen Group and is approved by the Management Board and the Supervisory Board's Audit Committee.

The audits conducted throughout the year focus on assessing the effectiveness of the control and risk management systems, identifying process improvements in order to minimize risks and ensuring the sustainability of Deutsche Wohnen's business activities. Corresponding special ad hoc audits are also performed in consultation with the Management Board.

The internal reports are presented to the Management Board, the individuals responsible for the area reviewed and, in cases involving significant and serious findings, the Head of Controlling at Vonovia, who is responsible for the risk management system, and, where relevant, the compliance officer on a regular basis. The Audit Committee receives a quarterly summary of the audit results and the measures taken. The implementation status of the agreed measures is monitored on an ongoing basis after the relevant due dates and is reported to the Management Board and the Audit Committee on a quarterly basis. A follow-up audit is conducted to ensure that any serious findings have been remedied.

Current Risk Assessment

A scheduled risk inventory was performed in both the second and fourth quarters of the 2025 fiscal year. The risk report was presented to the Management Board and the Audit Committee. There were no unscheduled ad hoc risk reports in the 2025 fiscal year or up until the time at which the balance sheet was prepared.

Overall Assessment of the Risk Situation

A total of 65 (2024: 69) individual risks were identified for Deutsche Wohnen at the end of 2025. All in all, and based on the current assessment, there were no signs of any risks threatening or endangering Deutsche Wohnen or its survival at the end of 2025. At the time this report was prepared, Deutsche Wohnen's Management Board had not identified any risks associated with future business development that the company cannot suitably overcome, or which could jeopardize Deutsche Wohnen's position in terms of revenue, assets and/or finances.

In the risk-bearing capacity analysis, the risks to be modeled were quantified and the interaction between individual top risks and selected green risks analyzed in detail at the end of 2025. The outcome of the risk-bearing capacity analysis performed in 2025 revealed that there is no current threat to Deutsche Wohnen's survival over the five-year period. Thus, there was no change in the overall outcome of the risk-bearing capacity analysis compared with the end of 2024.

In the risk inventory as of the end of 2025, a total of eight (2024: seven) amber risks to the company and 57 (2024: 62) other green risks were identified. Specifically, the picture that emerges for each risk category is as follows (prior-year figures in brackets):

Risk	Strategy	Operating business	Regulatory environment	Financing	Total
		4 (4)	1 (0)	3 (3)	8 (7)
	7 (7)	27 (30)	15 (17)	8 (8)	57 (62)
Total	**7 (7)**	**31 (34)**	**16 (17)**	**11 (11)**	**65 (69)**

Risks Related to Operating Business

In the operating business, we identified the four (2024: four) amber risks explained below at the end of 2025.

Deutsche Wohnen's business relationship with Vonovia could give rise to a **"service provider/default risk."** This includes operational risks resulting from the handling of business as well as risks from energy services and risks associated with financing/shareholder loans. The risk with an impact on profit and loss was assessed at the end of the 2025 reporting period as being associated with an expected amount of loss of >€ 270 million and an expected probability of occurrence of <5%, both unchanged as against 2024.

The residential properties held in the Rental segment are subject to a regular valuation process. Details can be found in the notes to the consolidated financial statements in chapter → [D25] Investment Properties. Changing overall conditions on the real estate and capital markets mean that future market developments, such as inflation and a further increase in interest rates, could reduce the value of the properties further. Lower property values would push up the company's loan-to-value ratio (LTV), which could have a negative impact on its ability to raise capital. The balance sheet operating risk **"future market development leads to a drop in property values"** was assessed as in 2024, namely as being associated with an expected amount of loss of € 720–1,800 million and an expected probability of occurrence of 5–39%.

In order to limit risk, Deutsche Wohnen is committed to maintaining both the current diversification of its portfolio and a conservative capital structure (maintaining its investment grade rating).

As regards the sale of our development projects, we have identified a risk that the sale and rental of newly built apartments will become more difficult to achieve, particularly as a result of significantly increased construction costs and, in turn, considerably higher sale prices or rents. The demand risks will respond accordingly. Additionally, an insufficient product mix or potential buyers' need for financing could prove counterproductive for Deutsche Wohnen. We have adjusted our plans for investments in new builds accordingly. The amber operating risk with an impact on profit and loss **"Development sale risk"** was assessed as having an amount of loss of € 54-135 million (2024: € 135.0–270.0 million) and an expected probability of occurrence that is unchanged as against 2024 at 40-59%. In order to be able to respond to market changes early on, in-depth market studies and analyses are prepared at regular intervals and are analyzed in connection with reports prepared by renowned real estate experts. Any market changes that are identified are taken into account when analyzing the real estate portfolio, meaning that they have a significant impact on sales planning.

The **"Development project cost"** with an impact on profit and loss was assessed as in 2024, namely as being associated with an amount of loss of € 54.0-135.0 million and an expected probability of occurrence of 5-39%. In order to identify risks of this nature before new properties are acquired and to assess all risks in connection with legal, tax, economic, technical and social issues, varying levels of due diligence reviews involving independent experts are planned as part of the acquisition process within the Development segment. The Development segment also minimizes these risks by only starting projects after intensive reviews (register of contaminated sites) and profitability analyses have been conducted, and by monitoring these risks for the entire duration of the project with regular cost controls and associated deviation analyses.

Risks Related to Regulatory Environment & Overall Statutory Framework

Changes in the regulatory environment and in the overall statutory framework could give rise to risks for all of Deutsche Wohnen's business segments. Currently, one (2024: none) significant yellow risk has been identified.

The public political debate surrounding housing availability and price trends is translating into efforts by NGOs, political parties and/or elected representatives to tighten the regulatory framework for the housing industry. This includes, but is not limited to, potential disadvantageous developments in rent legislation, which could interfere with Deutsche Wohnen's business model for the long term. Such developments might be (i) regulations on rental price developments (e.g., by extending the limitations on rent for new rentals, capping rents, etc.), (ii) restrictions on the ability to pass on charges for investment expenses and operating costs, or (iii) transferring residential properties to public ownership.

Regulatory interventions of this nature can impair the earnings capacity of the portfolio, reduce investment incentives, and negatively impact the long-term value of the portfolio. Even public debates on or announcement of such plans can result in financial loss for Deutsche Wohnen (such as in terms of reputation or potential withdrawal by investors or other funding institutions).

For the purposes of risk aggregation, multiple risks were consolidated into a new risk, **"disadvantageous changes in the regulatory framework."** The aforementioned factors affect Deutsche Wohnen's net assets, position and results of operations alike. They cannot be distinctly categorized as having an impact on the company's earnings or statement of financial position. Therefore, the factors were defined as a qualitative risk with a "very high" expected amount of financial loss and a probability of occurrence of 5–39%, and were also classed as an amber risk.

The company is countering the risk with continuous monitoring of regulatory developments and active dialogue with stakeholders from politics and society.

Risks Related to Financing

With regard to financing, we identified the three amber risks (2024: three) explained below at the end of 2025.

A further increase in capital market interest rates could give rise to risks for Deutsche Wohnen's growth and result in planned investments being cut back, suspended or canceled completely. In addition, an increasing interest burden due to unfavorable interest rate developments could translate into lower growth or even a drop in Adjusted EBT. As the updated interest rates have been taken into account for planning purposes, the financing risk with an impact on profit and loss classified as amber **"unfavorable interest rate developments"** was classified in 2025, as in 2024, as being associated with an expected amount of loss of € 135.0–270.0 million based on the latest assessment, and with an expected probability of occurrence of 5–39%. As well as diversifying borrowed capital instruments and maintaining a balanced maturity profile, risks are limited by ensuring a long-term average maturity/fixed-interest period of approximately six years. Debt reduction by freeing up liquidity is another measure used to limit risk.

Deutsche Wohnen is obliged to report certain key figures and adhere to certain covenants in connection with bonds, secured loans and transactions (→ Financial Position). If these covenants are not adhered to or these reporting obligations are not fulfilled on time, Deutsche Wohnen could be subject to payment obligations and additional negative effects on earnings could result from new financing arrangements. The amber financing risk with an impact on profit and loss associated with a **"failure to fulfill obligations (from bonds, secured loans, transactions)"** was assessed, at the end of the 2025 reporting period, as having an expected amount of loss of >€ 270 million and an expected probability of occurrence of <5%, an assessment that was unchanged as against 2024. In order to counter this risk, Deutsche Wohnen has implemented standardized processes for monitoring and managing its obligations.

The amendments to the German Real Estate Transfer Tax Act that came into force on July 1, 2021, lowering the participation threshold from 95% to 90% and increasing the observation period from five to ten years, could give rise to a subsequent liability to pay real estate transfer tax. This also includes the refinancing risk associated with existing co-investor structures. The amber risk with an impact on profit and loss, the **"risk of legislative interpretation (real estate transfer tax for share deals and the effects of a tax rate reduction on the minimum tax)" (2024: "amendment to the German Real Estate Transfer Tax Act due to share deals")** was assessed, at the end of the reporting period, as still having an expected amount of loss of >€ 270 million and an expected probability of occurrence of <5%, as in 2024. In addition to monitoring court decisions and legislation on an ongoing basis, Deutsche Wohnen also limits this risk by raising awareness among decision-makers in the context of capital market transactions. This ensures the involvement of the internal Tax department in acquisition processes and other capital market transactions.

At the end of 2025, the net risks identified can be summarized as follows:

Net Risks

Probability of occurrence over the next 5 years (in %)					
>95					
60–95	2 (1)				
40–59	1 (2)		1 (0)	0 (1)	
5–39	13 (15)	5 (7)	2 (2)	1 (1)	1 (0)
<5	22 (25)	12 (10)	2 (2)		3 (3)
Impact on profit and loss	1.5–15.0	15.0–54.0	54.0–135.0	135.0–270.0	>270.0
Impact on statement of financial position	24.0–180.0	180.0–720.0	720.0–1,800.0	1,800.0–3,600.0	>3,600.0
Qualitative	very low	low	medium	high	very high
	Amount of loss over the next 5 years (in € million)				

Sustainability Risks

In addition to the amber risks set out above, Deutsche Wohnen also reports on selected green risks that relate explicitly to sustainability in order to reflect the growing importance of this risk consideration:

Environmental Risks

The need to consider climate-related aspects is playing an increasingly important role in Deutsche Wohnen's business model and strategy, in line with the mounting importance of climate issues in society at large. The resulting climate transition risks describe the effects that can arise for companies due to the process of transformation towards a sustainable economic system. Deutsche Wohnen has set itself an intensity target equating to a roughly 35% reduction in GHG emissions in its German portfolio by 2030 compared to 2021, in order to achieve its climate objectives and meet the associated regulatory requirements. We are sticking to this climate target. As a result, we continue to consider the risk of **"non-compliance with our climate pathway"** as being classified as a green risk and as being associated, as in 2024, with an amount of loss of € 1.5–15 million and a probability of occurrence of 5–39%.

Risks could also emerge as a result of a **"significant increase in the CO_2 price"**. While a rising CO_2 price has already been reflected in our planning, a further increase in the CO_2 price in view of the national and European climate neutrality targets (low emissions scenario) could lead to higher costs than planned. As in 2024, we continue to consider this risk as being classified as a green risk and as being associated with an amount of loss of € 1.5–15 million and a probability of occurrence of 5–39%.

The risk **"physical climate risks"** includes potential losses resulting from chronic or acute effects on our housing stock due to increasing climate change. This includes potential damage from an ongoing rise in temperatures and an increase in extreme weather events, such as storms, hail, heavy rain and flooding. We continue to consider this risk as being classified as a green risk and as being associated with an amount of loss of € 1.5–15 million, unchanged against 2024, and a probability of occurrence of 60–95% (2024: 5–39%). To allow us to analyze and assess potential long-term implications of climate change (i.e., those extending beyond the usual risk management observation period of five years), we have developed a climate risk tool that maps the internationally recognized climate change scenarios developed by the Intergovernmental Panel on Climate Change (IPCC).

Transition risks and physical climate risks could potentially have a negative impact on the Group's net assets, financial position and results of operations and could make the estimates used in an accounting context less certain. We do not believe that climate change gives rise to any significant direct risks for the period covered by the risk management system at the moment, e.g., caused by extreme weather conditions such as heavy rain with the potential for floods. Based on our current knowledge of future developments, this will not have any impact on Deutsche Wohnen's balance sheet. This relates, among other things, to the fair values of investment properties, useful lives and the value of assets and provisions for environmental risks, for which no significant need for adjustment emerges.

With regard to the planned **"energy production and scaling of photovoltaic systems,"** we have once again, as in 2024, assessed the risk associated, for example, with rising costs, material availability or changes in regulation, as a green risk that is associated with an amount of loss of € 1.5–15 million and a probability of occurrence of 5–39%.

Social Risks

As a result of its insourcing strategy achieved within the Group, qualified specialists are in high demand at Deutsche Wohnen, particularly in comparison with its peers in the sector. Inability to fill vacant positions could lead to a lack of growth, restricted quality and lower levels of customer satisfaction, as well as rising costs due to the need to use subcontractors. Thanks to effective strategies for recruitment and staff retention, we assess the risk associated with a **"shortage of skilled workers"** as we did in 2024, namely as a green risk with a potential amount of loss of € 1.5–15.0 million and a probability of occurrence of 5–39%.

Failure to comply with statutory occupational health and safety and occupational safety management provisions could have a long-term impact for Deutsche Wohnen and its employees. We currently assess these risks as being associated with a noticeable amount of loss, as in 2024, but believe that they are very unlikely to materialize with a probability of occurrence of <5%.

The risk **"insufficient monitoring of provision concerning special contractual rights (Social Charters),"** which is related to tenant protection and, as a result, to the aim of providing "homes at fair prices," has been assessed, as in 2024, with a potential amount of loss of € 15–54 million, but thanks to clearly defined processes, we believe that this risk is very unlikely to materialize with a probability of occurrence of <5%.

Governance Risks

Deutsche Wohnen is exposed to the **risk of losing sustainable financing**. Sustainable "green" financing is becoming increasingly relevant. Failure by Deutsche Wohnen to meet its sustainability targets, for example, could jeopardize the basis for this financing. Our assessment of this risk is unchanged as against the previous year with an amount of loss of € 15–54 million and a probability of occurrence of <5%.

In addition, Deutsche Wohnen could be exposed to risks associated with **non-compliance with statutory requirements and investor or analyst expectations regarding sustainability reporting**. At present, we have also continued to assign this risk, which is classified as a green risk, an amount of loss of € 15–54 million and a probability of occurrence of <5%, as in the previous year.

There is also a financial risk associated with possible **bribery and corruption**. Such incidents may involve violations of the Code of Conduct, the Group guideline on Anti-Corruption, or legal requirements relating to bribery and corruption.

Given the wide range of measures in our compliance management system, we once again evaluate this risk, as in 2024, as very unlikely (probability of occurrence: <5%) and as still being associated with a low potential loss.

Current Assessment of the Main Opportunities

Assessment of Opportunities Inherent in the Business Model

Deutsche Wohnen has identified earnings potential as part of its latest strategy and its medium-term planning. The assumptions applied within this context regarding the market environment and legal/regulatory framework for the company's operating business, are associated with a potential for deviations. Alongside potential negative deviations on the expected financial performance (risks), favorable business developments (opportunities) that deviate from the company's plans are also a possibility. In connection with the ESRS reporting, information was evaluated, as part of the materiality assessment, on the impacts that the company's business activities have on the environment, as well as the opportunities and risks. These risks have been evaluated and incorporated into the risk management process. Opportunities are taken into account separately as part of the strategy and planning process as future potential for conserving resources and generating earnings.

Strategy-Related Opportunities

Our growth continues to be based on our proven 4+1 strategy (→ **Our Strategy**). Based on the existing strategy, in 2025 Deutsche Wohnen developed a **new growth strategy ("Accelerate")** and initiatives that will generate future earnings potential.

In the area of **"Return to Performance"** the company is focusing on new opportunities in the core business that had been set aside in past years due to crisis conditions.

With a view to the expansion in company development and ongoing need to **optimize construction costs,** Deutsche Wohnen is focusing on the "Design to cost" principle, among other things for its "Basic House" approach in order to build sustainable and affordable housing for different target groups. Emphasis is placed on new projects using serial modular timber (hybrid) construction. We reduce construction times and the implementation risk, and conserve resources, through efficient construction processes in development, e.g., the introduction of "Building Type E" approval (new initiative aimed at simplifying and reducing costs in the construction industry) and the use of sustainable, ecological building materials.

The **"Accelerated tech-supported investments"** category is aimed at expanding and optimizing investments along our climate pathway, which focuses on greenhouse-gas neutral operation of our portfolio by the year 2045. In this context, we see opportunities in the cost-effective serial refurbishment using an "all-in-one" system for the building envelope to complement, or replace, "conventional" modernization. This initiative's potential lies in industrialized manufacturing, which translates to speed, reliable planning assumptions, and favorable procurement conditions.

The **heat pump cube** is a "plug & heat" solution for buildings that will be fitted with heat pumps in future. It provides an affordable, fast and standardized installation thanks to a high level of prefabrication, while offering additional potential with its scalable production. Particularly in combination with **expanding photovoltaics (PV)** we will be able to accelerate the heating revolution in our neighborhoods. In future, this expansion will rely more heavily on the group-wide craftsmen organization in order to utilize procurement and cost advantages while drawing from an available pool of craftsmen.

Investments in modernization, serial renovations, heat pump cubes and PV expansion will add up to earnings potential and growth opportunities for Deutsche Wohnen.

In **"New Sources of Growth,"** new business models along the value chain are being explored within the Group in order to expand existing business or cultivate new areas on in the third-party business.

Relevant opportunities are also arising for us in the establishment of a complete product portfolio relating to the expansion of renewable energies **(Operate Energy);** and higher market penetration along the value chain, from generation to storage and energy management to sale, e.g., landlord-to-tenant electricity.

The purchase of **energy-inefficient buildings that have not yet been modernized (Manage to Green)**, their subsequent modernization and resale once their value has increased, are to be integrated into Deutsche Wohnen's business model as a new initiative. Company expertise from purchasing and experience in modernization will be used for this purpose.

Deutsche Wohnen's business model is founded on the efficient management platform of the Vonovia Group, which spans the entire housing lifecycle. The management platform also services as a basis for **expanding business with third-party customers as part of growth initiatives.** The objective is to gradually expand the range of services, starting with property management, so that the entire Deutsche Wohnen service can also be successfully offered to external property owners and investors in the future. This will result in greater capacity utilization of the management platform and opportunities for earnings potential by increasing the number of residential units managed.

Deutsche Wohnen pursues acquisitions and international business as and when opportunities present themselves in light of the current options for returns and financing, and chooses those that create value. If overall conditions continue to improve, there is an opportunity for us to grow by resuming acquisitions and portfolio purchases, which means opportunities for scalable solutions and other synergies.

Economic Environment and Market-Related Opportunities

Our business model is designed to take into account the **megatrends** that are relevant to us (climate change, urbanization, demographic change, technological advancements) that add up to positive developments in the company for the long term:

The effects of global climate change are already being felt. Deutsche Wohnen's investment strategy along the climate pathway is underpinned by a reduction in CO_2 emissions and adaptation to irreversible effects, such as extreme weather events.

We anticipate that urban regions will continue to grow over the coming years. The ongoing slump in construction activity is likely to result in an even greater imbalance between the supply of and demand for homes in conurbations. Approximately 320,000 new residential units will have to be built every year until 2030. Urban housing shortages are being further amplified by migration patterns. Demographic changes and the trend toward more and smaller households are boosting demand for homes further; meanwhile there is a need for custom services, particularly for seniors, and vibrant, sustainable neighborhoods.

In a quest to master the current social challenges, policymakers are also seeking to improve overall conditions on the housing market. As soon as short-term solutions can be found to address this problem in terms of improved subsidy conditions and price developments, deregulation measures and the acceleration of approval processes, the appropriate opportunities will also emerge for Deutsche Wohnen. We are advocating for these very solutions via our communication channels and stakeholder dialogue (for example, through our work in associations).

Opportunities Arising from the Operating Business

Deutsche Wohnen manages its housing portfolios throughout Germany using standardized, digital systems and processes (Property Management Strategy). The joint, scalable **management platform** within the Vonovia Group has been optimized as part of a step-by-step process in recent years and is now highly efficient and digital. The resulting earnings and cost savings potential are reflected in lower property management costs per residential unit, for example. Customer satisfaction has risen significantly over the same period. Together with the range of housing-related services and active neighborhood management, we offer our customers a service package that is extremely competitive on the housing market. We also believe that upgrading measures in our neighborhoods present us with an opportunity to improve our reputation. With the management platform we use jointly with Vonovia, we are pursuing a **business model that is scalable at any time**, which makes it suitable for managing new portfolios that we add through acquisitions.

The Group is continually forging ahead with improvements in operations and greater cost management for the group-wide craftsmen's organization, VTS. The **Value-add Business** with the Vonovia Group offers **customer-centric services** that are closely related to the rental business. Innovative approaches, technologies and business models for enhancing customer satisfaction with additional earnings and knowledge potential for Deutsche Wohnen could also arise here along the value chain.

With regard to approval processes and the **efficient realization of construction projects,** digitalized access to public administration services is key. The streamlining of administrative processes and the introduction of building type E, a decision made in 2025, could accelerate, and have a positive impact on, Deutsche Wohnen's development and new construction business by allowing building permits to be approved faster. **Digitalization** opens up considerable development opportunities for the real estate industry and, as a result, also for Deutsche Wohnen – in terms of both technology and process optimization. We are still making systematic investments in testing and expanding new technologies. Two of the areas we are focusing on are "artificial intelligence" and "robotics."

We expect opportunities to arise from the systematic roll-out of concepts such as predictive maintenance, process automation, building information modeling (digital modeling of real estate projects), home automation (setting up smart information systems and interfaces at the level of the customer) and a closer digital connection to the customer. One key component for the implementation of our digital strategy is the "digital twin." It maps all aspects of a building and, in the future, will mirror each of our buildings with all of their structural and technical features and systems, enabling optimum management.

The personnel strategy within the Vonovia Group facilitates the company's change processes and growth strategy, which are rooted in a skilled, diverse workforce and motivated employees among other things. All in all, further opportunities could arise for Deutsche Wohnen due to the HR strategy and as a result of our increased appeal as an employer, namely higher levels of production and lower staff turnover rates.

Financial Opportunities

Thanks to our broad range of equity and borrowed capital providers and good credit ratings that agencies have awarded to our company, we have excellent access to the international debt and equity capital markets. We now have a broad range of financing instruments that are balanced and stable in the long term.

We are actively managing the challenges of the current interest rate environment and maintenance of our credit rating. Our primary focus here is on optimizing the financing structure and maturity profile, the diversification of our financing sources, and financial risk management.

The latest financing arrangements show that our company still has good opportunities available to it, even in a difficult capital market environment, to successfully realize upcoming **(re-)financing measures** or to raise necessary liquidity. Together with the diversification strategy for liquidity procurement that we have been pursuing for many years now, we still have the opportunity in the current capital market environment to optimize the structure and conditions of our financial liabilities.

Given the solid balance sheet structure and return of the positive market trend, our sales program will continue to focus on the Recurring Sales segment and sales in the Non Core portfolio, thereby benefiting internal financing. With this in mind, we are now able to increase our investment activity again and pursue more growth initiatives and earnings potential.

Our investments in affordable homes are associated with a cash flow that is largely independent of economic factors. The resulting stability allows us to service our financial liabilities with a relative degree of certainty, even in times of economic or political crisis.

Management System

Management Model

The management system tools are geared towards implementing the strategy through our sustainable business activities.

Deutsche Wohnen made no significant changes to its management model in the 2025 fiscal year. The definition of the key figure OFCF was amended at the end of the 2025 fiscal year. The “change in net current assets” item in the reconciliation has been made more specific and is now referred to as the “change in capital commitment for Development to sell / Manage to green.” Adjusted EBITDA is used for greater transparency of impairment losses/reversal of impairments in “Development to sell” projects that may arise until the time of completion. By adjusting impairment losses and reversals of impairments, only those earnings will be posted to Adjusted EBITDA if, at the time of realization, the proceeds exceed the acquisition costs plus capitalized amortized costs. Over time, the key figures that are relevant for corporate management correspond to the internal planning forecasts for the projects.

The underlying value driver approach is set out and explained in detail under → **Fundamental Information about the Group.**

Deutsche Wohnen manages its business via the **four segments:** Rental, Value-add, Recurring Sales and Development.

The **Rental** segment combines all of the business activities that are aimed at the value-enhancing management of our own residential real estate.

The **Value-add** segment bundles all of the housing-related services that we have expanded our core rental business to include. These services largely include our multimedia services and energy supplies.

The **Recurring Sales** segment includes the regular and sustainable disposals of individual condominiums and single-family houses from our portfolio.

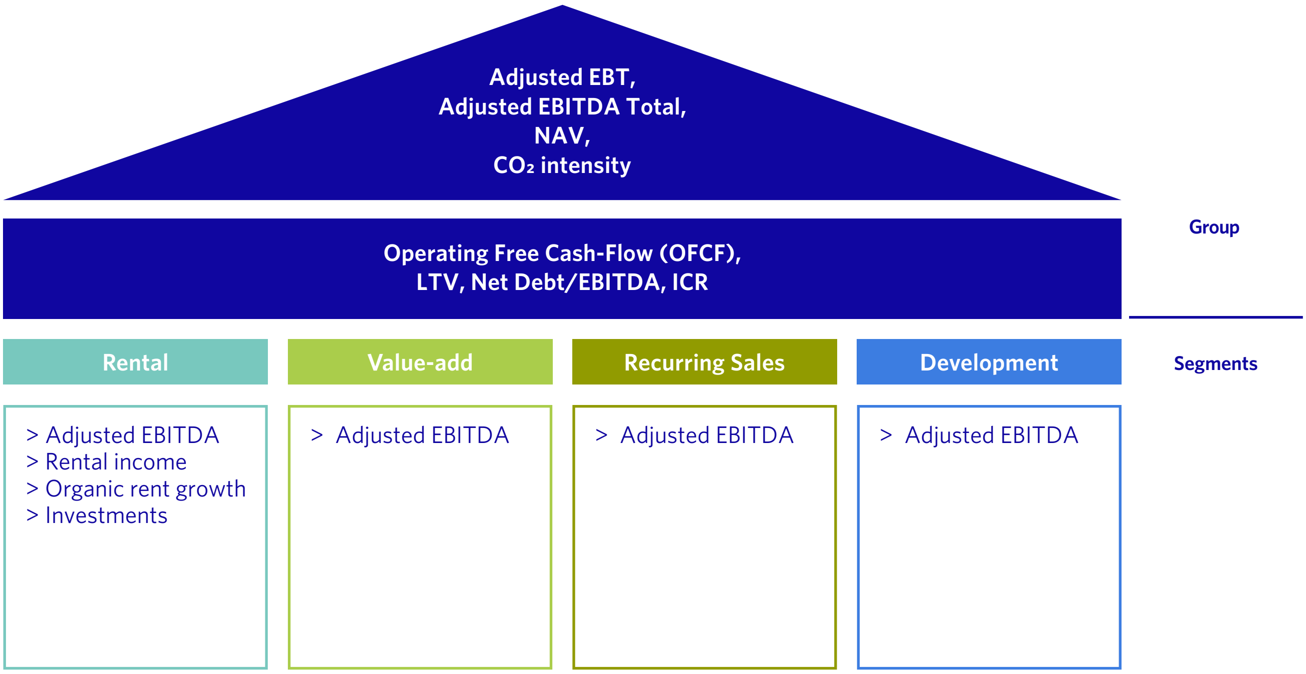
Sales of entire buildings, plots of land or larger portfolios that are not part of the strategically relevant portfolio (Non Core and the MFH Sales cluster that was dissolved at the end of 2024) are pursued as and when opportunities arise, meaning that they are not part of the Recurring Sales segment. We report these opportunistic sales in the Other column of the segment report.

The **Development** segment includes project development to build new homes. This covers the value chain starting with the purchase of land without any development plan/dedicated purpose and ending with completion and sale. The Development segment deals with projects in selected attractive locations.

We have an integrated Group-wide **planning and controlling system** in place that is based on central performance indicators. Based on the medium-term plans derived from our strategy, which are subject to an annual review and are updated during the year in the event of significant transactions, we prepare a budget for all areas of the Group. In the course of the fiscal year, current economic developments are compared with these targets and the current forecasts on a regular basis for all key figures that are relevant to control. The business is then steered accordingly in a targeted manner, with any necessary countermeasures being initiated and tracked.

We make a distinction between **financial and non-financial** performance indicators.

Management System



The management system has a **modular structure** and makes a distinction, at Group level, between most meaningful performance indicators within the meaning of DRS 20 and other performance indicators. There are also performance indicators at segment level.

Performance indicators at Group level

The IFRS profit for the period is reconciled to **earnings before tax (EBT)**, as taxes do not form part of operating value added.

This EBT will be adjusted to reflect **special effects** based on the definition that has applied to date (effects that do not relate to the period, recur irregularly or are atypical for business operation). The net financial result is also adjusted to reflect non-cash and actuarial valuation effects that recur irregularly. The other adjustments to reflect the effects of IAS 40 measurement, write-downs, other (Non Core/Other result), net income from non-current financial assets accounted for using the equity method and effects from residential properties held for sale produce the Group's **Adjusted EBT** (continuing operations) and, taking into account minority interests, Adjusted EBT (continuing operations) after minority interests.

Adjusted EBT (continuing operations) is the **leading indicator of profitability**.

In operational terms, **Adjusted EBT** (continuing operations) is calculated as follows:

Operational Calculation of Adjusted EBIT (Continuing Operations)

	Revenue in the Rental segment
(-)	Expenses for maintenance
(-)	Operating expenses in the Rental segment
=	Adjusted EBITDA Rental
	Revenue in the Value-add segment
	thereof external revenue
	thereof internal revenue
(-)	Operating expenses in the Value-add segment
=	Adjusted EBITDA Value-add
	Revenue in the Recurring Sales segment
(-)	Fair value of properties sold adjusted to reflect effects not relating to the period from assets held for sale in the Recurring Sales segment
=	Adjusted result Recurring Sales
(-)	Selling costs in the Recurring Sales segment
=	Adjusted EBITDA Recurring Sales
	Revenue from disposal of Development to sell properties
(-)	Cost of Development to sell
(-)	Carrying amount of assets sold of Development to sell
=	Gross profit Development to sell
(+)	Rental revenue Development
(-)	Operating expenses in the Development segment
=	Adjusted EBITDA Development
Σ	**Adjusted EBITDA Total (continuing operations)**
(-)	Adjusted net financial result
(-)	Straight-line depreciation
=	**Adjusted EBT (continuing operations)**

Adjusted EBT (continuing operations) and Adjusted EBITDA (continuing operations) can be derived from the profit for the period as follows:

Calculation of Adjusted EBT (Continuing Operations)/ Adjusted EBITDA Total (Continuing Operations) from the Profit for the Period

	Profit for the period according to IFRS consolidated financial statements
(+)	Income taxes according to consolidated income statement
=	**Earnings before tax (EBT) according to consolidated income statement**
(+/-)	Non-recurring items
(+/-)	Net income from fair value adjustments of investment properties
(+)	Impairments/value adjustments
(+/-)	Valuation effects and special effects in the financial result
(+/-)	Net income from investments accounted for using the equity method
(+/-)	Earnings contribution from Non Core/Other sales
(+/-)	Period adjustments from assets held for sale
=	**Adjusted earnings before tax of the Group (Adjusted EBT)**
/	Number of the weighted average shares carrying dividend rights
=	**Adjusted EBT per share**
	Adjusted EBT (continuing operations)
(+)	Adjusted net financial result
(+)	Straight-line depreciation
=	**Adjusted EBITDA Total (continuing operations)**

The Adjusted EBT (continuing operations) is used as a basis for a reconciliation to the **Operating Free Cash-Flow (OFCF)** as the **leading indicator of internal financing.** Depreciation and amortization will be added to Adjusted EBT (continuing operations) and the change in Development to sell/Manage to Green working capital, as well as reductions in the carrying amounts of investment properties (core business), will be taken into account. Capitalized maintenance and dividend payments made to parties outside of the Group, as well as income tax paid, are subtracted from this figure. Operating Free Cash-Flow is a measure of the Group's operational capacity to generate cash surpluses and, as a result, of its internal financing power.

Calculation of Operating Free Cash-Flow

	Adjusted earnings before tax of the Group (Adjusted EBT)
(+)	Straight-line depreciation
(+/-)	Change in net working capital Development to sell/ Manage to Green
(+)	Carrying amount of recurring sales assets sold
(-)	Capitalized maintenace
(-)	Dividends and payouts to non-controlling shareholders (minorities)
(-)	Income tax payments according to cash flow statement (w/o taxes on Non Core sales)
=	**Operating Free Cash-Flow**

At the level of the Group as a whole, the **net asset value (NAV)** is also one of the most meaningful performance indicators.

The NAV is used to review how the company's value is developing.

Calculation of NAV

	Total equity attributable to Deutsche Wohnen's shareholders
(+)	Deferred tax in relation to fair value gains of investment properties*
(+)	Fair value of financial instruments
(-)	Goodwill
(-)	Intangible assets
=	**NAV**
/	Number of shares carrying dividend rights on the reporting date
=	**NAV per share**

* Share for hold portfolio.

In addition to our key financial figures, we also focus on non-financial operating performance indicators.

Our business activities are aimed at protecting the environment, ensuring trustworthy, transparent and reliable corporate governance and taking social responsibility for our customers and employees. As a result of this focus, Deutsche Wohnen's ESG target is to reduce the **CO_2 intensity** of its portfolio.

Other non-operating financial key figures include the **loan-to-value (LTV)** ratio, which is used for monitoring the degree to which debt is covered by the value of the properties, the **net-debt/EBITDA** ratio, which is used for monitoring the degree to which debt is covered by our sustained operating result and the **Interest Coverage Ratio (ICR)**, which expresses the extent to which interest is covered by our sustained operating result.

Performance Indicators at Segment Level

The main key performance indicator at segment level remains **Adjusted EBITDA**. The Adjusted EBITDA Total reported at Group level is calculated, in turn, as the sum total of the Adjusted EBITDA figures for our segments. This means that Adjusted EBITDA forms the basis for the operational management of the four continuing segments after adjustments to reflect effects that do not relate to the period, recur irregularly or are atypical for business operation.

The **Adjusted EBITDA Rental** reflects the operating profit from residential property management. It can be broken down into three central components: Rental segment revenue, expenses for maintenance and operating expenses in the Rental segment. The latter includes all expenses and income that do not relate to expenses for maintenance or rental income in the Rental segment.

The **organic rent increase** refers to the increase in the monthly in-place rent for the residential portfolio that was already held by Deutsche Wohnen twelve months previously and rented as of the reporting date, plus the increase in rent resulting from the construction of new apartments and the addition of stories to existing properties. The monthly in-place rent per m^2 gives information on the average rental income from the portfolio as of the relevant reporting date.

In addition to our operational earnings power, **investments (modernization and new construction work)** are decisive for the further development of our company.

We manage business activities in the Value-add segment using the **Adjusted EBITDA Value-add.**

We measure the success of the Recurring Sales segment using **Adjusted EBITDA Recurring Sales**. The Adjusted EBITDA Recurring Sales compares the proceeds generated from the privatization business with the fair values of properties sold and the related costs of sale. In order to disclose profit and revenue in the period in which they are incurred and to report a sales margin, the fair value of properties sold, valued in accordance with IFRS 5, has to be adjusted to reflect realized/unrealized changes in value.

The **Adjusted EBITDA Development** includes the gross profit from the development activities of "to sell" projects (income from sold development projects less production costs) less the operating expenses from the Development segment.

The Adjusted EBITDA Total is calculated as the sum total of the Adjusted EBITDA figures for our four segments (continuing operations). It expresses the overall performance of our sustainable operating business before interest, taxes, depreciation and amortization.

The key financial figures shown here are known as "non-GAAP" measures or alternative performance measures **(APMs),** i.e., key figures which cannot be taken directly from the figures in the consolidated financial statements according to IFRS. However, the financial performance indicators can be reconciled to the next available consolidated financial statement figure or be directly derived from the IFRS consolidated financial statements in the reconciliation.

Portfolio

Portfolio in the Property Management Business

As of December 31, 2025, the Group had a **total property portfolio** comprising 140,482 residential units (2024: 139,507), 26,695 garages and parking spaces (2024: 25,500) and 2,815 commercial units (2024: 2,481), spanning 85 cities, towns, and municipalities in Germany. The total living area amounted to 8,383,155 m², with the average apartment size coming in at around 60 m². With a vacancy rate of 1.5%, an average monthly in-place rent of € 8.30 per m² was generated. The annualized in-place rent for the residential portfolio as of December 31 2025 came to € 819.8 million for apartments.

In terms of fair value, most of the properties (around 73%) are located in the regional market of Berlin. Most of the properties in the Group's portfolio are multifamily homes.

Changes in the Portfolio

During 2025, the portfolio was expanded with the purchase of approximately 1,300 residential units from the QUARTERBACK Immobilien Group, located primarily in Leipzig and Dresden. As of the acquisition dates, the acquired portfolio was as follows:

				In-place rent	
	Residential units	Living area (in thou. m²)	Vacancy (in %)	Residential (p. a. in € million)	Residential (in €/m²)
Acquired portfolio 2025	1,310	98.9	6.8	9.2	8.29

Properties from the portfolio earmarked for sale were disposed of in several transactions as part of the implementation of the portfolio management strategy. At the time of each transfer of possession, benefits and encumbrances, the statistics for the portfolios sold were as follows:

				In-place rent	
	Residential units	Living area (in thou. m²)	Vacancy (in %)	Residential (p. a. in € million)	Residential (in €/m²)
Disposal portfolios 2025	872	51.9	7.9	4.6	8.04

Deutsche Wohnen continued to develop its portfolio dynamically. In addition to the sale of larger housing stocks, Deutsche Wohnen's portfolio changed primarily in 2025 as a result of the construction of new apartments and disposals of condominiums and multifamily homes from the portfolio earmarked for sale.

Deutsche Wohnen invests in its strategic holdings in particular in line with its climate pathway to promote sustainability and in line with its innovation strategy. We act on behalf of neighborhoods with the (new) development of our urban portfolios.

The lion's share of the portfolio consists of neighborhoods that we have classified as **urban quarters**. The remaining existing buildings largely comprise smaller clusters of buildings and solitary properties that we have grouped together as **urban clusters**. Even though, unlike urban quarters, urban clusters do not relate to entire neighborhoods, they are also managed using the same long-term asset and property management strategies based on our operating platform.

Following the implementation of the annual structured reassessment of all available potential, as of December 31, 2025, Deutsche Wohnen's portfolio is as follows:

Portfolio and Fair Value by Strategy

	Portfolio			Fair value*	
	Residential units	Living area (in thou. m²)	Vacancy (in %)	(in € million)	(in €/m²)
Strategic	134,177	7,972	1.3	21,964.9	2,667
Urban quarters	114,772	6,728	1.1	18,541.7	2,686
Urban clusters	19,405	1,244	2.4	3,423.2	2,566
Recurring Sales	2,562	175	2.8	469.1	2,491
Non Core	3,743	236	8.3	874.6	1,624
Total	**140,482**	**8,383**	**1.5**	**23,308.6**	**2,601**

* Fair value of the developed land excluding undeveloped land and inheritable building rights granted, assets under construction, development and other.

Rent and Rental Growth by Strategy

	In-place rent			Rent increase
	Total (p. a. in € million)	Residential (p. a. in € million)	Residential (in €/m²)	Organic (in %)
Strategic	819.7	783.5	8.32	4.3
Urban quarters	682.7	658.3	8.27	4.2
Urban clusters	137.0	125.2	8.63	4.5
Recurring Sales	17.3	15.7	7.68	2.6
Non Core	60.3	20.6	7.89	3.9
Total	**897.3**	**819.8**	**8.30**	**4.2**

In order to boost transparency in portfolio presentation, we also break our portfolio in Germany down into **seven regional markets**. The regional market classification is orientated toward the residential real estate market regions in Germany. These markets are core towns/cities and their surroundings, mainly urban areas. Our decision to focus on the regional markets that are particularly relevant to Deutsche Wohnen is our way of looking ahead to the future and provides an overview of our strategic core portfolio in Germany.

In relation to the fair value, 97% of our total portfolio is located in the seven regional markets. Only a small part of our strategic portfolios is located outside of these seven markets. We have referred to this group as "Other Strategic Locations" (around 1% of the total market value). Our stocks earmarked for sale from the "Recurring Sales" and "Non Core" subportfolios in locations that do not include any strategic stocks are shown as "Non-Strategic Locations."

As of December 31, 2025, the portfolio is as follows, broken down into regional markets:

Portfolio and Fair Value by Regional Market

	Portfolio			Fair value*		
	Residential units	Living area (in thou. m²)	Vacancy (in %)	(in € million)	(in €/m²)	In-place rent multiplier
Berlin	102,624	6,008	0.7	17,079.1	2,760	27.8
Rhine Main Area	8,520	514	4.6	1,534.7	2,865	23.3
Dresden	7,353	465	1.6	1,139.8	2,195	23.3
Leipzig	6,300	433	3.0	1,051.8	2,124	24.2
Rhineland	3,933	236	2.9	690.5	2,819	24.3
Hanover	5,764	356	3.7	655.6	1,742	19.1
Munich	1,276	75	3.1	420.1	4,835	32.7
Other strategic locations	3,639	224	6.9	299.3	1,271	18.3
Total strategic locations	**139,409**	**8,311**	**1.4**	**22,870.8**	**2,634**	**26.5**
Non-strategic locations	1,073	72	6.9	437.8	1,555	13.0
Total	**140,482**	**8,383**	**1.5**	**23,308.6**	**2,601**	**26.0**

* Fair value of the developed land excluding undeveloped land and inheritable building rights granted, assets under construction and other.

Rent and Rental Growth by Regional Market

	In-place rent			Rent increase	
	Total (p. a. in € million)	Residential (p. a. in € million)	Residential (in €/m²)	Organic (in %)	Market rent forecast valuation (in % p. a.)*
Berlin	613.4	585.5	8.19	3.2	2.1
Rhine Main Area	65.9	62.5	10.59	4.8	2.2
Dresden	49.0	42.6	7.77	6.1	2.0
Leipzig	43.5	37.7	7.61	9.8	2.1
Rhineland	28.4	27.0	9.78	3.0	2.0
Hanover	34.3	31.5	7.68	4.3	2.0
Munich	12.8	11.5	14.36	56.4	2.2
Other strategic locations	16.4	15.5	6.19	1.1	1.6
Total strategic locations	**863.7**	**813.8**	**8.31**	**4.2**	**2.1**
Non-strategic locations	33.6	6.0	7.39	4.4	1.7
Total	**897.3**	**819.8**	**8.30**	**4.2**	**2.1**

* 10-year horizon higher (see chapter on fair values in the management report).

Portfolio in the Development Business

Deutsche Wohnen engages in real estate development activities with the intention of adding the completed projects to its own portfolio or selling them on the market.

In a quest to strengthen its real estate development capabilities, Deutsche Wohnen acquired the real estate developer ISARIA back in 2020 and entered into a 40% stake in QUARTERBACK Immobilien AG. Following the integration of the two development platforms, Deutsche Wohnen's development projects had been handled via the QUARTERBACK Immobilien AG platform up until 2022.

Vonovia's acquisition of a majority stake in the Deutsche Wohnen Group added Vonovia's existing project pipeline to the attractive development pipeline. As a result, the pipeline's regional distribution covers the core regions of Berlin, the Rhine-Main region, Dresden/Leipzig, Hamburg, Stuttgart and Munich, expanding the development business to cover the whole of Germany.

As the BUWOG brand provides Vonovia with an end-to-end development platform spanning the entire value chain – from the purchase of land to its development, project planning, construction and sale, Deutsche Wohnen can benefit from this expertise and from economies of scale as a result of the cooperation.

With the skills of the two companies bundled and the options available for exploiting synergy potential on both sides, the challenges facing the residential real estate market with regard to real estate development projects were addressed even more quickly and efficiently. The resources of QUARTERBACK Immobilien AG are also still being used to complete projects that are already under way.

With its substantial product pipeline of residential construction projects that are currently being built, planned or prepared, Deutsche Wohnen and Vonovia, under the BUWOG brand name, rank among Germany's leading building contractors.

Conceptual and technical solutions for the resource-light construction and sustainable operation of neighborhoods make up a key component of the development business model. In line with the three focal issues of urbanization, energy efficiency and demographic change, central aspects of sustainability are taken into account in the early stages of project development.

This includes designing socially diverse neighborhoods that offer housing for all generations, realizing energy-efficient new construction projects for ecologically sustainable operation by buyers, as well as for a carbon-neutral portfolio, and creating barrier-free and fully accessible housing for an aging society with changing housing needs.

Sustainability is achieved at all stages in the residential real estate value chain – from the selection of ecological and recyclable building materials, to the commissioning of local craftsmen and service providers, and the sustainable operation of the development projects.

Certification is important to ensure that potential improvements can be made back at the planning stage on the basis of criteria for ecological, social and economic sustainability and managed during the construction process.

Real estate development activities can be tackled successfully through long-standing experience, extensive market and sector expertise and intensive, ongoing market analysis.

The strategy of incorporating process steps into the company's own value chain allows Vonovia to provide targeted support to residential construction projects and to exploit cost synergies with regard to technical solutions and the pooling of procurement volumes.

Hand-in-hand with external partners, we are constantly working on creating affordable homes quickly, also using serial construction and innovative digital solutions. We aim to use active and constructive dialogue with policymakers and municipal authorities to advocate for faster decision-making processes (e.g., construction turbo, building type E), allowing us to effectively counteract the existing shortage of housing.

A total of 1,039 residential units were completed in 2025.

Report on Economic Position

Key Events During the Reporting Period

In the 2025 fiscal year, geopolitical conditions, especially the war in Ukraine and a confrontational trade and tariff policy, led to heightened uncertainly on capital markets worldwide and dampened growth prospects and investment. Many economists believe there is a risk of a prolonged recession if the tariff conflicts continue to escalate.

Deutsche Wohnen's business model is not affected directly by protectionist measures. Nevertheless, the Group's economic development is heavily reliant on other economic parameters, such as interest rate and inflation trends, which are more volatile as a result of the tariff measures. At present, however, it is impossible to either predict or quantify what the specific developments might look like.

Our core business remains characterized by a high level of demand for rental apartments and a positive rent trend. With a vacancy rate of 1.5% at the end of 2025 (December 31, 2024: 1.4%), Deutsche Wohnen's residential real estate portfolio was virtually fully occupied.

The 2025 fiscal year saw higher real estate transaction volumes and a slight increase in real estate values. The slight cut in the ECB key rate in June 2025 favored transactions, particularly in the Recurring Sales and Development segments.

On September 18, 2024, Vonovia SE and Deutsche Wohnen SE initiated a process to conclude a control and profit and loss transfer agreement between the two companies. This process involved Vonovia making an offer to external shareholders of Deutsche Wohnen SE to acquire their shares in return for compensation in the form of newly issued shares in Vonovia SE, or to offer the remaining shareholders of Deutsche Wohnen SE an annual compensation payment for the term of the intercompany agreement.

The extraordinary general meetings of Vonovia SE and Deutsche Wohnen SE on January 24 and 23, 2025 approved the control and profit and loss transfer agreement between Vonovia SE and Deutsche Wohnen SE dated December 15, 2024. As the control and profit and loss transfer agreement took effect upon entry into the commercial register on August 1, 2025, Deutsche Wohnen SE will, in future, transfer its total annual profit to Vonovia SE, or Vonovia SE will cover any losses incurred by Deutsche Wohnen SE. This obligation to transfer profits and assume losses applied for the first time in the 2025 fiscal year.

By December 31, 2025, a total of 15,842,652 shares in Deutsche Wohnen SE had been exchanged for new shares in Vonovia SE as part of this transaction. This corresponds to 4.0% of the share capital of Deutsche Wohnen.

As part of a strategic review, the management decided in 2023 to sell the Care segment. In the course of 2024 and at the beginning of 2025, the properties and nursing care businesses were successfully sold as planned. Ownership of a further 39 nursing care properties and the PFLEGE & WOHNEN HAMBURG GmbH and Katharinenhof nursing care businesses was transferred in the 2025 fiscal year. These transactions successfully completed the sale of the discontinued nursing care business.

In the 2025 fiscal year, apartments and commercial units from the QUARTERBACK Immobilien Group, accounting for a volume of around € 0.4 billion, were transferred to Deutsche Wohnen's portfolio. The acquisition of land to build on with a volume of around € 1.1 billion was also completed in the 2025 fiscal year. The impairment test performed resulted in an impairment loss of around € 0.3 billion being recognized for the purchased land. A provision of € 57.6 million has been set up for land that has not yet been transferred, and will reduce the amount recognized at the time of transfer of ownership. The provision was utilized in the amount of € 47.6 million for those properties transferred as of December 31, 2025.

In addition, impaired receivables with a nominal volume of € 258.3 million were sold for one euro to the QUARTERBACK Immobilien Group. Furthermore, impaired receivables with a nominal volume of € 52.0 million (2024: € – million) were transferred to the capital reserves of QUARTERBACK Immobilien AG.

The Annual General Meeting held on May 26, 2025 resolved to pay a dividend for the 2024 fiscal year in the amount of € 0.04 per share. The total amount of the dividend distributed in cash came to € 15,877,399.40.

The law for a tax-based immediate-action investment program was approved in the Bundestag (lower house of parliament) on June 26, 2025, and in the upper house of parliament (Bundesrat) on July 11, 2025. As a result of the gradual cut in the corporate income tax rate from the current level of 15% to 10% by 2032 adopted by the German government during the period covered by these financial statements, and given the very long-term nature of the temporary differences, deferred taxes are largely to be measured at the corporate income tax rate of 10% that will apply as of 2032. The resulting reduction in deferred tax liabilities resulted in deferred tax income of around € 0.6 billion being recognized in the 2025 fiscal year.

In April 2025, Deutsche Wohnen SE received disbursement of a loan of € 500.0 million from Vonovia SE. In addition, Vonovia SE concluded a further agreement with Deutsche Wohnen SE in June 2025 regarding a credit facility of € 350.0 million, of which € 200.0 million was disbursed to Deutsche Wohnen SE in the first half of the 2025 fiscal year. The loan granted in April 2025 was repaid in part, in the amount of € 250.0 million, in October 2025. The loans were granted in line with arm's length conditions.

Deutsche Wohnen repaid a bond with a total volume of € 589.7 million in full as planned when it reached maturity on April 30, 2025.

Development of the Economy and the Industry

Following years of recession, the German economy ticked up slightly in 2025. According to the Federal Statistical Office (Destatis), gross domestic product (GDP) rose by 0.2%. Higher consumer spending, in particular, was a mainstay of growth. Both private and government consumer spending increased significantly year over year in price-adjusted terms. Meanwhile, gross fixed asset investment and construction investment declined, and exports fell amid high US tariffs, the appreciation of the euro and stronger competition from China. According to IfW Kiel, expansionary fiscal policy will provide stimulus from the coming year. However, aside from this and the higher number of working days, the underlying economic momentum is likely to remain weak for the time being. GDP growth of 1.0% is expected for Germany in 2026 (IfW Kiel). Investitionsbank Berlin (IBB) reports that Berlin's economic development remained weak in 2025 due to a lack of impetus from the economy as a whole. Nevertheless, GDP may have risen at an above-average rate compared to Germany as a whole, with growth of around 1%. In view of the investment initiative announced by the federal and state governments, GDP growth of 1.8% is possible in the current year.

According to the Federal Employment Agency, the economic weakness in the labor market was very apparent in Germany. Unemployment and underemployment (excluding short-time work) increased again on average in 2025. At the same time, employment requiring the payment of social security contributions increased slightly in 2025 over the previous year. The average unemployment rate based on the total civilian labor force rose by 0.3 percentage points year-on-year in 2025 to 6.3%. In Berlin, the unemployment rate came to at 10.3%, which is approx. 0.6 percentage points more than in the previous year. The average unemployment rate expected in 2026 is 6.2% for Germany (IfW Kiel).

Measured on the basis of the consumer price index (CPI), inflation in Germany averaged at 2.2% year-on-year in 2025, according to Destatis. Deutsche Bank Research estimated that inflation will be lower in 2026, as a result of falling goods and energy prices as well as the stronger euro. The average CPI increase expected in 2026 is 1.8% (IfW Kiel). According to the Statistical Office for Berlin-Brandenburg, consumer prices in Berlin also rose by an average of 2.2% in 2025.

In response to decreasing inflationary pressure, the European Central Bank (ECB) initially continued its rate-cutting cycle in 2025, which it had begun in June 2024. The interest rate for the deposit facility, which the ECB Governing Council uses to steer the monetary policy course, fell in several steps and has been at 2.00% since June 2025. The key rates are expected to remain at this level for some time. In this environment, interest rates for construction in Germany fell slightly overall in the second half of 2024. These rates rose slightly in Germany in the first quarter of 2025 indirectly as a result of the financial package agreed on by the Union and the SPD, before moving sideways as the year progressed and then rising towards the end of the year. All in all, interest rates for construction in 2025 were noticeably higher than before the interest rate turnaround of 2022.

The residential real estate markets are showing a mixed picture: while prices for residential property are stabilizing or rising again, the residential investment market in Germany fell just short of the previous year's volume, despite the recovery in 2025. On the supply side, new construction will not be able to meet housing demand in the short term, so average nationwide rental prices will continue their upward trend. According to VALUE market data, quoted rents in Germany were 4.2% higher in the fourth quarter of 2025 (new construction: 2.4%) than in the same quarter of the previous year. Colliers and Helaba Research & Advisory (Helaba) expects rents to continue to rise sharply. According to VALUE market data, quoted rents in the existing apartments segment in Berlin were 1.6% higher in the fourth quarter of 2025 than in the same quarter of the previous year. The figures from VALUE suggest that the development in rents for new builds slowed compared to the previous year, whereas according to ImmoScout24, they continued to rise. IBB reports that the situation on Berlin's rental market remains tense in the middle and lower price segments.

Since house prices peaked in 2022, they had cooled down considerably in Germany. The price decline came to a standstill in the course of 2024 and average prices rose again in 2025. According to VALUE market data, the prices offered for existing apartments in Germany were 4.4% higher in the fourth quarter of 2025 (new construction: 4.3%) than in the same quarter of the previous year. Experts from LBBW Research, Fitch Ratings and Helaba expect prices to continue to rise in 2026. According to VALUE market data, quoted prices for existing condominiums in Berlin were up by 3.1% (or by 2.0% for new apartments) in the fourth quarter of 2025 compared to the same quarter of the previous year.

Germany's population is unlikely to have changed much (-0.1%) in 2025. Population levels are, however, predicted to grow further. A large number of large cities and metropolitan areas are affected by housing shortages. Meanwhile, construction activity is on the decline. According to the ifo institute, the war in Ukraine has brought the long-standing boom in European residential construction to a halt. GdW estimates that only 218,000 apartments will have been completed in Germany in 2025, compared with around 251,900 in 2024. Helaba forecasts 210,000 completions for 2026 and GdW only 200,000. This will significantly fall short of the approximately 320,000 new homes needed annually until 2030, according to the latest BBSR housing demand forecast. Existing housing shortages are hindering migration to regions with strong labor markets. Declining residential construction is not only worsening the housing shortage but also hampering further economic development, according to the Arbeitsgemeinschaft für zeitgemäßes Bauen (Institute for Sustainable Constructions). The Central Association of the German Construction Industry (ZDB) meanwhile sees positive signals for residential construction, with projects being restarted again a long investment impasse. In Berlin, the population is expected to have grown further in 2025, and based on current projections, the Berlin State Government anticipates an increase of approximately 109,000 in the period between 2024 and 2040. In 2025, around 14,000 new apartments are expected to be have been completed in the capital, compared to around 15,300 in 2024. This means that the target of 20,000 new apartments a year will once again not be achieved. IBB reports high demand for affordable, medium-sized apartments in Berlin. It says that the current excess demand is not only affecting private households, but is also making it difficult for companies to recruit staff.

Germany's residential investment market was stable in 2025. Residential real estate remains the strongest asset class in the real estate investment market, in terms of revenue. According to CBRE, transactions volumes (in excess of 50 residential units) amounted to € 8.4 billion and were therefore down only slightly on last year (2024: € 8.8 billion). The number of transactions meanwhile increased noticeably. Core and core-plus transactions accounted for 54% of the volume, while the value-add segment reached 44%. The share of international investors increased significantly. The largest net investors were asset and fund managers, ahead of municipal residential real estate companies. The prime yield remained stable at 3.4% in 2025. CBRE expects a slight market recovery in 2026 and a potential increase in transaction volume to as much as € 10 billion. In 2025, residential real estate was also the strongest asset class in terms of revenue, with a transaction volume of € 1.6 billion. Since, however, the portfolio adjustments made by major portfolio holders were largely complete, there was a lack of corresponding high-volume transactions, unlike in the previous year. This explains why the transaction volume was much lower than in the previous year.

Housing policy developments in Germany in 2025 included several measures and proposed laws. The federal government, for example, extended the rent cap until the end of 2029 with a rent control law that came into force in July 2025, as agreed in the coalition agreement. In addition, the Federal Justice Minister submitted a draft bill at the end of 2025 for internal government consultation, which would cap index-linked and short-term rental agreements, and tighten the rules on the rental of furnished apartments. The Act to Accelerate Residential Construction and Secure Residential Capacity (Bauturbo) came into effect at the end of October

2025. The budget for 2026, which the Bundestag passed at the end of November 2025, is also increasing the volume funds available for housing construction, among other things. The budget will reinforce and promote social and climate-friendly housing construction; for example, the new one-time EH55 subsidy has been secured. A new non-profit housing structure was launched on January 1, 2025, providing support to companies that build affordable apartments and rent them out on a long-term basis. The property tax reform was also implemented at the beginning of 2025, and the housing benefit was adjusted to reflect current price and rent developments. The CO_2 price increased simultaneously from € 45 to € 65 per metric ton and rose to € 55 to € 65 per metric ton at the start of 2026. The planned EU Emissions Trading System for heat and transport will now come into effect in 2028 instead of 2027. The member states must implement the Energy Performance of Buildings Directive (EPBD) into national law by the end of May 2026. The federal government plans to implement it together with a reform of the Buildings Energy Act (GEG). It will be renamed as the "Building Modernization Act" and will be open to all types of technology. By July 1, 2026 at the latest, the GEG regulation will require new heating systems to use at least 65% renewable energies in the big cities. In April 2025 the rent cap for Berlin was initially extended until December 31, 2025, before being extended for another four years, namely until December 31, 2029, in November. An amendment to Berlin's Housing Act (Wohnraumgesetz) presented to the Berlin State Government in mid-May aims to tighten up sanctions for violations of subsidy conditions and prevent double payments of rent subsidies and housing benefit in the future. The amendments came into force in October. The Berlin State Government also extended the Conversion Ordinance (Umwandlungsverordnung), which regulates the conversion of rental apartments into condominiums, by a period of five years until the end of 2030. In response to the 2021 referendum on the expropriation of large residential real estate corporations, the Berlin government coalition presented a draft framework socialization act for areas of public services at the end of 2025. The wording defines conditions based on which socialization would be possible under Article 15 of Germany's constitution, the Basic Law (Grundgesetz). The draft explicitly does not provide for expropriation. The act will be debated in Berlin's House of Representatives (Abgeordnetenhaus) in early 2026 and is not expected to come into force until two years after its promulgation.

Group's Business Development

Business Development in 2025 – An Overview

Deutsche Wohnen achieved positive business development overall in the 2025 fiscal year.

The 2025 fiscal year saw the company sell a total of 127 units from its **Recurring Sales** portfolio (2024: 131) and 930 units from its Non Core/Other portfolio (2024: 1,258).

The core **Rental** business saw high demand for rental apartments and rising rents, as well as a positive trend in customer satisfaction. In the 2025 fiscal year, we invested a total of around € 178.5 million in our own portfolio for maintenance (2024: € 160.5 million) and around € 295.9 million in total (2024: € 294.6 million) in new construction and modernization.

In the **Development** segment, we completed 684 new units for our own portfolio (2024: 1,033). In addition, 355 units intended for sale were completed (2024: 896).

The disposal of the former care business was concluded successfully in 2025.

The section below provides an overview of the development of the performance indicators for 2025 we forecast most recently in the Interim Financial Report for the First Half of 2025 and the target achievement level for these indicators in the fiscal year.

Overall, the **Adjusted EBITDA Total** from continuing operations of € 744.7 million in the 2025 fiscal year was 14.4% higher than the previous year's figure of € 651.2 million, meaning that it was up considerably year over year, in line with both the adjusted forecast released in the Interim Financial Report for the First Half of 2025 and the year-end forecast set out in the 2024 Annual Report. The Rental segment contributed € 662.8 million (2024: € 626.4 million), the Value-add segment € 16.7 million (2024: € 20.7 million), the Recurring Sales segment € 3.9 million (2024: € 1.4 million) and the Development segment € 61.3 million (2024: € 2.7 million).

The **Adjusted EBT** of continuing operations amounted to € 593.4 million in the 2025 fiscal year compared to € 511.6 million in the previous year, up considerably year over year in line with the adjusted forecast released in the Interim Financial Report for the First Half of 2025 (year-end forecast set out in the 2024 Annual Report: up moderately on the previous year). In the reconciliation of Adjusted EBITDA to Adjusted EBT, the contributing factors were the adjusted net financial result of € -130.5 million (2024: € -117.0 million) and depreciation and amortization of € 20.8 million (2024: € 22.6 million).

The **NAV per share** developed from € 41.76 at the end of 2024 to € 42.62 at the end of 2025. The positive development in the net asset value figure in line with the year-end forecast set out in the 2024 Annual Report was due primarily to the net income from fair value adjustments of investment properties of € 163.4 million in 2025 (2024: € -639.9 million) as well as the drop in the addition of deferred taxes on investment properties from € 3,562.4 million to € 2,768.1 million as of December 31, 2025.

Thanks to investments in our real estate portfolio, the **CO_2 intensity** was down slightly, in line with the prior-year forecast, by 1.8% from 32.7 kg CO_2e/m^2 to 32.1 kg CO_2e/m^2.

Statement of the Management Board on the Economic Situation

The net assets, financial position and results of operations of the Group are stable, particularly given the solid financing and the resulting balanced maturity profile. The ongoing improvements to the property management processes and the use of new digital software solutions promote ongoing improvement in profitability.

Results of Operations

Overview

Core business in the **Rental** segment was characterized by sustained high demand for rental apartments and rising rental income.

The **Value-add** segment made a moderately lower contribution to earnings than in the previous year.

In the **Development** segment, the main positive effect in the reporting period came from the transfer of economic ownership resulting from the sale of land to two state-owned Berlin housing companies agreed in April 2024.

The **Recurring Sales** segment reported a marked increase in earnings due to higher sales margins.

In detail, Adjusted EBT developed as follows in the reporting period:

Adjusted EBT

in € million	2024	2025	Change in %
Revenue in the Rental segment	832.8	872.5	4.8
Expenses for maintenance	-109.5	-119.5	9.1
Operating expenses in the Rental segment	-96.9	-90.2	-6.9
Adjusted EBITDA Rental	**626.4**	**662.8**	**5.8**
Revenue in the Value-add segment	36.6	33.9	-7.4
thereof external revenue	35.7	33.8	-5.3
thereof internal revenue	0.9	0.1	-88.9
Operating expenses in the Value-add segment	-15.9	-17.2	8.2
Adjusted EBITDA Value-add	**20.7**	**16.7**	**-19.3**
Revenue in the Recurring Sales segment	29.1	35.8	23.0
Fair value of properties sold adjusted to reflect effects not relating to the period from assets held for sale in the Recurring Sales segment	-25.1	-27.7	10.4
Adjusted result Recurring Sales	**4.0**	**8.1**	**>100**
Selling costs in the Recurring Sales segment	-2.6	-4.2	61.5
Adjusted EBITDA Recurring Sales	**1.4**	**3.9**	**>100**
Revenue from disposal of Development to sell properties	248.3	222.8	-10.3
Cost of Development to sell	-251.4	-173.0	-31.2
Gross profit Development to sell	**2.1**	**49.8**	**>100**
Rental revenue Development	5.2	9.6	84.6
Operating expenses in the Development segment*	0.6	1.9	>100
Adjusted EBITDA Development	**2.7**	**61.3**	**>100**
Adjusted EBITDA Total (continuing operations)	**651.2**	**744.7**	**14.4**
Adjusted net financial result	-117.0	-130.5	11.5
Straight-line depreciation**	-22.6	-20.8	-8.0
Adjusted EBT (continuing operations)	**511.6**	**593.4**	**16.0**
Adjusted EBT (continuing operations) per share in €***	1.29	1.49	16.0
Minorities	5.4	18.2	>100
Adjusted EBT (continuing operations) after minorities	506.2	575.2	13.6
Adjusted EBT (continuing operations) after minorities per share in €***	1.28	1.45	13.6

* Including restatements for impairment losses/reversals of impairment losses from development-to-sell projects (2024: €7.4 million).
** Depreciation on concessions/property rights/licenses, self-developed software, self-used real estate, technical equipment and machinery, as well as other equipment/operating and business equipment.
*** Based on the weighted average number of shares carrying dividend rights.

As of December 31, 2025, Deutsche Wohnen had a workforce of 742 (December 31, 2024: 723) in its continuing operations, and managed a portfolio comprising 140,482 of its own units (December 31, 2024: 139,507), 26,695 garages and parking spaces (December 31, 2024: 25,500) and 2,815 commercial units (December 31, 2024: 2,481).

Details on Results of Operations by Segment

Rental Segment

As of December 31, 2025, the portfolio in the **Rental segment** had a vacancy rate of 1.5% (December 31, 2024: 1.4%), meaning that it was again nearly fully occupied.

Segment revenue in the Rental segment rose from € 832.8 million in 2024 by 4.8% to € 872.5 million in the 2025 fiscal year.

Organic rent growth (twelve-month rolling) totaled 4.2% in 2025 (December 31, 2024: 4.4%). This is the result of **like-for-like rent increases** of 2.7% (December 31, 2024: 3.5%) and a 1.5% (December 31, 2024: 0.9%) increase in rent resulting from the construction of new apartments and the addition of stories to existing properties.

The average monthly in-place rent within the Rental segment at the end of 2025 came to € 8.30 per m² compared to € 8.02 per m² at the end of December 2024.

Total maintenance, modernization, investments in the existing portfolio and new construction in the 2025 fiscal year came in at € 474.4 million, up on the previous year.

The overview below shows detailed of maintenance, modernization and new construction:

Maintenance, Modernization and New Construction

in € million	2024	2025	Change in %
Expenses for maintenance	109.5	119.5	9.1
Capitalized maintenance	51.0	59.0	15.7
Maintenance measures	**160.5**	**178.5**	**11.2**
Modernization and portfolio investments	121.9	141.7	16.2
New construction (to hold)	172.7	154.2	-10.7
Modernization, portfolio investments and new construction	**294.6**	**295.9**	**0.4**
Total sum of maintenance, modernization, portfolio investments and new construction	**455.1**	**474.4**	**4.2**

Operating expenses in the Rental segment in the 2025 fiscal year amounted to € 90.2 million and were thus down by 6.9% on the figure for 2024 of € 96.9 million. At the same time, expenses for maintenance rose by 9.1% as against 2024 from € 109.5 million to € 119.5 million. All in all, **Adjusted EBITDA Rental** came to € 662.8 million in 2025, 5.8% above the prior-year value of € 626.4 million.

Value-add Segment

The **Value-add segment** covers the provision of cable television, Internet and telephone services to our tenants as well as energy supply services.

All in all, revenue from the Value-add segment came to € 33.9 million in the 2025 reporting period, 7.4% below the value of € 36.6 million seen in 2024. External revenue from our Value-add activities with our end customers in the 2025 fiscal year amounted to € 33.8 million and had thus fallen by 5.3% on 2024, when the figure was € 35.7 million.

Operating expenses in the Value-add segment in the 2025 fiscal year amounted to € 17.2 million and were thus up on the figure for 2024 of € 15.9 million. **Adjusted EBITDA Value-add** came to € 16.7 million in the 2025 fiscal year, lower than the figure of € 20.7 million reported in 2024.

Recurring Sales Segment

Income from the disposal of properties in the **Recurring Sales segment** came to € 35.8 million in the 2025 fiscal year with 127 (2024: 131) apartments sold, above the value for 2024 (€ 29.1 million). The fair value step-up came in at 29.1% in 2025, up considerably on the comparative value of 16.0% for 2024.

Selling costs in the Recurring Sales segment came in at € 4.2 million in 2025, up on the value of € 2.6 million for 2024. **Adjusted EBITDA Recurring Sales** came in at € 3.9 million in the 2025 fiscal year, higher than the prior-year value of € 1.4 million.

In 2025, 930 units from the Non Core/Other portfolio (2024: 1,258) were also sold as part of our portfolio adjustment measures, with proceeds totaling € 111.0 million (2024:

€ 220.7 million). The fair value step-up for Non Core/Other disposals came to 1.0% in 2025 (2024: 1.1%).

Development Segment

In the Development to sell area, a total of 355 units were completed in the 2025 fiscal year (2024: 896 units). In the 2025 fiscal year, income from the disposal of Development to sell properties amounted to € 222.8 million (2024: € 248.3 million). The resulting gross profit for "Development to sell" came to € 49.8 million in 2025 (2024: € 2.1 million). The development in gross profit was affected primarily by the transfer of economic ownership resulting from the sale of land to two state-owned Berlin housing companies agreed in April 2024.

Development operating expenses came to € 1.9 million in 2025, up on the value of € 0.6 million seen in 2024. **Adjusted EBITDA in the Development** segment amounted to € 61.3 million in 2025 (2024: € 2.7 million).

In the Development to hold area, 684 units were completed in the 2025 fiscal year (2024: 1,033 units).

Adjusted EBT

The **Adjusted EBITDA Total for continuing operations** amounted to € 744.7 million in 2025 and was thus 14.4% above the value of € 651.2 million seen in 2024. **Non-recurring items** eliminated from the Adjusted EBITDA Total (continuing operations) came to € 86.1 million in the 2025 fiscal year, as against € 8.7 million in 2024. Non-recurring items in the 2025 fiscal year included provisions set up for purchased land to build on and old stock of the QUARTERBACK Immobilien Group in the amount of € 57.6 million. The provisions were utilized in the amount of € 47.6 million for those properties transferred as of December 31, 2025. In addition, € 10.0 million was associated with the derecognition of a receivable that had been recognized as an additional claim in the context of an acquisition to compensate for a trade tax payment. The corresponding provision for the trade tax back-payment was reversed via income taxes. Otherwise, non-recurring items relate primarily to consultancy expenses in connection with transactions.

Adjusted EBT of continuing operations in the 2025 fiscal year amounted to € 593.4 million compared to € 511.6 million in 2024. In the reconciliation of Adjusted EBITDA to Adjusted EBT, the contributing factors were the adjusted net financial result of € -130.5 million (2024: € -117.0 million) and depreciation and amortization of € 20.8 million (2024: € 22.6 million).

Reconciliations

The **adjusted net financial result** changed from € -117.0 million in 2024 to € -130.5 million in 2025.

Reconciliation of Adjusted Net Financial Result

in € million	2024	2025	Change in %
Income from non-current securities and non-current loans	15.2	9.0	-40.8
Interest income finance lease	0.4	1.3	>100
Other interest and similar income from affiliated companies	5.4	–	-100.0
Interest received and similar income	11.8	7.6	-35.6
Interest expense from non-derivative financial liabilities	-171.0	-149.1	-12.8
Swaps (current interest expense for the period)	21.1	7.7	-63.5
Other interest and similar expense to affiliated companies	–	-10.8	–
Capitalization of interest on borrowed capital Development	0.1	3.7	>100
Income from investments	–	0.1	–
Adjusted net financial result	**-117.0**	**-130.5**	**11.5**
Accrued interest	-2.8	-3.7	32.1
Net cash interest	**-119.8**	**-134.2**	**12.0**

In 2025, **profit for the period** came to € 1,179.6 million (2024: € -591.0 million). The increase in 2025 is primarily attributable to a tax effect as well as to net income from fair value adjustments of investment properties. The law for a tax-based immediate-action investment program was approved in the Bundestag (lower house of parliament) on June 26, 2025, and in the upper house of parliament (Bundesrat) on July 11, 2025. As a result of the gradual cut in the corporate income tax rate from the current level of 15% to 10% by 2032 adopted by the German government during the period covered by these financial statements, and given the very long-term nature of the temporary differences, deferred taxes are largely to be measured at the corporate income tax rate of 10% that will apply as of 2032. The resulting reduction in deferred tax liabilities resulted in deferred tax income of around € 0.6 billion being recognized in the 2025 fiscal year.

All in all, the reconciliation of the profit for the period to Adjusted EBT (continuing operations) or Adjusted EBITDA Total (continuing operations) is as follows:

Reconciliation of Profit for the Period/Adjusted EBT/Adjusted EBITDA

in € million	2024*	2025	Change in %
Profit for the period	**-591.0**	**1,179.6**	**–**
Profit from discontinued operations	-26.7	-71.3	>100
Profit from continuing operations	**-617.7**	**1,108.3**	**–**
Income taxes	49.8	-825.4	–
Earnings before tax (EBT)	-567.9	282.9	–
Non-recurring items	8.7	86.1	>100
Net income from fair value adjustments of investment properties	639.9	-163.4	–
Impairments/value adjustments*	352.7	376.1	6.6
Valuation effects and special effects in the financial result	22.4	-22.9	–
Net income from investments accounted for using the equity method	57.4	27.6	-51.9
Earnings contribution from Non Core/Other sales	6.1	3.2	-47.5
Period adjustments from assets held for sale	-7.7	3.8	–
Adjusted EBT (continuing operations)*	**511.6**	**593.4**	**16.0**
Adjusted net financial result	117.0	130.5	11.5
Straight-line depreciation	22.6	20.8	-8.0
Adjusted EBITDA Total (continuing operations)*	**651.2**	**744.7**	**14.4**

* In accordance with the current definition of key figures including restatements for impairment losses/reversals of impairment losses from development-to-sell projects. Restatement 2024 amounting to €7.4 million.

The reconciliation of Adjusted EBT (continuing operations) to Operating Free Cash-Flow (OFCF) is as follows: The definition of the key figure OFCF was amended at the end of the 2025 fiscal year. The “change in net current assets” item (2024: € 131.4 million) in the reconciliation has been made more specific and is now referred to as the “change in capital commitment for Development to sell/Manage to green.” The previous year’s figures were adjusted accordingly.

Reconciliation of Adjusted EBT/Operating Free Cash-Flow

in € million	2024	2025	Change in %
Adjusted EBT (continuing operations)	**511.6**	**593.4**	**16.0**
Straight-line depreciation	22.6	20.8	-8.0
Change in net working capital (Development to sell)/Manage to Green*	36.9	136.6	>100
Carrying amount of recurring sales assets sold	25.1	27.7	10.4
Capitalized maintenace	-51.0	-59.0	15.7
Dividends and payouts to non-controlling shareholders (minorities)	-6.1	-5.9	-3.3
Income tax payments according to cash flow statement (w/o taxes on Non Core sales)	-73.6	-71.1	-3.4
Operating Free Cash-Flow*	**465.5**	**642.5**	**38.0**

* In accordance with the current definition of key figures and specification of net working capital.

Assets

Consolidated Balance Sheet Structure

Consolidated Balance Sheet Structure

	Dec. 31, 2024		Dec. 31, 2025	
	in € million	in %	in € million	in %
Non-current assets	23,162.2	87.9	24,595.2	93.3
Current assets	3,197.7	12.1	1,766.9	6.7
Total assets	**26,359.9**	**100.0**	**26,362.1**	**100.0**
Equity	13,411.6	50.9	14,594.8	55.4
Non-current liabilities	10,872.3	41.2	9,891.8	37.5
Current liabilities	2,076.0	7.9	1,875.5	7.1
Total equity and liabilities	**26,359.9**	**100.0**	**26,362.1**	**100.0**

The main development in **non-current assets** is the increase in investment properties of € 1,648.6 million, largely on account of additions as part of the transactions involving the QUARTERBACK Immobilien Group and net income from fair value adjustments of investment properties of € 163.4 million.

The value of non-current financial assets accounted for using the equity method had fallen slightly by € 33.0 million as of December 31, 2025, mainly due to the adjustment of non-current equity investments in the QUARTERBACK property companies. In addition, non-current financial assets fell from € 80.7 million by € 11.8 million to € 68.9 million as loans were set to fall due soon after the reporting date.

Within **current assets**, real estate inventories rose by € 103.8 million from € 641.7 million to € 745.5 million. Current financial assets fell by € 430.0 million from € 526.5 million to € 96.5 million, primarily due to the offsetting of loans in connection with the QUARTERBACK transactions.

Cash and cash equivalents rose to € 442.2 million as against € 388.6 million as of December 31, 2024.

Total equity rose by € 1,183.2 million from € 13,411.6 million to € 14,594.8 million, largely as a result of the profit for the period of € 1,179.6 million. The distribution made by Deutsche Wohnen SE in the amount of € 15.9 million had the opposite effect. The **equity ratio** stood at 55.4% as of December 31, 2025 (December 31, 2024: 50.9%).

Liabilities went down by € 1,181.0 million from € 12,948.3 million to € 11,767.3 million. Total non-current non-derivative financial liabilities declined by € 156.1 million from € 6,785.6 million to € 6,629.5 million. Current non-derivative financial liabilities also declined by € 143.7 million from € 1,516.3 million to € 1,372.6 million. Deferred tax liabilities fell by € 833.7 million from € 3,788.8 million to € 2,955.1 million. This is due primarily to the adoption of the law for a tax-based immediate-action investment program, which will involve a gradual cut in the applicable corporate income tax rate from 15% to 10%.

Net Assets (NAV)

At the end of the 2025 fiscal year, NAV amounted to € 16,918.5 million, 2.1% over the value seen at the end of 2024 of € 16,575.4 million. NAV per share rose from € 41.76 at the end of 2024 to € 42.62 at the end of 2025.

Net Tangible Assets (NAV)

in € million	Dec. 31, 2024	Dec. 31, 2025	Change in %
Total equity attributable to Deutsche Wohnen shareholders	13,030.0	14,163.5	8.7
Deferred tax in relation to fair value gains of investment properties*	3,562.4	2,768.1	-22.3
Fair value of financial instruments	-16.7	-11.5	-31.1
Intangibles	-0.3	-1.6	>100
NAV	**16,575.4**	**16,918.5**	**2.1**
NAV per share in €	**41.76**	**42.62**	**2.1**

* Proportion of hold portfolio.

Fair Values

Major market developments and valuation parameters that have an impact on the fair values of Deutsche Wohnen are assessed every quarter. The entire portfolio was revalued as of June 30, 2025 and as of December 31, 2025.

The demand for housing remains high and rent development is positive. Our assessment is that this trend will continue in the coming years. Based on market data, we therefore assume an average increase in market rents of 2.6% over the next ten years in the valuation. The market values of our properties are also being helped along by the investments made in the energy-efficient modernization of our buildings and improvements to the fittings in our apartments. On the market, the higher rents met with stabilizing return expectations among property buyers. Overall, the fair value of our real estate portfolio was higher than in the previous year and, after adjustments for acquisitions and sales, changed by 1.5%.

Over and above the internal valuation, the Deutsche Wohnen residential real estate portfolio was also valued by the independent appraiser CBRE GmbH. The market value resulting from the external report was consistent with the internal valuation result.

The fair value for the nursing care properties was calculated by the external appraiser W&P Immobilienberatung GmbH.

Regular Determination of the Fair Values Creates a Transparent Valuation of the Company's Properties

Calculating and showing the fair values provides a control parameter inside the company and also helps to make the development of the value of our assets transparent to people outside the company.

The fair value of the portfolio of residential properties was determined, in accordance with IAS 40 and IFRS 13, on the basis of the International Valuation Standard Committee's definition of market value.

Deutsche Wohnen, in principle, measures its portfolio on the basis of the discounted cash flow (DCF) method. Under the DCF methodology, the expected future cash inflows and outflows associated with a property are forecast and discounted to the date of valuation as the net present value. The cash inflows in the DCF model mainly comprise expected rental income (current in-place rent, market rents as well as their development) taking vacancy losses into account. The expected rental income is derived for each location from the latest rent indices and rent tables (including Value AG, Immobilienverband Deutschland [IVD] and the Austrian Economic Chamber [WKÖ]) as well as from studies on spatial prosperity (Federal Institute for Research on Building, Urban Affairs and Spatial Development [BBSR], Prognos, Value AG, Federal Statistical Office, etc.).

On the cash outflow side, maintenance expenses and administrative costs are taken into account. Further cash outflows are, for example, ground rents, non-allocable ancillary costs and rent losses. All cash outflows are adjusted for inflation in the reporting period. Modernization measures carried out in the housing stocks are factored in by decreasing the current maintenance expenses and adjusting market rents. The commercial properties in the portfolio are mainly small commercial units for the supply of the local residential environment. Different cost approaches are used to those for residential properties, and the capitalized interest rates were adjusted to reflect the market specifics.

The recognition and valuation of investment properties are explained in detail in the notes to the consolidated financial statements (see → [D25] Investment Properties).

The fair value of Deutsche Wohnen's real estate portfolio comprising residential buildings, commercial properties, garages and parking spaces as well as project developments, existing areas with construction potential and land areas with hereditary building rights granted, as well as nursing care facilities, was € 24.981,5 million as of December 31, 2025 (2024: € 23.971,9 million). The determination of fair values led overall to net income from fair value adjustments of investment properties of € 163.4 million (2024: € -639.9 million).

Financial Position

Cash Flow

The Group cash flow is as follows:

Key Data from the Statement of Cash Flows

in € million	Jan. 1-Dec. 31, 2024	Jan. 1-Dec. 31, 2025
Cash flow from operating activities	725.5	793.6
Cash flow from investing activities	-77.8	-295.2
Cash flow from financing activities	-417.1	-488.3
Net changes in cash and cash equivalents	**230.6**	**10.1**
Change in cash and cash equivalents related to discontinued operations	-0.9	-43.5
Cash and cash equivalents at the beginning of the period	**157.1**	**388.6**
Cash and cash equivalents at the end of the period	**388.6**	**442.2**

The **cash flow from operating activities** came to € 793.6 million in 2025, compared with € 725.5 million in 2024, mainly due to proceeds from the sale of real estate inventories.

The **cash flow from investing activities** shows a payout balance of € 295.2 million for 2025, as against a payout balance of € 77.8 million for 2024. This figure includes payments for the acquisition of investment properties of € 1,371.3 million (2024: € 621.4 million). The increase can be attributed primarily to payments in connection with the acquisition of land to build on and rental properties from the QUARTERBACK Immobilien Group.

The **cash flow from financing activities** in the amount of € -488.3 million in 2025 (2024: € -417.1 million) includes payments for regular and unscheduled repayments on financial liabilities in the amount of € 999.8 million (2024: € 223.0 million). It also includes proceeds from issuing financial liabilities in the amount of € 698.8 million (2024: € - million). Interest paid in 2025 amounted to € 150.4 million (2024: € 154.6 million). Net changes in cash and cash equivalents came to € 10.1 million.

Financing

On the reporting date, our key debt indicators were as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025	Change in %
Non-derivative financial liabilities	8,301.7	8,001.9	-3.6
Cash and cash equivalents	-432.1	-442.2	2.3
Net debt	**7,869.6**	**7,559.7**	**-3.9**
Sales receivables	-635.1	-181.0	-71.5
Adjusted net debt	**7,234.5**	**7,378.7**	**2.0**
Fair value of the real estate portfolio	**23,971.9**	**24,981.5**	**4.2**
Loans to companies holding immovable property and land	521.8	92.1	-82.3
Shares in other real estate companies	167.3	128.0	-23.5
Adjusted fair value of the real estate portfolio	**24,661.0**	**25,201.6**	**2.2**
LTV	**29.3%**	**29.3%**	**0.0 pp**
Adjusted net debt	7,234.5	7,378.7	2.0
Adjusted EBITDA Total*	643.8	744.7	15.7
Adjusted Net debt/Adjusted EBITDA Total	**11.2x**	**9.9x**	**-1.3x**

* Total over four quarters.

The financial covenants have been fulfilled as of the reporting date.

in € million	Threshold	Dec. 31, 2024	Dec. 31, 2025	Change in %
Total financial debt		7,869.6	7,559.7	-3.9
Total assets		26,359.9	26,362.1	0.0
LTV	**< 60.0%**	**29.9%**	**28.7%**	**-1.2 pp**
LTM Adjusted EBITDA		643.8	744.7	15.7
LTM Net Cash Interest		127.1	134.2	5.6
ICR	**> 1.8x**	**5.1x**	**5.5x**	**0.4x**

Economic Development of Deutsche Wohnen SE

(Reporting on the basis of the German Commercial Code [HGB])

Foundation

Deutsche Wohnen SE is entered in the Commercial Register of the Local Court (Amtsgericht) of Charlottenburg under HRB 190322 B. The company has its registered office at Mecklenburgische Strasse 57 in 14197 Berlin.The company is listed in the regulated market in the General Standard of the Frankfurt Stock Exchange and on Xetra.

Deutsche Wohnen SE's main shareholder is Vonovia SE, which has its registered office in Bochum. It currently holds 81.4% of the voting shares, 9.8% of which are held indirectly via Delphinus SubCo GmbH. This means that Deutsche Wohnen SE is a dependent company, while Vonovia is the controlling company within the meaning of Section 17 of the German Stock Corporation Act (AktG).

Deutsche Wohnen SE is the parent company of the Deutsche Wohnen Group and thus performs the function of management holding company for the Group. In this function, it is responsible for determining and pursuing the overall strategy and implementing it in the form of the company's goals. It performs property management, project development, financing, service and coordination tasks for the Group. Furthermore, it is responsible for the management, control and monitoring system as well as risk management. When performing these tasks, Deutsche Wohnen is, however, obliged, under the existing control and profit and loss transfer agreement, to follow the instructions issued by Vonovia SE. Also in light of the current overall conditions, the established and successful strategy has been analyzed to identify its key value drivers and create an even more targeted management system.

The description of the company's net assets, financial position and results of operations is based largely on the reporting of the Deutsche Wohnen Group. The net assets, financial position and results of operations of Deutsche Wohnen SE as the management holding company are ultimately determined by the assets of the Group companies and their ability to make sustainable positive contributions to earnings and generate positive cash flows. The company's risk profile is therefore largely the same as the Group's. The preceding reporting for the Deutsche Wohnen Group therefore also expresses the company's position.

The Deutsche Wohnen SE annual financial statements have been prepared in accordance with the provisions of the German Commercial Code (HGB) taking into account the supplementary regulations of the German Stock Corporation Act (AktG) in conjunction with the SE Regulation.

As a listed company, Deutsche Wohnen SE is classed as a large corporation.

The annual and consolidated financial statements as well as the combined management report are published in the electronic business register. Deutsche Wohnen SE and its subsidiaries are included in the consolidated financial statements, in the Group management report and in the Non-financial Group Declaration in accordance with the ESRS included in the Group management report of Vonovia SE.

Business Performance in 2025

The residential real estate sector is still faced with complex overall conditions characterized by high demand for housing and homes that are in short supply due to an insufficient number of real estate development projects. Demand is being driven to a considerable degree by migration and sociological aspects, while supply is being influenced primarily by higher construction costs, regulatory issues related to construction, and interest rates.

On September 18, 2024, Vonovia SE and Deutsche Wohnen SE initiated a process to conclude a control and profit and loss transfer agreement between the two companies. This process involved Vonovia making an offer to external shareholders of Deutsche Wohnen SE to acquire their shares in return for compensation in the form of newly issued shares in Vonovia SE, or to offer the remaining shareholders of Deutsche Wohnen SE an annual compensation payment for the term of the intercompany agreement. The extraordinary general meetings of Vonovia SE and Deutsche Wohnen SE on January 24 and 23, 2025 approved the control and profit and loss transfer agreement between Vonovia SE and Deutsche Wohnen SE dated December 15, 2024. As the control and profit and loss transfer agreement took effect upon entry into the commercial register on August 1, 2025, Deutsche Wohnen SE will, in future, transfer its total annual profit to Vonovia SE, or Vonovia SE will cover any losses incurred by Deutsche Wohnen SE. This obligation to transfer profits and assume losses applied for the first time in the 2025 fiscal year. This also means that in the current fiscal year, the obligation to prepare a dependent company report within the meaning of Section 312 AktG ceases to apply for the first time.

The control and profit and loss transfer agreement also states that, at the request of external shareholders of Deutsche Wohnen SE, Vonovia SE will exchange their shares for no-par-value registered shares in Vonovia SE with a notional interest in the share capital of € 1.00 per share. External shareholders receive 0.7950 shares in Vonovia SE for each share in Deutsche Wohnen SE.

Deutsche Wohnen's nursing care activities were subjected to a strategic analysis as part of the merger in the 2023 fiscal year, with the outcome that these activities were no longer to be part of Deutsche Wohnen's strategy and, as a result, were to be sold. In the course of 2024 and at the beginning of 2025, the PFLEGE & WOHNEN HAMBURG GmbH and "Katharinenhof" properties and nursing care businesses were sold as planned. These transactions completed the sale of the nursing care activities.

In the 2025 financial year, residential and commercial properties from the QUARTERBACK Immobilien Group with a total value of around € 0.4 billion were transferred to Deutsche Wohnen's portfolio. In addition, the acquisition of building plots with a total value of € 1.1 billion was completed in the 2025 financial year. As a result of the acquisition of the portfolios and the property development businesses, significant write-downs on investments in subsidiaries were necessary, meaning that Deutsche Wohnen SE had to offset substantial losses at Larry II Targetco GmbH, Berlin, under the control and profit and loss transfer agreement.

Like Vonovia, Deutsche Wohnen SE holds an **investment grade rating** from ratings agency S&P, which confirmed the company's BBB+/A-2 rating, with a stable outlook, on August 28, 2025.

The Annual General Meeting held on May 26, 2025 passed a resolution, based on the proposal made by the Management Board and the Supervisory Board, such that, of the profit of Deutsche Wohnen SE for the 2024 fiscal year of € 71,047,282.10, an amount of € 0.04 per outstanding share, or a total of € 15,877,399.40, was to be distributed to the shareholders as a dividend, that the remaining amount of € 55,169,882.70 was to be carried forward to the new account.

Results of Operations of Deutsche Wohnen SE

The company regularly generates **income** from the charging of the services it provides, from income from investments in the form of dividend distributions from Group companies and income from the transfer of profits.

Profit and loss transfer agreements exist with, among other entities, the portfolio and service companies, with the latter themselves generating income by charging the real estate portfolio companies for the services they have provided.

The income from investments collected is based on the net profit of the subsidiaries that is eligible for distribution, which is, in turn, calculated based on the accounting standards set out in the German Commercial Code (HGB). The main difference between these standards and the IFRS Accounting Standards lies in the fact that, under IFRS accounting, the fair value principle has more of an impact than the cost principle and the realization principle do under HGB accounting.

Expenses relate largely to personnel and administrative expenses associated with the management holding function, as well as to losses to be compensated for in connection with profit and loss transfer agreements and interest expenses related to external financing.

The result before the financial result and taxes was down considerably year over year in 2025. In the previous year, special effects related to write-ups on shares in affiliated companies had had a significant positive impact on the result.

The **financial result** is characterized by group financing and the result from profit and loss transfer agreements, and is considerably lower than in the previous year.

Business development in 2025 and, as a result, the annual profit for 2025 are once again dominated by special effects. These relate to lower income from profit transfers and lower loss transfers. As a result, Deutsche Wohnen SE closed the 2025 fiscal year with a negative result after taxes and before loss transfers of € 7.6 million.

Income from profit and loss transfer agreements with subsidiaries came to € 134.8 million (2024: € 315.4 million). Corresponding loss transfers resulted in expenses in the amount of € 240.1 million (2024: € 397.2 million). The corresponding results of the subsidiaries were, in turn, largely dominated by effects related to impairment losses on equity investments and write-downs on receivables. As in the previous year, the distribution made by GSW Immobilien AG amounted to around € 74.6 million.

Income from loans to affiliated companies amounted to € 121.7 million in the current financial year (2024: € 126.0 million). The other interest and similar income item mainly relates to affiliated companies in the amount of € 33.5 million (2024: € 161.9 million). Of the interest and similar expenses, € 61.0 million (2024: € 143.9 million) is attributable to affiliated companies.

The tax expense for the 2025 fiscal year of € 22.3 million (2024: € 71.7 million) relates to taxes on the compensation payment made to external shareholders of Deutsche Wohnen SE, which are to be borne by Deutsche Wohnen SE itself.

The income from loss transfers in the amount of € 7.6 million (2024: € - million) is attributable to the obligation now incumbent upon Vonovia SE for the first time in the 2025 fiscal year to compensate for losses incurred by Deutsche Wohnen SE under the control and profit and loss transfer agreement. This obligation will also apply in the coming years.

The profit for the 2025 fiscal year amounts to € 55,169,882.70 and relates in full to profit carried forward from the previous year.

Deutsche Wohnen SE closed the 2025 fiscal year with a net profit of € 0.00. After offsetting the net income for the year against the profit carried forward from the previous year in the amount of € 55,169,882.70, the net profit for the 2025 fiscal year amounts to € 55,169,882.70. The Management Board and the Supervisory Board propose to the Annual General Meeting that, of the profit for the 2025 fiscal year, an amount of € 0.04 per outstanding share, or a total of € 15,877,399.40, be distributed to the shareholders as a dividend, and that the remaining amount be allocated to retained earnings.

Income Statement

in € million	2024	2025
Revenues	8.6	9.3
Other operating income	82.0	18.1
Cost of purchased services	-0.3	-0.4
Personnel expenses	-3.6	-3.6
Amortization and impairment of intangible assets and depreciation and impairment of property, plant and equipment	-1.2	-0.8
Other operating expenses	-55.0	-20.6
Loss (profit) before financial result and tax	**30.5**	**2.0**
Income from profit transfer	315.4	134.8
Income from investments	76.5	76.6
Income from other non-current securities and non-current loans	135.5	127.7
Interest and similar income	180.4	43.4
Expense from the assumption of losses	-397.3	-240.1
Interest and similar expense	-203.8	-129.7
Financial result	**106.7**	**12.7**
Tax	-71.7	-22.3
Income from assumption of losses	–	7.6
Net profit (loss)	**65.5**	**0.0**
Carried forward profit from the previous year	5.6	55.2
Net retained profit	**71.0**	**55.2**

Net Assets and Financial Position of Deutsche Wohnen SE

The company's **intangible assets** and **tangible fixed assets** fell by € 0.9 million, mainly due to depreciation on fixtures, furniture and office equipment.

Shares in affiliated companies rose by € 2.2 million, due primarily to deposits made.

The company's **assets, liabilities and financial position** are characterized by **net receivables from, and loans and liabilities to, affiliated companies** amounting to € 3,578.5 million.

Cash and cash equivalents rose by € 98.9 million to € 387.3 million.

Financial liabilities to third parties rose by € 28.3 million to € 3,059.4 million. **Liabilities to banks** increased to € 628.2 million (December 31, 2024: € 10.2 million). The change can be explained largely by seven secured capital market loans that were taken out with a volume of € 619.0 million in total. They bear interest at rates between 3.57% p.a. and 3.92% p.a. and will fall due in 2035. An amount of € 617.9 million was outstanding as of the reporting date. Deutsche Wohnen also repaid a bond in the amount of € 589.7 million as planned on April 30, 2025 (December 31, 2024: € - million).

Provisions came to € 42.1 million at the end of the year (previous year: € 60.8 million). Out of the provisions as of December 31, 2025, provisions for pensions accounted for € 0.9 million (December 31, 2024: € 0.9 million) and income tax provisions for € 9.6 million (December 31, 2024: € 19.5 million). Other provisions fell by a total of € 8.7 million as against December 31, 2024.

Total equity dropped from € 5,047.2 million to € 5,031.3 million in the 2025 fiscal year, due exclusively to payment of the dividend.

Assets

in € million	Dec. 31, 2024	Dec. 31, 2025	in € million	Dec. 31, 2024	Dec. 31, 2025
Assets			Equity and liabilities		
Financial assets	9,290.5	9,835.9	Equity	5,047.2	5,031.3
Other assets	4.2	3.4	Provisions	60.8	42.1
Receivables from affiliated companies	1,413.8	1,256.4	Loans	3,020.9	2,431.2
Other receivables and assets	206.7	158.1	Liabilities to affiliated companies	2,518.5	2,966.1
Cash and cash equivalents	288.4	387.3	Other liabilities	556.2	1,170.4
Total assets	**11,203.6**	**11,641.1**	**Total equity and liabilities**	**11,203.6**	**11,641.1**

Employees of Deutsche Wohnen SE

In the 2025 fiscal year, an average of 14 employees (2024: 20) were employed at the company, consisting of 13 full-time employees and one part-time employee.

Opportunities and Risks for Deutsche Wohnen SE

The likely development of Deutsche Wohnen SE in the 2025 fiscal year depends to a considerable extent on the development of the Group as a whole and its opportunity and risk situation. This information is set out in the Group's opportunity and risk report. As a result, the statements set out there in regard to the opportunity and risk situation of the Group also apply to the annual financial statements of Deutsche Wohnen SE prepared in accordance with German commercial law, where the risks can have an impact on the valuation of long-term financial assets and on the amount of the results of subsidiaries collected/compensated for.

Forecast for Deutsche Wohnen SE

Since the company's net assets, financial position and results of operations are determined solely by the ability of the Group companies to make positive earnings contributions and generate positive cash flows in the long term, we refer at this point to the Forecast Report for the Group. The most important financial performance indicator for the annual financial statements of Deutsche Wohnen SE is the net profit for the year before profit transfers to, or loss absorption by, Vonovia SE under the control and profit and loss transfer agreement.

The company's 2025 results are significantly affected by special effects relating to the absorption of losses and profit transfers. Particular attention should be paid to the valuation of investments, which are partially offset by revaluations of individual projects and substantial one-off tax refunds. Excluding these special effects, the 2025 net profit would, in line with the forecast, be in the lower double-digit millions.

The results for the 2026 fiscal year will in turn be characterized by the results of subsidiaries collected/compensated for on the basis of income from investments and profit and loss transfer agreements as well as the financial result. Overall, we expect the company to report a profit for the 2026 financial year, before profit transfers to or loss absorption by Vonovia SE, in the low double-digit millions.

Deutsche Wohnen plans to distribute a dividend of € 0.04 per share to the shareholders for the 2025 fiscal year.

Statement of the Management Board on the Economic Situation

The net assets, financial position and results of operations of the company are positive, particularly given the solid financing, the resulting balanced maturity profile and the financing flexibility gained through the rating-backed bond financing with a view to both organic and external growth. Ongoing improvements to the property management processes, the expansion of the Value-add segment, Recurring Sales and a value-adding development business promote ongoing improvements in profitability and enterprise value.

Forecast Report

Business Outlook

The forecast was based on the accounting principles used in the consolidated financial statements, with the adjustments described elsewhere in the management report being made. The forecast does not take account of any larger acquisitions of real estate portfolios.

Our forecast for the 2026 fiscal year is based on determined and updated corporate planning for the Deutsche Wohnen Group as a whole, and considers current business developments as well as possible opportunities and risks. It also includes the key overall macroeconomic developments and the economic factors that are relevant to the real estate industry and our corporate strategy. Further information is provided in the sections entitled → **Development of the Economy and the Industry** and → **Fundamental Information About the Group.** Beyond this, the Group's further development remains exposed to general opportunities and risks (see → **Opportunities and Risks**).

We expect price increases on the construction and commodity markets, in particular, to continue to have a moderate impact on Deutsche Wohnen and our customers. While these will have a direct impact on ancillary expenses, they will also have an indirect effect on all areas of the economy due to general price increases. We also expect prices for construction materials to remain high, which will affect our construction projects as well. Unchanged high interest rates and inflation are creating increased volatility on the equity and debt capital markets. The evaluation of the regulatory framework regarding tenancy law, energy/modernization and new construction is based on regular monitoring as well as active dialogue with stakeholders from politics and business; at present, we do not expect to see any negative impact on the business development forecast for the 2026 fiscal year.

We are also keeping an eye on the potential effects of U.S. trade policy and the associated implications of a growing recession on interest rates, construction costs and the availability of skilled workers. The war with Iran that has now begun is causing further uncertainty among our customers, investors and other financial backers. The Iran conflict is leading to additional uncertainties for our customers, investors, and other capital providers. However, we currently see no direct impact of the Iran conflict on the expected business development of Deutsche Wohnen. Indirect effects, such as increasing energy prices, inflation, interest rate developments, as well as other impacts on the capital markets, are currently not assessable but are being actively observed. We therefore assess the overall economic situation and developments on an ongoing basis, particularly with regard to the return requirements for investment and divestment decisions.

In the Rental segment, the planned rent growth will result in higher Adjusted EBITDA. In the Development segment, on the other hand, we expect to see a lower EBITDA contribution year over year due to the very positive result from the sale of undeveloped land in the previous year. With earnings contributions from the Value-add and Recurring Sales segments expected to remain stable, we therefore expect an Adjusted EBITDA Total that is roughly on par with the previous year all in all.

The rise in interest rates since 2022 is resulting in a marked increase in borrowing costs and the associated negative adjusted net financial result. Based on stable depreciation and amortization, we therefore expect Adjusted EBT to be slightly below the previous year's level.

In addition, we expect the value of our company to increase further and, as a result, predict a slight increase in NAV per share, leaving any further market-related changes in property value out of the equation.

Based on the investments we plan to make in our real estate portfolio, we expect the CO_2 intensity of our portfolio to be down slightly year-on-year in 2026.

Further Statutory Disclosures

Corporate Governance

In the corporate governance declaration, we report on the principles of management and corporate governance in accordance with Principle 23 of the German Corporate Governance Code and Section 289 et seq. of the German Commercial Code (HGB). The declaration contains the Declaration of Conformity, information on corporate governance practices, a description of how the Management Board and Supervisory Board work and key corporate governance structures. The corporate governance declaration has been published on the website at **www.deutsche-wohnen.com** under Investor Relations and is an unaudited part of the management report.

Corporate governance is the responsible management and supervision of a company.

With balanced corporate governance, the Management Board and the Supervisory Board wish to safeguard Deutsche Wohnen SE's competitiveness, strengthen the trust of the capital market and the general public in the company and sustainably increase the company's value. As a major real estate company, we are also aware of the particular significance of our entrepreneurial actions for society at large.

The Management Board has looked at the appropriateness of the internal control system that has been set up and the risk management system and has evaluated their effectiveness. Within this context, the Management Board verified, also based on discussions with the Internal Audit department, that the technical and organizational safeguards put in place for control purposes are suitable for the purposes of ensuring that the company is protected from material damage resulting from financial losses, fraudulent acts or mismanagement in all key matters. Among other things, the standards set out in the German Corporate Governance Code, based on the most recent publications from 2022, serve as the benchmark here. As a result, the Management Board has no reason to suspect that the internal control system might not be appropriate and effective in all key aspects. This was presented accordingly to the Supervisory Board.*

Explanatory Information on the Non-financial Group Declaration

Deutsche Wohnen SE was included in the Group management report of Vonovia SE and in the Non-financial Group Declaration contained therein in the 2025 fiscal year. Deutsche Wohnen SE made use of the exemption from the obligation to extend the management report to include a Non-financial Declaration pursuant to Sections 289b (2), 315b (2) HGB for the 2025 fiscal year. The Non-financial Group Declaration of Vonovia SE is published on the **Investor Relations website** as part of the Group management report.

* The content of this paragraph – in particular the statement on the appropriateness and effectiveness of the internal control system – does not form part of the statutory audit of the annual and consolidated financial statements, meaning that it has not been audited.

Subscribed Capital and Shares

The share capital of Deutsche Wohnen SE as of December 31, 2025 amounted to € 400.3 million (December 31, 2024: € 400.3 million), divided into 400,296,988 no-par-value shares with a notional interest in the share capital of € 1.00 per share. Deutsche Wohnen SE only issues bearer shares.

All shares carry the same rights and obligations. Each share grants one vote at the Annual General Meeting and is decisive for the share held by shareholders in the company's profits. The rights and obligations of the shareholders result in detail from the provisions of the German Stock Corporation Act (AktG), in particular from Article 9 (1c) (ii) of the SE Regulation in conjunction with Sections 12, 53a et seq., 118 et seq. and 186 AktG. There are no shares with special rights conferring powers of control.

Shareholdings in the Capital Exceeding 10.0% of the Voting Rights

Pursuant to Section 33 (1) of the German Securities Trading Act (WpHG), shareholders who exceed or fall below the threshold of 10.0% of the voting rights of a listed company, among other criteria, must notify the company and the German Federal Financial Supervisory Authority (BaFin) without delay. These notifications are published by Deutsche Wohnen SE in accordance with Section 40 WpHG. Direct or indirect shareholdings in the share capital of Deutsche Wohnen SE that exceed the threshold of 10.0% of the voting rights have been reported by Vonovia SE, which has its registered headquarters in Bochum. As of December 31, 2025, Vonovia SE had a direct and attributed shareholding of 80.71%.

Authority of the Management Board to Issue or Repurchase Shares

On the basis of the resolution passed by the Annual General Meeting on June 15, 2023, entered in the Commercial Register on September 12, 2023, the Management Board was authorized, with the consent of the Supervisory Board, to increase the company's share capital by up to € 120.0 million once or several times on or before June 14, 2028 by issuing up to 120,000,000 new ordinary bearer shares in return for cash contributions and/or contributions in kind (2023 Authorized Capital). Shareholders shall be granted a subscription right in the context of the Authorized Capital. The Management Board is, however, authorized, with the consent of the Supervisory Board, to exclude shareholder subscription rights in certain cases subject to the detailed conditions set out in the Articles of Association.

The company's share capital was originally increased conditionally by up to a further € 15.0 million through the issue of up to 15,000,000 new no-par-value bearer shares by way of a resolution passed by the Annual General Meeting held on June 11, 2014 (2014/II Conditional Capital). This conditional capital increase serves to grant compensation in shares of the company to the external shareholders of GSW Immobilien AG ("GSW") in accordance with the provisions of the control agreement concluded between the company and GSW on April 30, 2014, currently at the exchange ratio adjusted on June 4, 2015 in accordance with Section 5 (4) of the Control Agreement, to three no-par-value shares in GSW Immobilien AG in return for 7.0790 no-par-value shares in Deutsche Wohnen SE. Where required under Section 5 (2) of the Control Agreement, the company will settle any fractional share rights in cash. By December 31, 2021, this 2014/II Conditional Capital had been utilized in part and the amount that remains available is € 5,719,348.00 as of December 31, 2025. Appraisal proceedings pursuant to Section 1 no. 1 of the German Award Proceedings Act (SpruchG) are now being conducted in the second instance before the Berlin Court of Appeal to review the appropriateness of the compensation and settlement based on corresponding motions filed by individual GSW shareholders. This means that, pursuant to Section 305 (4) sentence 3 AktG, GSW shareholders can exchange their shares in GSW for shares in Deutsche Wohnen in accordance with the terms of the offer, or the decision issued as part of the appraisal proceedings, or an amicable settlement reached within this context, until a period of two months has passed since the announcement of the final decision in the appraisal proceedings in the German federal gazette. If the court or a settlement defines higher compensation and/or a higher settlement, external shareholders of GSW have the right to demand extra compensation or settlement payments in accordance with the statutory provisions. Shares can still be issued within this context.

The company's share capital was increased conditionally by up to a further € 120.0 million through the issue of up to 120,000,000 new no-par-value bearer shares by way of a resolution passed by the Annual General Meeting held on June 15, 2023 (2023 Conditional Capital). The conditional capital increase serves to grant shares upon exercise of conversion or option rights or upon the fulfillment of conversion or option obligations to the holders/creditor of convertible bonds, bonds carrying option rights, participating rights and/or participating bonds (or combinations of these instruments) issued by the company or dependent companies or companies in which the company holds a majority interest on the basis of the authorization resolution passed by the Annual General Meeting on June 15, 2023 with effect until June 14, 2028. By way of the resolution passed by the Annual General Meeting on June 15, 2023, the Management Board was authorized, with the consent of the Supervisory Board, to issue convertible bonds, bonds carrying option rights, participating rights and/or participating bonds (or combinations of these instruments) in bearer form with a par value of up to € 4.0 billion and to grant their creditors conversion/option rights relating to shares in the company accounting for a pro rata amount in the share capital of up to € 120.0 million. The share issue will only be implemented to the extent that conversion rights from convertible bonds are exercised, or conversion obligations from the debentures are met, and to the extent that own shares, shares from authorized capital or other forms of consideration are not used for settlement purposes.

The authority to acquire own shares is based on Article 9 (1c) (ii) SE Regulation (SE-VO) in conjunction with Sections 71 et seq. AktG and as of the balance sheet date from the authorization by the Annual General Meeting dated June 15, 2023. The Management Board is authorized, with the approval of the Supervisory Board, until April 14, 2028 to acquire and use own shares in the company up to a total of 10% of the share capital of the company existing at the time of the resolution or – if this value is lower – at the time the authorization is exercised, in accordance with the conditions granted, while observing the principle of equal treatment (Article 9 (1c) (ii) of the SE Regulation in conjunction with Section 53a AktG). The shares acquired on the basis of this authorization, together with other shares in the company that it has already acquired and still holds or that are attributable to it in accordance with Sections 71a et seq. AktG, may at no time exceed 10% of the respective share capital of the company. The authorization must not be used for the purposes of trading in own shares.

On the basis of the authorization granted by the Annual General Meeting held on June 15, 2018, Deutsche Wohnen SE acquired 16,070,566 shares in the period from November 15, 2019 to September 14, 2020 (detailed information is available on the company's **website**). The company held 3,362,003 own shares as of December 31, 2025. These own shares account for share capital of € 3,362,003.00.

Appointment and Removal from Office of Members of the Management Board and Amendments to the Articles of Association

Members of the Management Board are appointed and removed from office by the Supervisory Board in accordance with Art. 9 (1), Art. 39 (2) SE Regulation and Sections 84 and 85 AktG. The Supervisory Board appoints members of the Management Board of Deutsche Wohnen SE for a maximum period of five years. Reappointment or extension of the term of office, in each case for a maximum of five years, is permissible. The Articles of Association of Deutsche Wohnen SE further stipulate in Art. 8 (1) and (2) that the Management Board shall consist of at least two members, but that otherwise, the Supervisory Board is responsible for determining the number of Management Board members. It can appoint deputy members of the Management Board and one member of the Management Board as CEO or Management Board spokesperson. Pursuant to Art. 59 of the SE Regulation, the Annual General Meeting adopts resolutions on amendments to the Articles of Association. In accordance with Art. 14 (3) sentence 2 of the Articles of Association, amendments to the Articles of Association require a majority of two thirds of the votes cast or, if at least half of the share capital is represented, a simple majority of the votes cast, unless mandatory statutory provisions require a different majority. The Supervisory Board is authorized to make purely formal amendments to the Articles of Association in accordance with Section 179 (1) sentence 2 AktG in conjunction with Art. 14 (5) of the Articles of Association.

Change of Control Clauses and Compensation Agreements in the Event of a Takeover Bid

The main agreements of Deutsche Wohnen SE that are subject to a change of control relate primarily to financing agreements. In the event of a change of control, these provide for the right of termination and early repayment on the part of the lender, as is customary. A change of control could potentially impact debentures issued by Deutsche Wohnen SE, in particular convertible bonds and bearer bonds, existing credit lines and loan agreements that Deutsche Wohnen SE or Group companies have concluded with banks. The relevant terms and conditions comprise standard market agreements that grant the creditors the right of early termination or conversion in the event of a change of control pursuant to these terms and conditions.

As the control and profit and loss transfer agreement between the majority shareholder Vonovia SE and the company came into force on August 1, 2025, Vonovia SE is the controlling company and, in accordance with the current version of this agreement, is obliged to make a compensation payment of € 1.03 per share to the external shareholders of Deutsche Wohnen SE for each full fiscal year, or to acquire their shares by exchanging them at a ratio of one share in Deutsche Wohnen to 0.7950 shares in Vonovia.

Berlin, March 13, 2026,
The Management Board

Lars Urbansky (CEO)	Olaf Weber (CFO)	Eva Weiß (CDO)

Consolidated Financial Statements

Consolidated Income Statement

in € million	Notes	Jan. 1–Dec. 31, 2024	Jan. 1–Dec. 31, 2025
Revenue from property letting		1,290.9	1,242.5
Other revenue from property management		90.5	91.7
Revenue from property management	**B8**	**1,381.4**	**1,334.2**
Income from disposal of properties		249.8	146.8
Carrying amount of properties sold		-247.7	-145.3
Revaluation of assets held for sale		12.1	3.9
Profit from the disposal of properties	**B9**	**14.2**	**5.4**
Revenue from disposal of real estate inventories		248.3	222.8
Cost of sold real estate inventories		-251.4	-173.0
Profit from disposal of real estate inventories	**B10**	**-3.1**	**49.8**
Net income from fair value adjustments of investment properties	B11	-639.9	163.4
Capitalized internal expenses		0.9	–
Cost of materials	B12	-614.3	-528.9
Personnel expenses	B13	-38.5	-44.0
Depreciation and amortization		-27.5	-404.3
Other operating income	B14	83.5	125.6
Impairment losses on financial assets		-382.4	-54.3
Net income from the derecognition of financial assets measured at amortized cost		2.6	-7.9
Other operating expenses	B15	-157.4	-228.7
Net income from investments accounted for using the equity method		-57.4	-27.6
Interest income	B16	37.6	64.3
Interest expenses	B17	-173.9	-166.4
Other financial result	B18	6.3	2.3
Earnings before tax		**-567.9**	**282.9**
Income taxes	B19	-49.8	825.4
Profit for the period of continuing operations		**-617.7**	**1,108.3**
Profit for the period of discontinued operations		26.7	71.3
Profit for the period		**-591.0**	**1,179.6**
Attributable to:			
Deutsche Wohnen's shareholders		-590.5	1,146.5
Non-controlling interests		-0.5	33.1
Earnings per share of continuing operations (diluted) in €		**-1.55**	**2.71**
Earnings per share of continuing operations (basic) in €		**-1.55**	**2.71**
Earnings per share total (diluted) in €	**C21**	**-1.49**	**2.89**
Earnings per share total (basic) in €	**C21**	**-1.49**	**2.89**

Consolidated Statement of Comprehensive Income

in € million	Jan. 1–Dec. 31, 2024	Jan. 1–Dec. 31, 2025
Profit for the period	**-591.0**	**1,179.6**
Change in unrealized gains/losses	-4.1	-1.7
Taxes on the change in unrealized gains/losses	1.6	0.5
Profit on cash flow hedges	**-2.5**	**-1.2**
Items which will be recognized in profit or loss in the future	**-2.5**	**-1.2**
Change in actuarial gains/losses, net	1.1	7.5
Tax effect	-0.9	-2.1
Profit on actuarial gains and losses from pensions and similar obligations	**0.2**	**5.4**
Items which will not be recognized in profit or loss in the future	**0.2**	**5.4**
Other comprehensive income	**-2.3**	**4.2**
Total comprehensive income	**-593.3**	**1,183.8**
Attributable to:		
Deutsche Wohnen shareholders	-592.5	1,150.7
thereof from continuing operations	-616.3	1,083.9
thereof from discontinued operations	23.8	66.8
Non-controlling interests	-0.8	33.1

Consolidated Balance Sheet

in € million	Notes	Dec. 31, 2024	Dec. 31, 2025
Assets			
Intangible assets	D23	0.3	1.6
Property, plant and equipment	D24	150.8	137.2
Investment properties	D25	22,539.7	24,188.3
Financial assets	D26	80.7	68.9
Investments accounted for using the equity method	D27	131.3	98.3
Trade receivables	D30	–	92.8
Other assets	D28	250.8	5.9
Deferred tax assets		8.6	2.2
Total non-current assets		**23,162.2**	**24,595.2**
Inventories		1.0	2.0
Trade receivables	D30	200.6	75.1
Financial assets	D26	526.5	96.5
Other assets	D28	390.9	192.2
Income tax receivables	D29	133.2	168.3
Cash and cash equivalents	D31	388.6	442.2
Real estate inventories	D32	641.7	745.5
Assets held for sale	D33	185.3	45.1
Assets of discontinued operations	D33	729.9	–
Total current assets		**3,197.7**	**1,766.9**
Total assets		**26,359.9**	**26,362.1**

in € million	Notes	Dec. 31, 2024	Dec. 31, 2025
Equity and liabilities			
Subscribed capital		396.9	396.9
Capital reserves		4,174.7	4,174.7
Retained earnings		8,455.7	9,590.4
Other reserves		2.7	1.5
Total equity attributable to Deutsche Wohnen shareholders		13,030.0	14,163.5
Non-controlling interests		381.6	431.3
Total equity	E34	13,411.6	14,594.8
Provisions	E35	48.5	46.9
Trade payables	E36	2.4	1.8
Non-derivative financial liabilities	E37	6,785.6	6,629.5
Derivatives	E38	7.9	5.3
Lease liabilities	E39	80.5	75.2
Liabilities to shareholders	E40	154.1	153.3
Other liabilities	E41	4.5	24.7
Deferred tax liabilities		3,788.8	2,955.1
Total non-current liabilities		10,872.3	9,891.8
Provisions	E35	96.6	130.2
Trade payables	E36	193.7	208.9
Non-derivative financial liabilities	E37	1,516.3	1,372.6
Derivatives	E38	0.5	0.5
Lease liabilities	E39	12.2	11.1
Liabilities to shareholders	E40	6.8	6.8
Current income taxes		96.4	86.2
Other liabilities	E41	76.1	59.2
Liabilities of discontinued operations	D33	77.4	–
Total current liabilities		2,076.0	1,875.5
Total liabilities		12,948.3	11,767.3
Total equity and liabilities		26,359.9	26,362.1

Consolidated Statement of Cash Flows

in € million	Notes	Jan. 1 - Dec. 31, 2024	Jan. 1 - Dec. 31, 2025
Profit for the period		-591.0	1,179.6
Net income from fair value adjustments of investment properties	B11	648.1	-163.3
Revaluation of assets held for sale	B9	-12.1	-3.9
Depreciation and amortization		39.6	404.4
Interest expenses/income and other financial result	B16/B17/B18	141.0	107.3
Income taxes	B19	51.7	-823.9
Profit on the disposal of investment properties	B9	1.0	-1.7
Results from disposals of other non-current assets		-0.1	-52.2
Other expenses/income not affecting cash		395.6	21.3
Change in working capital		131.4	135.5
Income tax paid		-79.7	-9.5
Cash flow from operating activities		**725.5**	**793.6**
Proceeds from disposals of investment properties and assets held for sale		330.2	355.6
Proceeds from disposals of other assets		416.6	435.8
Proceeds from disposals of shares in consolidated companies including disposed cash and cash equivalents		–	347.9
Payments for investments in investment properties****	D25	-621.4	-1,371.3
Payments for investments in other assets		-235.6	-79.0
Payments from acquisition of shares in consolidated companies including disposed cash and cash equivalents	A3	-2.4	–
Interest received		34.8	15.8
Cash flow from investing activities		**-77.8**	**-295.2**

in € million	Notes	Jan. 1 - Dec. 31, 2024	Jan. 1 - Dec. 31, 2025
Cash paid to shareholders of Deutsche Wohnen SE	E34	-16.5	-16.5
Cash paid to non-controlling interests		-6.1	-5.9
Proceeds from issuing financial liabilities	E37	–	698.8
Cash repayments of financial liabilities	E37	-223.0	-999.8
Cash repayments of lease liabilities	E39	-13.7	-14.5
Payments in connection with the disposal of shares in non-controlling interests		-3.2	–
Interest paid		-154.6	-150.4
Cash flow from financing activities		**-417.1**	**-488.3**
Cash and cash equivalents total			
Net changes in cash and cash equivalents		230.6	10.1
Cash and cash equivalents at the beginning of the period		201.5	432.1
Cash and cash equivalents at the end of the period		432.1	442.2
Cash and cash equivalents from discontinued operations*			
Net changes in cash and cash equivalents**	D31	-0.9	-43.5
Cash and cash equivalents at the beginning of the period		44.4	43.5
Cash and cash equivalents at the end of the period		43.5	–
Cash and cash equivalents from continuing operations			
Net changes in cash and cash equivalents		231.5	53.6
Cash and cash equivalents at the beginning of the period		157.1	388.6
Cash and cash equivalents at the end of the period***		388.6	442.2

* For reasons of comparability, a separate presentation is made for the period Jan. 1 until Dec. 31, 2024 in accordance with IFRS 5 as for the period Jan. 1 until Dec. 31, 2025.

** Changes in cash in connection with discontinued operations are included in the cash flow from operating activities in the amount of € 33.3 million (Dec. 31, 2024: € 47.1 million), in the cash flow of investing activities in the amount of € -57.1 million (Dec. 31, 2024: € -46.4 million) and in the cash flow from financing activities in the amount of € -19.7 million (Dec. 31, 2024: € -1.6 million).

*** Includes total restricted cash of € 0.0 million (Dec. 31, 2024: € 2.0 million).

**** Primarily include expenditure on modernization and payments for the acquisition of investment properties (including a high double-digit million amount relating to the acquisition of subsidiaries in the form of asset acquisitions).

Consolidated Statement of Changes in Equity

in € million	Subscribed capital	Capital reserves	Retained earnings	Other reserves: Equity instruments at fair value in other comprehensive income	Other reserves: Cash flow hedges
As of Jan. 1, 2025	396.9	4,174.7	8,455.7	-3.5	6.2
Profit for the period			1,146.5		
Changes in the period			5.4		-1.2
Other comprehensive income			5.4		-1.2
Total comprehensive income			1,151.9		-1.2
Dividend distributed by Deutsche Wohnen SE			-15.9		
Profit transfer to/loss assumption by Vonovia SE			7.6		
Changes recognized directly in equity			-8.9		
As of Dec. 31, 2025	**396.9**	**4,174.7**	**9,590.4**	**-3.5**	**5.0**
As of Jan. 1, 2024	396.9	4,174.7	9,034.6	-3.5	8.4
Profit for the period			-590.5		
Changes in the period			0.2		-2.2
Other comprehensive income			0.2		-2.2
Total comprehensive income			-590.3		-2.2
Profit transfer to/loss assumption by Vonovia SE			–		
Dividend distributed by Deutsche Wohnen SE			-15.9		
Changes recognized directly in equity			27.3		
As of Dec. 31, 2024	**396.9**	**4,174.7**	**8,455.7**	**-3.5**	**6.2**

Equity attributable to Deutsche Wohnen shareholders	Non-controlling interests	Total equity
13,030.0	381.6	13,411.6
1,146.5	33.1	1,179.6
4.2		4.2
4.2		4.2
1,150.7	33.1	1,183.8
-15.9		-15.9
7.6		7.6
-8.9	16.6	7.7
14,163.5	**431.3**	**14,594.8**
13,611.1	387.1	13,998.2
-590.5	-0.5	-591.0
-2.0	-0.3	-2.3
-2.0	-0.3	-2.3
-592.5	-0.8	-593.3
–		–
-15.9		-15.9
27.3	-4.7	22.6
13,030.0	**381.6**	**13,411.6**

Notes

(A): Principles of the Consolidated Financial Statements

1 General Information

Deutsche Wohnen SE has its registered office in Germany and is entered in the Commercial Register of Berlin-Charlottenburg under HRB 190322 B. The company's registered office is located at Mecklenburgische Strasse 57, 14197 Berlin, Germany. The company operates in the real estate sector.

The company is the group parent company and prepares consolidated financial statements for the smallest group of companies. The company is included in the consolidated financial statements of Vonovia SE, Bochum, which prepares the consolidated financial statements for the largest group of companies. These consolidated financial statements are published in the company register.

The consolidated financial statements of Deutsche Wohnen SE as of and for the year ended December 31, 2025 have been prepared in accordance with the IFRS Accounting Standards (IFRS) as adopted in the EU. In addition, the supplementary commercial law provisions under Section 315e (1) of the German Commercial Code (HGB) have been observed.

The consolidated financial statements have been prepared on the basis of amortized cost except for investment properties, assets held for sale, derivative financial instruments, plan assets and equity instruments (both in the income statement and in other comprehensive income). These items are measured at their fair value. The income statement has been prepared using the nature of expense method.

These consolidated financial statements are presented in euros, which is the Group's functional currency.

Unless stated otherwise, all figures are shown in million euros (€ million). Furthermore, amounts below the rounding threshold are shown as "0.0". "-" means that information is not available.

Deutsche Wohnen's Management Board prepared the consolidated financial statements on March 13, 2026, and approved them for submission to the Supervisory Board.

The following overview indicates the chapters on the individual topics containing disclosures on accounting policies, judgments and estimates:

Chapter	Accounting policies, judgments, estimates
A5	Government grants
B	Profit for the period
B10	Profit on Disposal of Real Estate Inventories
B19	Income taxes
C21	Earnings per share
D23	Intangible assets
D24	Property, plant and equipment
D25	Investment properties
D26	Financial assets
D30	Trade receivables
D31	Cash and cash equivalents
D32	Real estate inventories
D33	Assets and liabilities held for sale and discontinued operations
E34	Total equity
E35	Provisions
E37	Non-derivative financial liabilities
E39	Leases
E40	Liabilities to shareholders
F43	Share-based payment
G47	Additional financial instrument disclosures
G48	Information on the profit on disposal of real estate inventories

2 Consolidation Principles

Business Combinations
An entity shall account for each business combination by applying the acquisition method if it obtains control. All hidden reserves and charges of the company acquired are disclosed as part of the necessary remeasurement. Any excess of the cost of a business combination over the net fair value of the identifiable assets, liabilities and contingent liabilities, following the disclosure of hidden reserves and charges, is recognized as goodwill in the balance sheet. The consideration transferred at the time of the acquisition and the identifiable net assets that are acquired are measured at fair value as a general rule. Transaction costs are recognized as an expense immediately insofar as they do not relate to costs pertaining to the raising of capital or the issue of debt capital.

Subsidiaries
The term "subsidiaries" refers to companies controlled by Deutsche Wohnen SE. Deutsche Wohnen SE controls a company if it is exposed to risks through rights to variable returns from its involvement with the company and has the ability to use its power of control over the company to influence the level of these returns. In the process of full consolidation, the assets and liabilities of a subsidiary are included in the consolidated financial statements in their entirety. Subsidiaries are included in the consolidated financial statements from the date on which Deutsche Wohnen SE obtains control until the day control ceases.

Non-Controlling Interests
The equity of a subsidiary that is not attributable to Deutsche Wohnen is shown as a separate component of equity under non-controlling interests. Non-controlling interests are measured based on their share of the identified net assets of the acquired company at the time of acquisition.

Changes in a parent's ownership interest in a subsidiary that do not result in the parent losing control of the subsidiary are equity transactions. Transaction costs that are directly attributable to these equity transactions are reported in retained earnings without affecting net income.

Loss of Control
If Deutsche Wohnen loses control over a subsidiary, the assets and liabilities of the subsidiary in question as well as any corresponding non-controlling interests are derecognized. The result is recognized in the income statement. Any investment retained is recognized at fair value when control is lost.

Associates and Joint Arrangements
Associates and joint arrangements classified as joint ventures are accounted for using the equity method. An associate is an entity over which the investor has significant influence. A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. If the arrangement involves rights to the assets and obligations for the liabilities of a joint arrangement instead, then these are recognized using quota consolidation.

Business Transactions Eliminated on Consolidation
The effects of the business transactions between the entities included in the Deutsche Wohnen consolidated financial statements are eliminated.

Results from business transactions with companies accounted for using the equity method are only eliminated in line with the Group's share in the investee.

The financial statements of Deutsche Wohnen SE and all subsidiaries are consistently prepared according to uniform accounting policies.

3 Scope of Consolidation

All in all, and including Deutsche Wohnen SE, 146 companies (December 31, 2024: 155) – thereof 145 (December 31, 2024: 154) domestic companies and one (December 31, 2024: one) foreign company – have been included in the consolidated financial statements as of December 31, 2025. In addition, 15 (December 31, 2024: 16) domestic companies were included as joint ventures and seven domestic companies (December 31, 2024: seven) were included as associates accounted for using the equity method.

For all subsidiaries included in the consolidated financial statements, the reporting date is December 31.

The → List of Deutsche Wohnen shareholdings is appended to the Notes to the consolidated financial statements as an integral part thereof.

Companies that have made use of the exemption provision set out in Section 264 (3) of the German Commercial Code (HGB) are marked accordingly in the list of shareholdings.

The year-on-year changes in the consolidated companies as of December 31, 2025 result from eight acquisitions, three mergers and 14 sales.

The changes in joint ventures in 2025 are due to one sale.

4 Financial Reporting of Financial Assets and Financial Liabilities

Loans and Receivables

Loans and receivables are first recognized as incurred, other non-derivative financial assets as of the day of trading. The day of trading is the date on which Deutsche Wohnen becomes a contracting party of the financial instrument. All financial instruments are initially measured at fair value, taking account of transaction costs. A financial asset is derecognized when the contractual rights to the cash flows from the financial asset expire, or the financial asset is transferred and Deutsche Wohnen neither retains control nor retains material risks and rewards associated with ownership of the financial asset.

Loans and receivables are stated at amortized cost using the effective interest method.

Deutsche Wohnen determines whether there is an objective indication of an impairment at the level of individual financial instruments if they are material, and, for financial instruments for which no impairments have been identified at the level of the individual financial instruments or such impairments are immaterial, grouped according to risk profile. Impairments are identified for individual financial instruments when the counterparty has defaulted or breached a contract or there are indications of risks of impairments due to a rating downgrade and general information (loss event). For groups of financial instruments with similar risks, historical default probabilities in relation to the time overdue are drawn upon (loss event). An impairment is calculated after the occurrence of a loss event as the difference between the carrying amount and the value of the discounted estimated future cash flow. The original effective interest rate is taken as the discount rate. Impairment losses are recognized with effect on net income and offset directly with the carrying amount of the financial instrument. Any interest income on impaired financial instruments is still recognized. If there are indications that the amount of the impairment loss will be smaller, this reduction is credited to the financial instrument affecting net income to the extent that the sum does not exceed the amortized cost that would have been recognized if the impairment had not occurred.

Derivative Financial Instruments

Derivative financial instruments are stated at their fair value on the day of trading when they are recognized for the first time. The fair values of the derivative financial instruments are calculated using standard market valuation methods for such instruments on the basis of the market data available on the valuation date.

With derivatives that are not designated as a hedging instrument in the balance sheet, changes in the fair value are recognized in profit or loss with effect on net income.

Compared with IAS 39, the IFRS 9 regulations relating to hedge accounting include, among other things, an expanded range of eligible hedged items, changes regarding the posting approach for certain undesignated value components of hedging instruments, the abolition of the fixed effectiveness ranges and retrospective effectiveness testing as well as the first-time introduction of "recalibration." The less restrictive provisions compared with IAS 39 make it easier to reflect economic risk management in the balance sheet, which can, in turn, reduce artificial volatility in the income statement.

Contracts concluded for the purpose of receiving or supplying non-financial items in accordance with the company's expected purchase, sale, or use requirements (own-use contracts) are not treated as derivative financial instruments, but rather as pending transactions under IAS 37.

With derivatives designated as hedging instruments, the recognition of changes in the fair value depends on the type of hedge:

> With a fair value hedge, the changes in the fair value of the derivative financial instruments and of the underlying hedged items attributable to the hedged risk are recognized affecting net income.
> With a cash flow hedge, the unrealized gains and losses are initially recognized in other comprehensive income to the extent that the hedge is effective. Amounts accumulated in other comprehensive income are reclassified to the income statement at the same time the underlying hedged item affects net income. To the extent that the hedge is ineffective, the change in fair value is immediately recognized in net interest.

Embedded derivative financial instruments that are combined with a non-derivative financial instrument (host contract) to form a hybrid financial instrument are to be separated from the host contract pursuant to IFRS 9 as a general rule and accounted for separately if (i) its economic risks and characteristics are not closely related to those of the host contract, (ii) a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative, and (iii) the hybrid instrument is not measured at fair value affecting net income with changes in fair value recognized in the income statement. As soon as the derivative is to be separated from its host contract, the individual components of the hybrid financial instrument are to be accounted for based on the provisions that apply to the individual financial instruments.

In order to measure interest rate swaps, future cash flows are calculated and then discounted. The calculated cash flows result from the contract conditions. The contract conditions regularly refer to the EURIBOR reference rates (3M and 6M EURIBOR). Discounting is based on market interest rate data as of the reporting date for comparable instruments (EURIBOR rate of the same tenor). The fair value contains the credit risk of the interest rate swaps and therefore allows for adjustments for the company's own credit risk or for the counterparty credit risk.

Equity Instruments to be Recognized at Fair Value Affecting Net Income

In general, the equity instruments to be recognized at fair value affecting net income are shares in companies that were acquired with long-term strategic intentions.

These equity instruments to be recognized at fair value affecting net income are initially stated at their fair value. Subsequent measurement is at fair value as a general rule. Changes in the fair value are recognized affecting net income.

Equity Instruments to Be Recognized at Fair Value in Other Comprehensive Income

In general, the equity instruments to be recognized at fair value in other comprehensive income are shares in companies that were acquired with long-term strategic intentions. These equity instruments to be recognized at fair value in other comprehensive income are initially stated at their fair value, plus the directly attributable transaction costs. Subsequent measurement is at fair value as a general rule. Changes in the fair value are recognized in other comprehensive income.

The fair value of equity instruments to be recognized at fair value in other comprehensive income is based on quoted market prices as of the reporting date where they are available. If no market price is available, the fair value is calculated using a discounted cash flow model. If these equity instruments are derecognized, the cumulative gain or loss recognized in other comprehensive income is transferred to retained earnings, not affecting net income. Dividends on equity instruments in this category are shown in the income statement.

5 Government Grants

Accounting Policies

Government grants are recognized when there is reasonable assurance that the relevant conditions will be fulfilled and that the grants will be awarded.

Government grants that do not relate to investments are regularly recognized as income in the periods in which the relevant expenses are incurred.

Expenses subsidies granted in the form of rent, interest and other expenses subsidies are recorded as income in the periods in which the expenses are incurred and shown within other revenue from property management.

Low-interest loans are government grants that are recognized at their present value within the non-derivative financial liabilities on the basis of the market interest rate at the time the loans are taken out. The difference between face value and present value is recognized as deferred income with an effect on net income over the maturity term in the line with the fixed-interest-rate period of the corresponding loans.

Where the low-interest loans are granted in the context of capitalized modernization measures, the deferred income item is reversed in proportion to depreciation, or, with investment properties that are measured based on the fair value model, over 12.5 years.

The companies that belong to the Group receive government grants in the form of expenses subsidies, expenses loans and low-interest loans. In the 2025 fiscal year, Deutsche Wohnen was granted low-interest loans of € 4.3 million (2024: € - million).

6 Changes in Accounting Policies, Estimates, Assumptions, Options and Judgments

Changes to Key Accounting Methods

As of January 1, 2025, the Group did not have to apply any interest rate benchmark reform. Based on the existing transactions, we do not expect to see any material impact in the future either.

Changes in Accounting Policies Due to New Standards and Interpretations

The following new or amended standards and interpretations became mandatory for the first time in the 2025 fiscal year. They did not have any material effects on Deutsche Wohnen's consolidated financial statements.

> IAS 21 "Effects of Changes in Foreign Exchange Rates"

New Standards and Interpretations Not Yet Applied

Application of the following standards, interpretations and amendments to existing standards was not yet mandatory for the 2025 fiscal year. Deutsche Wohnen also did not choose to apply them in advance. The implementation of IFRS 18 is likely to lead to considerable changes in Deutsche Wohnen's future consolidated financial statements. It is expected that the application of the other new or amended standards will have no material effects on Deutsche Wohnen's consolidated financial statements. Their application will be mandatory for the fiscal years following the dates stated in the following table:

IFRS 18 – Presentation and Disclosure in Financial Statements

The IASB published the new IFRS 18 "Presentation and Disclosure in Financial Statements" in April 2024. The standard was published in the EU Official Journal on February 16, 2026. IFRS 18 replaces the current IAS 1 "Presentation of Financial Statements" and will apply retrospectively to fiscal years beginning on or after January 1, 2027.

The new IFRS 18 standard provides for fundamental changes. It requires entities to introduce subtotals in the income statement and sets out specific requirements governing the categorization of expenses and income, as well as the aggregation and disaggregation of information. The standard also removes flexibility that previously existed in classifying items in the cash flow statement, expands the disclosure requirements for management-defined performance measures (MPMs) and requires detailed reconciliations. The new provisions aim to improve the transparency and comparability of financial reporting.

The **income statement structure** required in line with the standard provides for the following categories going forward: "operating profit or loss," "profit or loss from investing activities," "profit or loss from financing activities," "income taxes" and – where applicable – "discontinued operations." Whereas IFRS 18 sets out clear requirements on which expenses and income are to allocated to the "investing activities" and "financing" categories, operating profit or loss is defined by exclusion. This means that, in the future, it will include all expenses and income that cannot be allocated to any other category.

The initial application of IFRS 18, which replaces IAS 1, will result in significant changes in the presentation of Deutsche Wohnen's income statement: Within the operating result, revenue and other income from operating activities will in future be combined in a subtotal. In addition, changes in inventories will be reported as a separate item in future and will include, among other things, the current items "Carrying amount of properties sold" and "Cost of sold real estate inventories." Net income from non-current financial assets accounted for using the equity method will also be allocated to the profit or loss from investing activities, as with interest income from cash and cash equivalents.

In future, expected credit losses will no longer be recognized under "Impairment losses on financial assets" but in the profit or loss from investing activities under "Other financial result." All expenses and income from corporate financing will be reported in the profit or loss from financing activities.

According to IFRS 18, **MPMs** are subtotals of income and expenses that are used in financial market communication and are used to communicate to management's view of the performance of the entity as a whole in the relevant reporting period. The existing key figures were analyzed in line with the new provisions to review their classification as MPMs in accordance with IFRS 18. The analysis revealed that the previous performance indicators adjusted EBT, adjusted EBT after minority interests and adjusted EBITDA are to be classified as MPMs. In future, detailed information on these key figures will be published in the Notes, including reconciliations that also show the effects of minority interests and tax effects of the individual reconciliation items. We do not expect to see any major quantitative changes in the key figures.

Relevant New Standards, Interpretations and Amendments to Existing Standards and Interpretations		Effective date for Deutsche Wohnen
Amendments to Standards		
IFRS 1, IFRS 7, IFRS 9, IFRS 10, IAS 7	Annual Improvements – Volume 11	Jan. 1, 2026
IFRS 7	"Financial Instruments: Disclosures"	Jan. 1, 2026
IFRS 9	“Financial Instruments”	Jan. 1, 2026
IAS 21	“The Effects of Changes in Foreign Exchange Rates”	Jan. 1, 2027*
New Standards		
IFRS 18	“Presentation and Disclosures in Financial Statements”	Jan. 1, 2027
IFRS 19	“Subsidiaries without Public Accountability: Disclosures”	Jan. 1, 2027*

* Not yet endorsed.

Estimates and Assumptions

To a certain extent, the preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities as of the reporting date as well as reported amounts of income and expenses during the reporting year. The actual amounts may differ from the estimates as the business environment may develop differently than assumed. In this case, the assumptions and, where necessary, the carrying amounts of the assets or liabilities affected are prospectively adjusted accordingly. Specific estimates and assumptions relating to individual elements of financial statements are also explained in the corresponding notes to the consolidated financial statements.

Assumptions and estimates are reviewed on an ongoing basis and are based on experience and other factors, including expectations regarding future events that appear reasonable under the given circumstances.

The estimates and assumptions that may have a material risk of causing an adjustment to the carrying amounts of assets and liabilities mainly relate to the determination of the fair value of investment properties.

The best evidence of fair value of investment properties is current prices in an active market for comparable residential properties. As such information is not completely available, however, Deutsche Wohnen uses standard valuation techniques.

A detailed description of the discounted cash flow (DCF) method used can be found in chapter → **[D25] Investment Properties.**

In accordance with IAS 40 in conjunction with IFRS 13, the respective market values of the investment properties owned by Deutsche Wohnen are determined. Changes in certain market conditions such as prevailing rent levels and vacancy rates may affect the valuation of investment properties. Any changes in the fair value of the investment portfolio are recognized as part of the profit for the period in the income statement and can thus substantially affect Deutsche Wohnen’s results of operations.

The statement of financial liabilities at amortized cost using the effective interest method takes the expected contractual cash flows into account. In some cases, the agreements do not have any fixed maturity terms. As a result, the cash flows included in the valuation are subject to management assumptions in terms of amount and term.

When determining the volume of current and deferred taxes, the Group takes into account the effects of uncertain tax items and whether additional taxes and interest may be due. This assessment is made on the basis of estimates and assumptions about future events. New information may become available that causes the Group to change its discretionary decisions regarding the appropriateness of existing tax liabilities; such changes to tax liabilities will affect the tax expense in the period in which such a change is made.

Deferred tax assets are recognized to the extent that it can be demonstrated that it is probable that future taxable profits will be available against which the temporary difference can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that there will be sufficient future taxable profits to realize the tax benefit in the future.

In connection with the application of IFRS 15, it is assumed with respect to determining progress in relation to revenue recognition over time that the costs incurred appropriately reflect the progress as a share of total costs.

Properties under development are measured by comparing the net sales proceeds against the recoverable amount. The measurement of properties under development in the Development to sell and Development to hold areas is shaped by a large number of relevant parameters (e.g., future sale prices, total investment costs, etc.). These parameters are associated with estimation uncertainties regarding their specific actual amount as of the relevant measurement date.

Additional estimates and assumptions mainly relate to the uniform definition of useful lives, the assumptions made on the value of land and buildings, the recognition and measurement of provisions as well as the realization of future tax benefits.

Climate risks and opportunities have an impact on Deutsche Wohnen's business model and strategy, e.g., in connection with energy efficiency modernization measures. They are addressed in particular by the climate pathway that the company has mapped out, but also by appropriate estimates and assumptions in key items of the company's net assets, financial position and results of operations. Climate risks can have a potentially negative impact and result in increased estimation uncertainties.

Physical climate risks refer to longer-term shifts in general climatic conditions. Climate events such as floods, earthquakes, extreme weather events, etc. could have an impact on our real estate portfolio and require specific crisis management measures. Climate transition risks describe the effects that can arise for companies due to the process of transformation towards a more sustainable economic system. Deutsche Wohnen did not identify any material physical climate risks or climate transition risks as part of the materiality assessment in accordance with the ESRS.

Based on our current knowledge and expectations regarding future developments, this will not have any impact on Deutsche Wohnen's balance sheet. This relates, among other things, to the fair values of investment properties, specific useful lives and the value of assets, as well as provisions for environmental risks, for which no significant need for adjustment emerges.

Options and Judgments

Options exercised and judgments made by Deutsche Wohnen's management in the process of applying the entity's accounting policies that may have a significant effect on the amounts recognized in the consolidated financial statements include the following:

> The group of investments accounted for using the equity method is determined by assessing significant influence or whether there is joint control.
> Determining whether the acquisition of investment properties as part of a business combination constitutes the acquisition of a "business" or the acquisition of an individual asset or group of assets can involve discretionary judgments.
> Deutsche Wohnen measures investment properties at fair value. If management had opted to use the acquisition costs model as permitted under IAS 40, the carrying amounts of the investment properties as well as the corresponding income and expense items in the income statement would differ significantly.
> The criteria for assessing in which category a financial asset is to be classified may involve discretionary judgments.
> Within the scope of revenue recognition in accordance with IFRS 15, discretionary decisions relating to the expected revenue, the total costs of a project and the degree of completion may be necessary. These have an impact on the amount and timing of revenue. The determination of the transaction price may be subject to estimates and assumptions, particularly in cases involving variable consideration or warranty security holdbacks.
> In order to allocate revenue to the individual reporting periods in accordance with the period-related revenue recognition under IFRS 15, the cost-to-cost method was selected as an input-based procedure to determine the percentage of completion/progress made on the basis of objectivity and measurability.
> When accounting for leases in accordance with IFRS 16, the assessment of the exercise or non-exercise of unilaterally granted termination or renewal options may involve discretionary judgment, particularly if there is no economic incentive for the exercise or non-exercise of options.

- The need to include information concerning the future in the valuation of expected defaults results in discretionary decisions regarding the impact that changes in economic factors will have on the expected defaults.
- Defining a disposal group when selling properties can involve a discretionary decision. Due to a lack of any detailed definition of the term “a separate major line of business or geographical area of operations” (IFRS 5), classification as a discontinued operation may involve discretionary decisions. Assessing whether a sale is deemed to be highly probable within the space of a year can also involve a discretionary decision.
- At the moment, there are no definitive provisions on how to reflect a mandatory acquisition of non-controlling interests following the acquisition of control as part of a voluntary public takeover offer. In general, the acquisition of shares as part of a public offer during the second offer period is based on exactly the same conditions as those that applied in the first offer period, and the two acquisitions are closely related in terms of content and timing. This means that, even if it is executed in two offer periods, the acquisition constitutes one and the same transaction (linked transaction). Following the completion of the later acquisition, the original purchase price allocation is to be adjusted with retroactive effect from the acquisition date, resulting in a change in the consideration transferred, the fair value of net assets transferred and, consequently, the resulting goodwill.

7 Subsequent Events

With effect from March 9, 2026, Deutsche Wohnen SE will be delisted from the MDAX as its free float has fallen below the minimum threshold of 10 per cent.

Section (B): Profit for the Period

Accounting Policies

Revenue from property management includes income from the rental of investment properties and assets held for sale which is recognized, net of discounts, over the duration of the contracts when the remuneration is contractually fixed or can be reliably determined and collection of the related receivable is probable.

In Deutsche Wohnen's financial statements, the corresponding income for all the services for **ancillary costs** performed by the end of the year is also recognized in the year in which the service is performed. This amount is recognized on a non-netted basis using the principal method, in particular due to Deutsche Wohnen's business model, which provides for a proportion of services relevant to ancillary costs being performed by Deutsche Wohnen itself as Deutsche Wohnen is considered by the tenant to be the primary party responsible for providing the service. For all services that it does not perform itself, Deutsche Wohnen also bears an inventory risk due to the settlement method (based on rentable area), as is standard practice in the real estate sector.

In cases involving property sales and project developments for sale, the profit is recognized over time or at a specific point in time, depending on the contractual structure. As far as any remaining obligations are concerned, a provision is recognized for the probable risk.

Expenses are recognized when they arise or at the time they are incurred. Interest is recognized as income or expense in the period in which it is incurred using the effective interest method.

8 Revenue from Property Management

in € million	2024	2025
Rental income	838.0	882.0
Ancillary costs	452.9	360.5
Revenue from property letting	**1,290.9**	**1,242.5**
Other revenue from property management	90.5	91.7
	1,381.4	**1,334.2**

Other revenue from property management includes income of € 56.0 million (2024: € 50.8 million) from the allocation of costs to Vonovia Group companies.

9 Profit on the Disposal of Properties

in € million	2024	2025
Income from the disposal of properties	15.4	17.4
Carrying amount of properties sold	-13.4	-15.9
Profit from the disposal of investment properties	**2.0**	**1.5**
Income from the sale of assets held for sale	234.4	129.4
Retirement carrying amount of assets held for sale	-234.3	-129.4
Change in value from properties sold	12.1	3.9
Profit from the disposal of assets held for sale	**12.2**	**3.9**
	14.2	**5.4**

The fair value adjustment of properties held for sale where sales efforts have progressed to the point that a sale within one year can be expected resulted in a gain of € 3.9 million as of December 31, 2025 (2024: € 12.1 million). Further information is available in → **[D33] Assets and Liabilities Held for Sale, and Discontinued Operations**.

10 Profit on Disposal of Real Estate Inventories

Accounting Policies

Revenue from disposal of real estate inventories is realized either over time or at a specific point in time as soon as the customer obtains control over the asset in question. If, upon conclusion of the certified purchase agreement, control within the meaning of IFRS 15.35 (c) passes to the customer before or during the construction phase, the revenue is to be recognized as of this point in time based on the degree of completion of the construction project. Disclosure of the contract assets that fall within the scope of IFRS 15 occurs on a net basis with the corresponding advance payments received under other assets.

Contractual balances with an expected term of less than one year are not adjusted to reflect the time value of money.

No separate agreements are reached, in the contracts on the sale of apartments as part of the development business, on extraordinary rights of return or rescission, meaning that such rights are based on the relevant legal provisions. The same applies to warranty commitments, which are not to be treated as a separate contractual component within the meaning of IFRS 15 as a result. Existing warranty claims are always accounted for in line with the provisions of IAS 37.

In accordance with IFRS 15.94, costs for the initiation of the contracts with customers are recognized as an expense as soon as they are incurred, as the depreciation period generally would not amount to more than a year. The costs relate primarily to brokerage commission.

In cases involving **revenue recognition over time**, the percentage of completion/progress made has to be assessed. Deutsche Wohnen uses the cost-to-cost method, as an input-based procedure, for this purpose. The progress made is determined based on the ratio of the capitalized contract costs incurred up until the reporting date to the estimated total contract costs that can be capitalized.

Revenue from the disposal of real estate inventories amounting to € 222.8 million in 2025 (2024: € 248.3 million) comprises € 0.3 million (2024: € - million) in period-related revenue together with € 222.5 million (2024: € 248.3 million) in time-related revenue from the disposal of real estate inventories.

As of the reporting date, contract assets of € 0.3 million (2024: € - million) are recognized within other assets in connection with revenue recognized over time. As of the reporting date, this amount does not include any advance payments received (2024: € - million).

A transaction price of € 2.2 million (2024: € - million) has been allocated to the remaining performance obligations that had not yet been satisfied (in full) at the end of the current reporting period. These amounts are expected to be recognized affecting net income within the next three fiscal years, with an amount of € 0.9 million attributable to 2026, an amount of € 0.9 million to 2027 and an amount of € 0.4 million to 2028.

11 Net Income from Fair Value Adjustment of Investment Properties

Investment properties are generally measured according to the fair value model. The fair value for the nursing care properties is calculated by independent experts using a DCF method and is adjusted, where appropriate, based on findings from market observation and transactions. Any gains or losses from a change in fair value are recognized in the income statement affecting net income.

The measurement of the investment properties led to a valuation result as of December 31, 2025 of € 163.4 million (2024: € -639.9 million) (see explanatory information in chapter → **[D25] Investment Properties**).

This includes € -0.3 million (2024: € -1.1 million) for the measurement of right-of-use assets (IFRS 16).

Buildings under construction (New construction/Development to hold) were completed in the reporting period and moved to the Rental portfolio. A fair value measurement is performed for the first time when the properties are completed. This resulted in a valuation effect of € 0.4 million in the 2025 fiscal year (2024: € 1.8 million).

12 Cost of Materials

in € million	2024	2025
Expenses for ancillary costs	463.8	370.4
Expenses for maintenance and modernization	109.5	119.6
Other cost of purchased goods and services	41.0	38.9
	614.3	**528.9**

13 Personnel Expenses

in € million	2024	2025
Wages and salaries	30.5	36.1
Social security, pensions and other employee benefits	8.0	7.9
	38.5	**44.0**

The personnel expenses include expenses for severance payments in the amount of € 0.3 million (2024: € 0.8 million), allocations to the provisions for pre-retirement part-time work arrangements in the amount of € 0.3 million (2024: € 0.4 million) and expenses for the long-term incentive plan (LTIP) of € 1.1 million (2024: € 0.4 million) (see → **[E35] Provisions**).

In the fiscal year under review, employers' contributions to statutory pension insurance amounted to € 3.1 million (2024: € 3.0 million).

As of December 31, 2025, Deutsche Wohnen had a workforce of 742 employees (December 31, 2024: 723). 350 were female as of December 31, 2025 (December 31, 2024: 340) and 392 were male (December 31, 2024: 383). The average figure for the year was 743 employees (2024: 737). Deutsche Wohnen also employed 34 apprentices as of December 31, 2025 (December 31, 2024: 26).

14 Other Operating Income

in € million	2024	2025
Reversal of impairments on Development to hold projects	34.6	50.4
Compensation paid by insurance companies	25.2	31.2
Income from repayment grant	1.2	15.2
Reversal of impairments on Development to sell projects	2.1	6.2
Reversal of provisions	4.7	3.6
Compensation for damages and cost reimbursements	2.8	3.1
Income from previous years	1.0	2.9
Dunning and debt collection fees	0.8	0.8
Disposal of other property, plant and equipment	0.3	0.0
Miscellaneous	10.8	12.2
	83.5	**125.6**

15 Other Operating Expenses

in € million	2024	2025
Administrative services	95.9	101.1
Land related expenses	0.6	58.1
Consultants' and auditors' fees	16.3	17.0
Insured losses	2.7	7.4
Additions to provisions	6.7	7.2
Rents, leases and ground rents	3.3	3.8
Costs of sale associated with real estate inventories	1.9	3.5
Sales incidentals	2.2	3.0
Impairment losses	1.1	3.0
Vehicle and traveling costs	1.5	1.9
Losses and reimbursements of ancillary costs	1.7	1.4
Impairment losses on real estate inventories	9.4	1.3
Other contribution and fees	0.7	1.1
Dunning and debt collection fees	0.7	1.1
Costs of sale associated with real estate inventories	0.5	1.0
Advertising costs	0.8	0.8
Communication costs and work equipment	0.4	0.5
Legal and notary costs	0.3	0.4
Other taxes	1.0	0.1
Miscellaneous	9.7	15.0
	157.4	**228.7**

The increase in other operating expenses is due primarily to provisions set up for the purchased land to build on and old stock of the QUARTERBACK Immobilien Group amounting to € 57.6 million.

Administrative services include the cost allocation from Vonovia Group companies of € 100.9 million (2024: € 95.0 million).

16 Interest Income

in € million	2024	2025
Income from non-current securities and non-current loans	15.2	9.0
Interest income from income taxes	–	40.1
Other interest and similar income from related companies	5.4	–
Interest income finance lease	0.4	1.3
Interest received and similar income	11.8	7.6
Other interest and similar income	4.8	6.3
	37.6	**64.3**

The income from non-current securities and non-current loans relates primarily to income from loans extended to the QUARTERBACK Immobilien Group. The drop is due to the impairment loss on receivables resulting from interest.

The interest income from taxes relates to corporate income tax interest for previous years that is still outstanding. The payment was received on January 23, 2026.

17 Interest Expenses

in € million	2024	2025
Interest expense from non-derivative financial liabilities	171.0	149.1
Swaps (current interest expense for the period)	-21.1	-7.7
Effects from the valuation of non-derivative financial instruments	7.5	8.5
Effects from the valuation of swaps	11.4	3.1
Other interest expenses and similiar expenses to related parties	–	10.8
Capitalization of interest on borrowed capital regarding development	-0.1	-3.7
Interest accretion to provisions	1.6	1.8
Interest from leases	2.9	2.6
Other financial expenses	0.7	1.9
	173.9	**166.4**

The interest expenses mainly relate to interest expense on financial liabilities.

Interest expenses due to related parties relate to the loans that Vonovia SE granted Deutsche Wohnen SE in the second quarter of 2025.

A reconciliation of net interest to net interest to be classified in accordance with IFRS 9 is shown in the following table:

in € million	2024	2025
Interest income	37.6	64.3
Interest expense	-173.9	-166.4
Net interest	**-136.3**	**-102.1**
Less:		
Net interest from provisions for pensions in acc. with IAS 19	1.5	1.7
Net interest from other provisions in acc. with IAS 37	–	0.2
Net interest from leases	2.9	2.6
Net interest to be classified	**-131.9**	**-97.6**

The net interest classified pursuant to IFRS 9 is as follows:

in € million	2024	2025
Financial assets measured at (amortized) cost	37.6	64.3
Derivatives measured at FV through P&L	9.7	4.5
Financial liabilities measured at (amortized) cost	-179.2	-166.4
Classification of net interest	**-131.9**	**-97.6**

18 Other Financial Result

in € million	2024	2025
Income from other investments	9.3	7.8
Miscellaneous other financial result	-3.0	-5.5
	6.3	**2.3**

The other financial result largely includes the result from the measurement of other non-current equity investments in the amount of € -3.2 million (2024: € -3.0 million; see → **[D26] Financial Assets**).

The income from investments also includes financial income resulting from the collection of profits from the investment in AVW GmbH & Co. KG, Hamburg, in the amount of € 2.4 million (2024: € 2.3 million) for the previous fiscal year in each case, and from the investment in G+D Gesellschaft für Energiemanagement mbH, Magdeburg, in the amount of € 5.4 million (2024: € 7.0 million) in connection with housing-related services in the Value-add segment.

19 Income Taxes

Accounting Policies

Income taxes for the current and prior fiscal years are recognized as current income tax liabilities to the extent that they have not yet been paid. The current tax expense is determined on the basis of the taxable income for the fiscal year.

Deferred tax assets and liabilities are recognized using the liability method under the temporary concept, providing for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred tax assets are only recognized for temporary differences and on loss carryforwards to the extent that there are deferred tax liabilities that can be netted against them – regarding deferred tax assets on loss carryforwards taking the minimum taxation into account – or, based on the predictable profits in the foreseeable future, it can be verified that they will be realized.

Deferred tax assets and liabilities are not recognized where the temporary difference arises from initial recognition of goodwill in connection with a business combination or the initial recognition (other than a business combination) of other assets and liabilities in a transaction that neither affects taxable income nor net income and does not result in equal taxable and deductible temporary differences on the transaction date.

The carrying amount of a deferred tax asset is reviewed at each reporting date. If necessary, the carrying amount of the deferred tax asset is reduced to the extent that it is no longer offset by deferred tax liabilities that can be netted against it or that it is no longer probable that sufficient taxable profit will be available in the future.

Deferred taxes are measured at the tax rates that apply, or are expected to apply, to the period when the tax asset is realized or the liability is settled based on the current legislation in the countries in question. The combined tax rate of corporate income tax and trade tax of 30.2% was generally used to calculate domestic deferred taxes. On July 11, 2025, the German upper house (Bundesrat) adopted a gradual reduction in the corporate income tax rate from 15% to 10% over a five-year period starting in 2028. In accordance with IAS 12, all deferred tax assets and deferred tax liabilities – including deferred tax assets based on corporate income tax loss carryforwards – were measured, at the reporting date, using the tax rates that are expected to apply in the years in which the underlying temporary differences will be realized/settled. The individual stages of the tax rate reduction were taken into account depending on the expected realization date of the temporary differences.

Deferred tax assets and liabilities are netted against each other only if Deutsche Wohnen has a legally enforceable right to set off the recognized amounts, when the same tax authority is involved and when the realization period is the same. In accordance with the regulations of IAS 12 “Income Taxes,” deferred tax assets and liabilities are not discounted.

The conclusion of the control and profit and loss transfer agreement between Vonovia SE and Deutsche Wohnen SE created one tax group for income tax purposes between these companies from the 2025 fiscal year onwards. This means that the party liable to pay income taxes due by the companies in the previous Deutsche Wohnen SE tax group is now outside of the scope of consolidation, such that the taxes are no longer recognized within the Group. This applies to actual taxes that arise at the level of the new parent company as of the time at which the tax group takes effect. Existing taxes for previous years remain within the Group.

Deferred taxes attributable to the previously independent Deutsche Wohnen SE tax group were derecognized largely affecting net income, in line with the manner in which they were originally recognized, with a small portion being derecognized via OCI. As the previous Deutsche Wohnen SE tax group only comprised some of the consolidated companies, income taxes are still being recognized within the Deutsche Wohnen SE Group.

in € million	2024	2025
Current income tax	84.0	77.5
Prior-year current income tax	2.3	-98.4
Deferred tax – temporary differences	-40.4	-812.5
Deferred tax – unutilized loss carryforwards	3.9	8.0
	49.8	**-825.4**

For the 2025 fiscal year, the combined tax rate of corporate income tax and solidarity surcharge for domestic companies is 15.8% (2024: 15.8%). Including trade tax at a rate of about 14.4% (2024: 14.4%), the combined domestic tax rate is 30.2% in 2025 (2024: 30.2%). The company that holds properties based in Luxembourg has limited corporation tax liability in Germany and pays tax in Luxembourg that is considered to be immaterial from the perspective of the Group as a whole.

The recalculation of deferred taxes based on the changes in corporate income tax rates resulted in deferred tax income of € 588.4 million in the 2025 fiscal year, which is reported under income taxes in the consolidated income statement. This item also includes the deferred tax income of € 356.6 million from the first-time inclusion of the control and profit and loss transfer agreements between Deutsche Wohnen SE and Vonovia SE and the resulting recognition of deferred taxes at the level of the tax group parent Vonovia SE.

For deductible temporary differences (excl. loss carryforwards) in the amount of € 389.9 million (December 31, 2024: € 35.4 million), no deferred corporate income taxes or deferred trade taxes were recognized, because they are not likely to be used in the future. The increase can be explained by the addition of a number of companies with substantial carryforwards of deductible temporary differences.

As of December 31, 2025, there were corporate income tax loss carryforwards amounting to € 472.3 million (December 31, 2024: € 382.1 million), as well as trade tax loss carryforwards amounting to € 449.8 million (December 31, 2024: € 447.8 million), for which deferred tax assets have been recognized to the extent that their realization is sufficiently probable.

No deferred taxes were recognized in the balance sheet for corporate income tax loss carryforwards amounting to € 369.0 million (December 31, 2024: € 294.6 million). Of this amount, € 56.2 million arose for the first time in the 2025 fiscal year (2024: € 26.8 million). Under current tax law, these loss carryforwards are not subject to restrictions either with regard to time or the amount of the loss carryforward. The fact that no deferred tax assets were recognized on the new corporate income tax loss carryforwards results in a tax effect of € 7.3 million (2024: € 4.2 million). In addition, there are further trade tax loss carryforwards subject to no restrictions with regard to how they can be carried forward in the amount of € 283.8 million in total (December 31, 2024: € 221.6 million). These did not give rise to any deferred tax assets. Of this amount, € 49.7 million arose for the first time in the 2025 fiscal year (2024: € 24.4 million) and the resulting tax effect is € 8.1 million (2024: € 4.0 million).

The remeasurement of deferred tax assets on temporary differences and loss carryforwards led to expense amounting to € 115.8 million in the 2025 fiscal year (2024: income of € 2.2 million). This increase can again be explained by the addition of companies with substantial carryforwards of deductible temporary differences.

Deferred taxes on interest carryforwards are recognized if the interest carryforward is likely to be able to be used in the future. Due to the Group's capital structure, no interest carryforwards are likely to be able to be used in the future. As a result, no deferred tax assets have been recognized on domestic interest carryforwards in the amount of € 109.4 million (December 31, 2024: € 90.0 million). € 15.3 million of this amount arose for the first time in the 2025 fiscal year (2024: € 10.2 million). The fact that no deferred tax assets were recognized on the new interest carryforward generated a tax effect of € 4.9 million (2024: € 3.4 million).

A reconciliation between disclosed effective income taxes and expected tax expense, which is the product of the accounting profit for the period multiplied by the tax rate applicable in Germany, is shown in the table below.

in € million	2024	2025
Earnings before tax	**-567.9**	**282.9**
Income tax rate in %	30.2	30.2
Expected tax expense	**-171.5**	**85.4**
Trade tax effects	15.4	-27.6
Non-deductible operating expenses	198.9	148.2
Tax-free income	-12.8	-44.6
Change in the deferred tax assets on loss carryforwards and temporary differences	-2.2	115.8
New loss and interest carryforwards not recognized and utilization of interest carryforwards	11.6	20.3
Prior-year income tax and taxes on guaranteed dividends	3.2	-116.9
Change in deferred taxes due to change in corporate income tax rate		-588.4
Effects from control and profit and loss transfer agreement		-409.9
Other tax effects (net)	7.2	-7.7
Effective income taxes	**49.8**	**-825.4**
Effective income tax rate in %	**-8.8**	**-291.8**

The two "Prior-period income taxes and taxes on guaranteed dividends" also includes, for the first time, the tax incurred by Deutsche Wohnen SE on the compensation payment to its external shareholders in the amount of € 21.6 million. The reconciliation item "Effects from control and profit and loss transfer agreement" includes the deferred tax income of € 356.6 million from the derecognition of deferred taxes of the previously independent Deutsche Wohnen SE tax group.

The deferred taxes refer to temporary differences in balance sheet items and unutilized loss carryforwards as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025
Intangible assets	2.3	–
Investment properties	36.3	8.8
Property, plant and equipment	0.3	–
Financial assets	37.5	4.5
Other assets	76.2	26.7
Provisions for pensions	4.8	3.4
Other provisions	37.0	5.8
Liabilities	49.3	14.5
Loss carryforwards	46.6	38.5
Deferred tax assets	**290.3**	**102.2**

in € million	Dec. 31, 2024	Dec. 31, 2025
Intangible assets	–	–
Investment properties	3,818.2	2,947.5
Inventories	59.9	44.2
Assets held for sale	55.8	33.3
Property, plant and equipment	23.4	11.6
Financial assets	16.5	–
Other assets	39.8	12.0
Provisions for pensions	–	0.1
Other provisions	3.8	2.4
Liabilities	53.1	4.0
Deferred tax liabilities	**4,070.5**	**3,055.1**
Excess deferred tax liabilities	**3,780.2**	**2,952.9**

Deferred tax assets and liabilities are netted against each other when the same company and the same tax authority are involved and the realization period is the same. As a result, the following deferred tax assets and liabilities are stated:

in € million	Dec. 31, 2024	Dec. 31, 2025
Deferred tax assets	8.6	2.2
Deferred tax liabilities	3,788.8	2,955.1
Excess deferred tax liabilities	**3,780.2**	**2,952.9**

The change in deferred taxes is as follows:

in € million	2024	2025
Excess deferred tax liabilities as of Jan. 1	3,798.3	3,780.2
Deferred tax expense in income statement	-36.5	-804.5
Change in deferred taxes recognized in other comprehensive income on actuarial gains and losses from pensions and similar obligations	0.9	1.2
Change in deferred taxes recognized in other comprehensive income on derivative financial instruments	-1.6	-0.5
Balance sheet reclassification to assets and liabilities held for sale with regard to discontinued operations	20.9	-16.9
Other	-1.8	-6.6
Excess deferred tax liabilities as of Dec. 31	**3,780.2**	**2,952.9**

No deferred tax liabilities are recognized for profits accumulated at subsidiaries of € 4,308.1 million (December 31, 2024: € 11,862.7 million), as these profits are to remain invested for an indefinite period or are not subject to taxation. In the event of distribution or disposal of the subsidiaries, 5% of the distributed amounts or the capital gains would be subject to German taxation so that there would normally be an additional tax obligation. The drop in the amount reported is due to the conclusion of the control and profit and loss transfer agreement between Vonovia SE and Deutsche Wohnen SE, as the hypothetical tax burden would be incurred in the event of a distribution or sale outside of the scope of consolidation.

The BEPS Pillar 2 regulations were transposed into German law (German Minimum Tax Act [MinStG]) at the end of 2023 and came into force on January 1, 2024. The Group falls within the scope of these regulations based on the revenue threshold set out in Section 1 MinStG.

Deutsche Wohnen carried out an extensive analysis as of the reporting date to identify the applicability of the Pillar 2 regulations and the jurisdictions from which the Group could be exposed to potential effects in connection with a Pillar 2 top-up tax. The first step involved checking whether the CbCR safe harbor rules set out in Section 84 MinStG applied to the individual jurisdictions. None of the CbCR safe harbor tests are relevant to Germany. A Pillar-2 calculation revealed that no top-up tax was due as of December 31, 2025.

Deutsche Wohnen applies the exception provided for in IAS 12, based on which no deferred tax assets or liabilities are recognized in connection with OECD Pillar 2 income taxes and no disclosures are made in this regard either.

The Group keeps a close eye on progress made in the legislative process in every country in which Deutsche Wohnen operates.

Section (C): Other Disclosures on the Results of Operations

20 Segment Reporting

Deutsche Wohnen is a real estate company with a German real estate portfolio. The portfolio is focused on Berlin. The company's strategy is focused on sustainably increasing the value of the company. This is achieved by managing the company's own residential portfolio sustainably and with a view to enhancing its value, investing in existing properties in order to create value, building new residential buildings and selling individual apartments as well as by engaging in active portfolio management and operating a service business comprising multimedia services and energy supplies. For the purposes of managing the company, we made a distinction between four segments at the end of 2024: **Rental, Value-add, Recurring Sales and Development**. We also report the **Other** segment, which is not relevant from a corporate management perspective, in our segment reporting. This includes the sale, only as and when the right opportunities present themselves, of entire buildings or land (None Core/Other) that are likely to have below-average development potential in terms of rent growth in the medium term and are located in areas that can be described as peripheral compared with Deutsche Wohnen's overall portfolio and in view of future acquisitions. The expenses for ancillary costs are reported separately under "Other," with the corresponding ancillary costs income being reported under external income.

As part of the strategic review, the management decided to sell the **Care** segment. In the course of 2024 and at the beginning of 2025, the properties and nursing care businesses were successfully sold as planned. Ownership of a further 39 nursing care properties and the PFLEGE & WOHNEN HAMBURG GmbH and Katharinenhof nursing care businesses was transferred in the 2025 fiscal year. These transactions successfully completed the sale of the discontinued nursing care business.

The **Rental segment** combines all of the business activities that are aimed at the value-enhancing management of our own residential real estate.

The **Value-add segment** bundles all of the housing-related services that we have expanded our core rental business to include. These services largely include our multimedia services and energy supplies.

The **Recurring Sales segment** includes the regular and sustainable disposals of individual condominiums and single-family houses from our portfolio. It does not include the sale of entire buildings or land (None Core/Other). These properties are only sold as and when the right opportunities present themselves, meaning that the sales do not form part of the Recurring Sales segment. We report these opportunistic sales in the **Other** column of the segment report.

The **Development segment** includes project development to build new homes. This covers the value chain starting with the purchase of land without any development plan/dedicated purpose and ending with the completion and sale of new buildings and new construction measures on our own properties. These properties are either incorporated into our own portfolio or sold to third parties.

Revenue and advance performance between the segments is charged based on market prices.

Planning and controlling systems ensure that resources are efficiently allocated and their successful use is monitored on a regular basis. Reporting to the chief decision-makers and thus the assessment of economic performance as well as the allocation of resources are performed on the basis of this segmentation. Asset and liability items are not reported separately by segment. Internal reporting is based on the IFRS reporting standards in general.

The Management Board as chief decision-makers of Deutsche Wohnen monitor the contribution made by the segments to the company's performance on the basis of the **Adjusted EBITDA**.

Adjusted EBITDA Total is the result before interest, taxes, depreciation and amortization (including income from other operational investments and intragroup profits/losses) adjusted for effects that do not relate to the period, recur irregularly and that are atypical for business operations, and for net income from fair value adjustments to investment properties.

The Adjusted EBITDA Total is derived from the sum of the Adjusted EBITDA Rental, Adjusted EBITDA Value-add, Adjusted EBITDA Recurring Sales and Adjusted EBITDA Development.

The following table shows the segment information for the reporting period:

in € million	Rental	Value-add	Recurring Sales	Develop-ment	Segments total	Other*	Consolida-tion*	Group
Jan. 1 – Dec. 31, 2025								
Segment revenue (continued operations)	872.5	33.9	35.8	232.4	1,174.6	527.4	1.8	1,703.8
thereof external revenue	872.5	33.8	35.8	232.4	1,174.5	527.4	1.9	1,703.8
thereof internal revenue	–	0.1	–	–	0.1	–	-0.1	
Carrying amount of assets sold	–	–	-34.4	–	-34.4	-110.8	–	
Revaluation from disposal of assets held for sale	–	–	6.7	–	6.7	1.0	–	
Expenses for maintenance	-119.5	–	–	–	-119.5	–	–	
Cost of Development to sell	–	–	–	-173.0	-173.0	–	–	
Operating expenses**	-90.2	-17.2	-4.2	1.9	-109.7	-50.4	-1.8	
Ancillary costs	–	–	–	–	–	-370.4	–	
Adjusted EBITDA Total (continued operations)	**662.8**	**16.7**	**3.9**	**61.3**	**744.7**	**-3.2**	**–**	**741.5**
Non-recurring items								-86.1
Period adjustments from assets held for sale								-3.8
Net income from fair value adjustments of investment properties								163.4
Depreciation and amortization/reversal of impairment losses								-396.9
Net income from investments accounted for using the equity method								-27.6
Income from other investments								-7.8
Interest income								64.3
Interest expenses								-166.4
Other financial result								2.3
Earnings before tax (EBT)								**282.9**
Income taxes								825.4
Profit from continued operations								**1,108.3**
Profit from discontinued operations								71.3
Profit for the period								**1,179.6**

* The revenue for the Rental, Value-add, Recurring Sales and Development segments constitutes income that is regularly reported to the Management Board as the chief operating decision-maker and that reflects Deutsche Wohnen's sustainable business. The revenue/costs in the "Other" and "Consolidation" columns are not part of the Management Board's segment management.
** Thereoff personnel expenses in the segments were: Rental € 38.0 million, Value-add € 4.9 million and Recurring Sales € 0.2 million. In addition, personnel expenses of € 0.9 million are included as special items outside of adjusted EBITDA.

in € million	Rental	Value-add	Recurring Sales	Develop-ment***	Segments total	Other*	Consolida-tion*	Group
Jan. 1 – Dec. 31, 2024								
Segment revenue (continued operations)	832.8	36.6	29.1	253.5	1,152.0	724.4	3.1	1,879.5
thereof external revenue	832.8	35.7	29.1	253.5	1,151.1	724.4	4.0	1,879.5
thereof internal revenue	–	0.9	–	–	0.9	–	-0.9	–
Carrying amount of assets sold	–	–	-27.0	–	-27.0	-220.7	–	
Revaluation from disposal of assets held for sale	–	–	1.9	–	1.9	2.5	–	
Expenses for maintenance	-109.5	–	–	–	-109.5	–	–	
Cost of Development to sell	–	–	–	-251.4	-251.4	–	–	
Operating expenses**	-96.9	-15.9	-2.6	0.6	-114.8	-48.5	-3.1	
Ancillary costs	–	–	–	–	–	-463.8	–	
Adjusted EBITDA Total (continued operations)* **	**626.4**	**20.7**	**1.4**	**2.7**	**651.2**	**-6.1**	**–**	**645.1**
Non-recurring items								-8.7
Period adjustments from assets held for sale								7.7
Net income from fair value adjustments of investment properties								-639.9
Depreciation and amortization/reversal of impairment losses**								-375.3
Net income from investments accounted for using the equity method								-57.4
Income from other investments								-9.4
Interest income								37.6
Interest expenses								-173.9
Other financial result								6.3
Earnings before tax (EBT)								**-567.9**
Income taxes								-49.8
Profit from continued operations								**-617.7**
Profit from discontinued operations								26.7
Profit for the period								**-591.0**

* The revenue for the Rental, Value-add, Recurring Sales and Development segments constitutes income that is regularly reported to the Management Board as the chief operating decision-maker and that reflects Deutsche Wohnen's sustainable business. The revenue/costs in the "Other" and "Consolidation" columns are not part of the Management Board's segment management.

** Thereoff personnel expenses in the segments were: Rental € 33.5 million, Value-add € 4.8 million and Recurring Sales € 0.2 million. No personnel expenses were included as special items outside of Adjusted EBITDA.

*** In accordance with the current definition of key figures including restatements for impairment losses/reversals of impairment losses from development-to-sell projects amounting to € -7.4 million.

in € million	Rental	Value-add	Recurring Sales	Develop-ment	Other	Total
Jan. 1 – Dec. 31, 2025						
Revenue from ancillary costs (IFRS 15)	–	–	–	–	288.8	288.8
Revenue from the disposal of real estate inventories	–	–	–	222.8	–	222.8
Other revenue from contracts with customers	2.0	33.5	–	0.2	56.0	91.7
Revenue from contracts with customers	**2.0**	**33.5**	**–**	**223.0**	**344.8**	**603.3**
thereof period-related	–	–	–	0.3	–	0.3
thereof time-related	2.0	33.5	–	222.7	344.8	603.0
Revenue from rental income (IFRS 16)	872.5	–	–	9.6	–	882.1
Revenue from letting cable networks (IFRS 16)	–	–	–	–	–	–
Revenue from ancillary costs (IFRS 16)*	–	–	–	–	71.6	71.6
Other revenue	**872.5**	**–**	**–**	**9.6**	**71.6**	**953.7**
Revenue	**874.5**	**33.5**	**–**	**232.6**	**416.4**	**1,557.0**
Jan. 1 – Dec. 31, 2024						
Revenue from ancillary costs (IFRS 15)	–	–	–	–	376.3	376.3
Revenue from the disposal of real estate inventories	–	–	–	248.3	–	248.3
Other revenue from contracts with customers	1.3	29.1	–	0.7	50.8	81.9
Revenue from contracts with customers	**1.3**	**29.1**	**–**	**249.0**	**427.1**	**706.5**
thereof period-related	–	–	–	–	–	–
thereof time-related	1.3	29.1	–	249.0	427.1	706.5
Revenue from rental income (IFRS 16)	832.8	–	–	5.2	–	838.0
Revenue from letting cable networks (IFRS 16)	–	8.6	–	–	–	8.6
Revenue from ancillary costs (IFRS 16)*	–	–	–	–	76.6	76.6
Other revenue	**832.8**	**8.6**	**–**	**5.2**	**76.6**	**923.2**
Revenue	**834.1**	**37.7**	**–**	**254.2**	**503.7**	**1,629.7**

* Includes land tax and buildings insurance.

The expenses for maintenance include the cost of materials relevant to management of the **Rental** segment. Operating expenses largely include personnel expenses, the cost of purchased goods and services, non-staff administrative expenses and other costs of materials. Capitalized internal expenses have the opposite effect. To show the development of operating performance and to ensure comparability with previous periods, we calculate Adjusted EBITDA for each of our segments: **Rental**, **Value-add**, **Recurring Sales** and **Development**. The sum of these key figures produces the Group's **Adjusted EBITDA Total** (continuing operations).

The adjustments made include items that are not related to the period, items that recur irregularly and items that are atypical for business operation. The non-recurring items generally include severance payments, the development of new fields of business and business processes as well as acquisition projects, including integration costs.

In the 2025 fiscal year, the **non-recurring items eliminated in the Adjusted EBT** came to € 86.1 million, as against € 8.7 million in the previous year.

Non-recurring items associated with transactions in the 2025 fiscal year include provisions set up for the purchased land to build on and old stock of the QUARTERBACK Immobilien Group in the amount of € 57.6 million. The provision was utilized in the amount of € 47.6 million for those properties transferred as of December 31, 2025. In addition, € 10.0 million relates to the derecognition of a receivable recognized in the context of an acquisition as an additional claim to compensate for a trade tax payment. The corresponding provision for the back-payment of trade tax was reversed via income taxes. Otherwise, non-recurring items mainly relate to consultancy expenses linked to transactions.

21 Earnings per Share

Accounting Policies

The basic **earnings per share** are calculated by dividing the profit for the period attributable to the shareholders by the weighted average number of ordinary shares in circulation during the reporting period. The diluted earnings per share are obtained by adjusting the profit for the period and the number of outstanding shares on the basis of the assumption that convertible instruments will be converted, options or warrants will be exercised or ordinary shares will be issued under certain conditions. Potential ordinary shares will only be included in the calculation if the conversion into ordinary shares would reduce the earnings per share.

in € million	2024	2025
Profit for the period attributable to Deutsche Wohnen shareholders (in € million)	-590.5	1,146.5
Weighted average number of shares	396,934,985	396,934,985
Earnings per share (basic and diluted) in €	**-1.49**	**2.89**

* Not including 3,362,003 treasury shares held by Deutsche Wohnen.

At the end of the reporting period, no diluting financial instruments were in circulation. The basic earnings per share correspond to the diluted earnings per share.

22 Management Board's Proposal for the Appropriation of Profit

Deutsche Wohnen SE closed the 2025 fiscal year with a net profit of € 0.00. After offsetting the net income for the year against the profit carried forward from the previous year in the amount of € 55,169,882.70, the net profit for the 2025 fiscal year amounts to € 55,169,882.70.

The Management Board and the Supervisory Board propose to the Annual General Meeting that, of the profit for the 2025 fiscal year, an amount of € 0.04 per outstanding share, or a total of € 15,877,399.40, be distributed to the shareholders as a dividend, and that the remaining amount be allocated to retained earnings.

Section (D): Assets

23 Intangible Assets

in € million	Concessions, industrial property rights, license and similar rights	Customer relationships	Total
Cost			
As of Jan. 1, 2025	1.1	–	1.1
Additions	0.2	1.3	1.5
Disposals	–	–	–
As of Dec. 31, 2025	1.3	1.3	2.6
Accumulated amortization			
As of Jan. 1, 2025	0.8	–	0.8
Amortization in reporting year	0.2	–	0.2
Disposals	–	–	–
Transfers	–	–	–
As of Dec. 31, 2025	1.0	–	1.0
Carrying amounts			
As of Dec. 31, 2025	0.3	1.3	1.6
Cost			
As of Jan. 1, 2024	1.3	–	1.3
Additions	0.1	–	0.1
Disposals	-0.3	–	-0.3
As of Dec. 31, 2024	1.1	–	1.1
Accumulated amortization			
As of Jan. 1, 2024	0.8	–	0.8
Amortization in reporting year	0.2	–	0.2
Disposals	-0.2	–	-0.2
Transfers	–	–	–
As of Dec. 31, 2024	0.8	–	0.8
Carrying amounts			
As of Dec. 31, 2024	0.3	–	0.3

Accounting Policies

Acquired other intangible assets are stated at amortized cost. **Internally generated other intangible assets** are stated at amortized cost provided that the requirements of IAS 38 for the capitalization of internally generated intangible assets are met. Deutsche Wohnen's miscellaneous other intangible assets have definite useful lives and are amortized on a straight-line basis over their estimated useful lives. Software and licenses are amortized on the basis of a useful life of three years. The customer relationships as part of the multimedia activities in the Value-add segment are amortized over their useful life of 4.5 years.

In accordance with IAS 36 "Impairment of Assets," **other intangible assets** are tested for impairment whenever there is an indication of an impairment. An impairment loss is recognized when an asset's recoverable amount is less than its carrying amount. If the recoverable amount cannot be determined for the individual asset, the impairment test is conducted on the cash generating unit (CGU) to which the asset belongs. Impairment losses are recognized as expenses in the income statement affecting net income.

An impairment loss recognized for prior periods is reversed if there has been a change in the estimates used to determine the asset's (or the CGU's) recoverable amount since the last impairment loss was recognized. The carrying amount of the asset (or the CGU) is increased to the newly estimated recoverable amount. The carrying amount is limited to the amount that would have been determined if no impairment loss had been recognized in prior years for the asset (or the CGU).

Customer Relationships and Similar Values

As part of reorganization measures within the Value-add segment of the Vonovia Group, customer relationships associated with the multimedia activities in Vonovia's Value-add segment were sold to SYNVIA media GmbH at a purchase price of € 1.3 million in line with standard market conditions.

24 Property, Plant and Equipment

in € million	Owner-occupied properties	Technical equipment, plant and machinery*	Other equipment, fixtures, furniture and office equipment*	Total
Cost				
As of Jan. 1, 2025	24.2	204.6	56.4	285.2
Additions	1.1	8.7	4.7	14.5
Capitalized modernization costs	0.6	–	–	0.6
Disposals	-0.2	-6.5	-11.0	-17.7
Transfer from investment properties	4.2	–	–	4.2
Transfer from down payments made	–	–	–	–
Other transfers	–	–	–	–
As of Dec. 31, 2025	29.9	206.8	50.1	286.8
Accumulated depreciation				
As of Jan. 1, 2025	4.9	94.0	35.5	134.4
Depreciation in reporting year	0.4	16.1	4.2	20.7
Impairment	0.4	–	–	0.4
Reversal of impairments	-0.5	–	–	-0.5
Disposals	–	-3.7	-1.7	-5.4
Other transfers	–	–	–	–
As of Dec. 31, 2025	5.2	106.4	38.0	149.6
Carrying amounts				
As of Dec. 31, 2025	24.7	100.4	12.1	137.2
Cost				
As of Jan. 1, 2024	15.7	194.5	55.6	265.8
Additions	1.0	9.9	7.8	18.7
Capitalized modernization costs	0.2	–	–	0.2
Disposals	–	-10.7	-9.1	-19.8
Transfer from investment properties	7.3	–	–	7.3
Transfer from down payments made	–	6.6	–	6.6
Other transfers	–	4.3	2.1	6.4
As of Dec. 31, 2024	24.2	204.6	56.4	285.2
Accumulated depreciation				
As of Jan. 1, 2024	2.0	79.4	32.9	114.3
Depreciation in reporting year	0.4	16.7	5.3	22.4
Impairment	2.7	0.2	–	2.9
Reversal of impairments	-0.2	–	–	-0.2
Disposals	–	-6.9	-3.3	-10.2
Other transfers	–	4.6	0.6	5.2
As of Dec. 31, 2024	4.9	94.0	35.5	134.4
Carrying amounts				
As of Dec. 31, 2024	19.3	110.6	20.9	150.8

* Prior-year adjustment due to the recognition of rights of use within the balance sheet items for property, plant, and equipment in accordance with IFRS 16.

Accounting Policies

Items of property, plant and equipment are carried at amortized cost less accumulated depreciation and are depreciated over their respective estimated useful lives on a straight-line basis. In accordance with IAS 36 "Impairment of Assets," impairment tests are performed whenever there is an indication of an impairment.

Subsequent costs of replacing part of an item of property, plant and equipment are capitalized provided it is probable that future economic benefits associated with the item will flow to Deutsche Wohnen and the cost can be estimated reliably.

The properties used by the company itself are subject to depreciation over a term of 50 years, with fixtures, furniture and office equipment subject to depreciation over a period of 3 to 13 years and technical equipment, plant and machinery over a period of 5 to 20 years.

25 Investment Properties

in € million	
As of Jan. 1, 2025	22,539.7
Additions	1,250.5
Capitalized modernization costs	199.0
Grants received	-1.9
Transfer to property, plant and equipment	-4.1
Transfer from down payments made	362.3
Transfer from real estate inventories	–
Transfer to assets held for sale	-43.3
Transfer from assets held for sale	54.7
Transfer to/from discontinued operations	12.6
Disposals	-17.0
Net income from fair value adjustments of investment properties	163.4
Impairment of investment properties measured at cost	-379.8
Reversal of impairments of investment properties measured at cost	48.3
Revaluation of assets held for sale	3.9
As of Dec. 31, 2025	**24,188.3**
As of Jan. 1, 2024	23,021.5
Additions	163.0
Capitalized modernization costs	138.0
Transfer to property, plant and equipment	-7.2
Transfer from down payments made	197.8
Transfer from real estate inventories	11.4
Transfer to assets held for sale	-345.6
Transfer from assets held for sale	–
Transfer to/from discontinued operations	–
Disposals	-16.8
Net income from fair value adjustments of investment properties	-639.9
Impairment of investment properties measured at cost	-2.0
Reversal of impairments of investment properties measured at cost	7.4
Revaluation of assets held for sale	12.1
As of Dec. 31, 2024	**22,539.7**

Accounting Policies

When Deutsche Wohnen acquires properties, whether through a business combination or as part of a separate transaction, the intended use determines whether such properties are classified as investment properties or as owner-occupied properties.

Investment properties are properties that are held for the purpose of earning rental income or for capital appreciation or both and are not owner-occupied or held for sale in the ordinary course of business. Investment properties include undeveloped land, land and land rights including buildings and land with hereditary building rights of third parties. Investment properties also include right-of-use assets from rented, developed and undeveloped land (hereditary building rights) and from rented residential and commercial properties (interim leasing) within the meaning of IFRS 16 that are classified as investment properties.

Investment properties are initially measured at cost. Related transaction costs, such as fees for legal services or real estate transfer taxes, are included in the initial measurement. If properties are purchased as part of a business combination and if the transaction relates to a "business," then IFRS 3 applies as far as recognition is concerned. Transaction costs are recognized as an expense.

Following initial recognition, investment properties are measured at fair value. Any change therein is recognized as affecting net income in the income statement. If, during the land or project development phase, reliable measurement at fair value is not possible due to the lack of marketability and the lack of comparable transactions, recognition is at acquisition cost. In such cases, the cost model is continued until a reliable measurement can be carried out, but at the latest until the property in question is completed.

Investment properties are transferred to property, plant and equipment when there is a change in use evidenced by the commencement of owner-occupation. The properties' deemed cost for subsequent measurement corresponds to the fair value at the date of reclassification.

The values as of December 31, 2025 include investment properties measured at cost of € 876.9 million (December 31, 2024: € 242.6 million), as their fair value cannot be reliably calculated on a continuing basis. There were additions in the amount of € 813.5 million (2024: € 48.4 million) in the reporting year, disposals of € 0.4 million (2024: € 3.4 million) and reclassifications of € 93.2 million (2024: € 36.7 million). There were also impairment losses recognized on these project developments in the amount of € 379.8 million (2024: € 2.0 million) and reversals of impairment losses of € 48.3 million (2024: € 7.4 million). The impairment losses were reported under depreciation and amortization losses, with the reversal of impairment losses being disclosed under Other operating income.

The total amount reported for investment properties as of December 31, 2025 includes right-of-use assets from recognized hereditary building rights in the amount of € 60.7 million (2024: € 59.7 million). In this respect, we also refer to chapter → **[E39] Leases**.

For the investment properties encumbered with land charges in favor of various lenders, see → **[E37] Non-derivative Financial Liabilities**.

Directly Attributable Operating Expenses

Rental income from investment properties amounted to € 882.0 million during the fiscal year (2024: € 838.0 million). Operating expenses directly relating to these properties amounted to € 120.5 million during the fiscal year (2024: € 110.6 million). These include expenses for maintenance, ancillary costs that cannot be passed on to the tenants, personnel expenses from the caretaker and craftsmen's organizations, and capitalized internal expenses.

Long-Term Leases

Deutsche Wohnen as a lessor has concluded long-term leases on commercial properties. These are non-cancelable leases. The minimum future lease receipts from these leases are due as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025
Total minimum lease payments	**77.7**	**106.8**
Due within the first year	25.0	24.3
Due within the second year	17.6	19.6
Due within the third year	13.7	16.7
Due within the fourth year	11.0	12.6
Due within the fifth year	7.3	7.2
Due after the fifth and the subsequent years	3.1	26.4

Fair Values

Accounting Policies

The **fair values** of the portfolio of residential properties are determined on the basis of the International Valuation Standard Committee's definition of market value. Portfolio premiums and discounts, which can be observed when portfolios are sold in market transactions, are not included. Nor are time restrictions in the marketing of individual properties. Deutsche Wohnen determines fair value in accordance with the requirements of IAS 40 in conjunction with IFRS 13.

Deutsche Wohnen, in principle, measures its portfolio on the basis of the discounted cash flow (DCF) method. Under the DCF methodology, the expected future cash inflows and outflows associated with a property are forecast over a detailed period of ten years and discounted to the date of valuation as the net present value.

The cash inflows in the DCF model mainly comprise expected rental income (current in-place rent, market rents as well as their development) taking vacancy losses into account. The expected rental income is derived for each location from the latest rent indices and rent tables (including Value AG, IVD) as well as from studies on spatial prosperity (Federal Institute for Research on Building, Urban Affairs and Spatial Development [BBSR], Prognos, Value AG, the Federal Statistical Office of Germany, etc.).

On the cash outflow side, maintenance expenses and administrative costs are taken into account. These are taken into account in accordance with the II. Berechnungsverordnung. The II. Berechnungsverordnung (BV) is the German Regulation on Calculations for Residential Buildings in accordance with the Second Housing Construction Law, which stipulates how economic viability calculations for homes are to be performed. Further cash outflows are, for example, ground rents, non-allocable ancillary costs and rent losses. All cash outflows are adjusted for inflation in the reporting period. Modernization measures carried out in the housing stocks are factored in by decreasing the current maintenance expenses and adjusting market rents.

On this basis, the forecast cash flows are calculated on an annual basis and discounted to the date of valuation as the net present value. Furthermore, the terminal value of the property at the end of the ten-year period is determined using the expected stabilized net operating income and again discounted to the date of valuation as the net present value. The discount rate applied reflects the market situation, location, type of property, special property features (e.g., hereditary building rights, rent restrictions), the yield expectations of a potential investor and the risk associated with the forecast future cash flows of the property. The present value calculated in this way is reconciled to the market value by deducting standard market transaction costs, such as real estate transfer taxes, agent and notary costs.

The commercial properties in the portfolio are mainly small commercial units for the supply of the local residential environment. Different cost approaches are used to those for residential properties, and discount rates were adjusted to reflect the market specifics. The valuation is, in principle, performed on the basis of homogeneous valuation units. These meet the criteria of economically cohesive and comparable land and buildings. They include:

> Geographical location (identity of the microlocation and geographical proximity)
> Comparable types of use, building class, construction year class and condition of property
> Same property features such as rent restrictions, hereditary building rights and full or part ownership

The Deutsche Wohnen portfolio also contains project developments, existing areas with construction potential and land areas with hereditary building rights granted, as well as nursing care facilities. Project developments for subsequent management within its own portfolio are measured using the cost approach until the construction work is complete – subject to a review of the values applied if triggering events occur. Once the construction work is complete, measurement is at fair value using the DCF procedure described above. Hereditary building rights granted are valued in the same way as the property portfolio using a DCF method. The input parameters here are the duration and amount of ground rent and the value of the land. The right-of-use assets from leasehold contracts are recognized at their fair value. The fair value of the leasehold contracts corresponds to the present value of the standard market leasehold fee payments up until the end of the term of the hereditary building right in question. These are calculated based on the current amount of the ground rent. In order to calculate the present value, the leasehold fee payments are discounted using a property-specific interest rate. Deutsche Wohnen determines the fair values of its real estate portfolio in its in-house valuation department on the basis of the methodology described above.

Over and above the internal valuation, the Deutsche Wohnen real estate portfolio was also valued by the independent appraiser CBRE GmbH. The market value resulting from the external report was consistent with the internal valuation result.

The fair value for the nursing care properties was calculated by the independent expert W&P Immobilienberatung GmbH.

The contractually fixed remuneration for the valuation report is not linked to the valuation results.

The real estate portfolio of Deutsche Wohnen is to be found in the items investment properties, property, plant and equipment (owner-occupied properties), real estate inventories, contract assets and assets held for sale. The fair value of the portfolio comprising residential buildings, commercial properties, garages and parking spaces, project developments and undeveloped land, hereditary building rights granted and nursing care facilities was € 24.981,5 million as of December 31, 2025 (December 31, 2024: € 23.971,9 million). This corresponds to a net initial yield for the real estate portfolio of 2.7% (December 31, 2024: 2.6%), an in-place-rent multiplier of 26.0 (December 31, 2024: 26.2) and a fair value per m² of € 2,601 (December 31, 2024: € 2,539). The inflation rate applied to the valuation procedure comes to 2.0% (December 31, 2024: 2.0%). Net income from the valuation of investment properties amounted to € 163.4 million in the 2025 fiscal year (2024: € -639.9 million). We report the net rents excluding ancillary expenses, as well as other key indicators relevant to the valuation of our portfolio in the Portfolio Structure section of the management report, broken down by regional market.

The material valuation parameters for the investment properties (Level 3) in the residential real estate portfolio are as follows as of December 31, 2025, broken down by regional markets:

Regional market	Valuation results* Fair value (in € million)	thereof investment properties (in € million)	thereof other asset classes (in € million)
Dec. 31, 2025			
Berlin	17,079.1	17,053.4	25.6
Rhine Main Area	1,534.7	1,509.7	25.0
Dresden	1,139.8	1,135.6	4.2
Leipzig	1,051.8	1,051.0	0.8
Rhineland	690.5	690.4	0.1
Hanover	655.6	655.4	0.2
Munich	420.1	420.0	0.1
Other strategic locations	299.3	298.9	0.4
Total strategic locations	**22,870.8**	**22,814.4**	**56.4**
Non-strategic locations**	437.8	425.9	11.9
Total	**23,308.6**	**23,240.3**	**68.3**

* Fair value of the developed land excl. development, undeveloped land, inheritable building rights granted and other; € 925.9 million of this amount relates to investment properties. The investment properties balance sheet item also includes the present value in connection with payments for right-of-use assets in the amount of € 22.1 million

** Fair Value including nursing care properties in the amount of € 296.5 million

Regional market	Valuation results* Fair value (in € million)	thereof investment properties (in € million)	thereof other asset classes (in € million)
Dec. 31, 2024			
Berlin	16,711.8	16,675.7	36.1
Rhine Main Area	1,601.1	1,497.1	104.0
Dresden	1,057.9	1,018.1	39.8
Leipzig	862.1	861.7	0.3
Rhineland	663.0	663.0	0.1
Hanover	631.7	631.6	0.1
Munich	199.8	199.7	0.1
Other strategic locations	257.9	257.5	0.4
Total strategic locations	**21,985.4**	**21,804.4**	**180.9**
Non-strategic locations	390.4	367.4	23.0
Total**	**22,375.7**	**22,171.8**	**203.9**

* Fair value of the developed land excl. development and nursing care properties (discontinued operations), portfolio inheritable building rights granted and other; € 348.4 million of this amount relates to investment properties. The investment properties balance sheet item also includes the present value in connection with payments for right-of-use assets in the amount of € 19.5 million

** Fair Value including nursing care properties in the amount of € 287.2 million

	Valuation parameters for investment properties (Level 3)						
	Management costs residential (€ per residential unit p. a.)	Maintenance costs total residential (€/m² p. a.)	Market rent residential (€/m² per month)	Market rent increase residential	Stabilized vacancy rate residential	Discount rate total	Capitalized interest rate total
	327	17.68	9.50	2.1%	0.5%	4.9%	3.0%
	347	18.55	11.56	2.2%	1.5%	5.5%	3.5%
	325	17.40	8.35	2.0%	2.0%	5.1%	3.3%
	339	17.22	8.36	2.1%	2.0%	5.1%	3.3%
	344	18.95	10.70	2.0%	1.6%	5.1%	3.3%
	331	17.63	8.43	2.0%	2.2%	5.6%	3.9%
	322	16.73	15.94	2.2%	0.5%	5.5%	3.6%
	314	17.85	6.61	1.6%	5.0%	5.0%	3.8%
	329	**17.73**	**9.46**	**2.1%**	**0.9%**	**5.0%**	**3.1%**
	340	18.18	8.32	1.7%	4.6%	6.9%	5.4%
	329	**17.73**	**9.45**	**2.1%**	**1.0%**	**5.0%**	**3.1%**

	Valuation parameters for investment properties (Level 3)						
	Management costs residential (€ per residential unit p. a.)	Maintenance costs total residential (€/m² p. a.)	Market rent residential (€/m² per month)	Market rent increase residential	Stabilized vacancy rate residential	Discount rate total	Capitalized interest rate total
	321	17.49	9.25	2.3%	0.5%	5.1%	3.0%
	341	18.40	11.10	2.2%	1.8%	5.5%	3.5%
	319	17.40	7.78	2.0%	1.6%	5.1%	3.3%
	333	17.50	7.68	2.0%	2.4%	4.9%	3.2%
	338	18.97	10.41	2.1%	1.7%	5.2%	3.4%
	325	17.48	8.12	2.0%	1.9%	5.6%	4.0%
	315	18.69	13.36	2.3%	0.6%	5.7%	3.5%
	305	17.26	6.40	1.6%	5.0%	5.0%	3.9%
	323	**17.58**	**9.15**	**2.2%**	**0.9%**	**5.1%**	**3.1%**
	341	18.03	7.34	1.7%	3.3%	7.3%	5.7%
	323	**17.59**	**9.14**	**2.2%**	**1.0%**	**5.1%**	**3.1%**

Sensitivity Analyses

The sensitivity analyses performed on Deutsche Wohnen's real estate portfolio show the impact of value drivers dependent upon market developments. Those influenced in particular are the market rents and their development, the amount of recognized administrative and maintenance expenses, cost increases, the vacancy rate and interest rates. The effect of possible fluctuations in these parameters is shown separately for each parameter according to regional market in the following.

Interactions between the parameters are possible but cannot be quantified owing to the complexity of the interrelationships. The vacancy and market rent parameters, for example, can influence each other. If rising demand for housing is not met by adequate supply developments, then this can result in lower vacancy rates and, at the same time, rising market rents. If, however, the rising demand is compensated for by a high vacancy reserve in the location in question, then the market rent level does not necessarily change.

	Change in value as a % under varying parameters		
	Management costs residential	Maintenance costs residential	Cost increase/inflation
Regional market	-10%/10%	-10%/10%	-0.5%/+0.5% points
Dec. 31, 2025			
Berlin	0.6/-0.6	1.9/-1.9	4.8/-4.9
Rhine Main Area	0.5/-0.5	1.5/-1.5	3.1/-3.3
Dresden	0.7/-0.7	2.1/-2.1	4.8/-4.8
Leipzig	0.6/-0.6	2.1/-2.1	4.7/-4.8
Rhineland	0.6/-0.6	1.7/-1.7	3.8/-3.9
Hanover	0.8/-0.8	2.3/-2.3	4.8/-4.9
Munich	0.3/-0.3	0.8/-0.8	1.7/-1.8
Other strategic locations	1.2/-1.2	3.9/-4.0	7.9/-7.7
Total strategic locations	**0.6/-0.6**	**1.9/-1.9**	**4.7/-4.8**
Non-strategic locations	0.6/-0.6	1.8/-1.8	3.2/-3.3
Deutsche Wohnen total*	**0.6/-0.6**	**1.9/-1.9**	**4.7/-4.8**

* Care facilities are not included in this overview.

	Change in value as a % under varying parameters		
	Management costs residential	Maintenance costs residential	Cost increase/inflation
Regional market	-10%/10%	-10%/10%	-0.5%/+0.5% points
Dec. 31, 2024			
Berlin	0.6/-0.6	1.9/-1.9	4.7/-4.8
Rhine Main Area	0.5/-0.5	1.5/-1.6	3.2/-3.3
Dresden	0.7/-0.7	2.3/-2.3	5.1/-5.1
Leipzig	0.8/-0.8	2.5/-2.5	5.7/-5.7
Rhineland	0.6/-0.6	1.8/-1.8	3.7/-3.9
Hanover	0.8/-0.8	2.4/-2.4	4.8/-4.9
Munich	0.4/-0.4	1.3/-1.3	2.7/-2.8
Other strategic locations	1.3/-1.3	4.1/-4.2	8.0/-7.9
Total strategic locations	**0.6/-0.6**	**1.9/-1.9**	**4.6/-4.7**
Non-strategic locations	0.5/-0.5	1.6/-1.6	2.5/-2.6
Total*	**0.6/-0.6**	**1.9/-1.9**	**4.6/-4.7**

* Care facilities are not included in this overview.

Changes in the demand for housing can also impact the risk associated with the expected cash flows, which is then reflected in adjusted discounting and capitalized interest rates. The effects do not, however, necessarily have to have a favorable impact on each other, for example, if the changes in the demand for residential real estate are overshadowed by macroeconomic developments. In addition, factors other than demand can have an impact on these parameters. Examples include changes in the portfolio, in seller and buyer behavior, political decisions and developments on the capital market.

The table below shows the percentage impact on values in the event of a change in the valuation parameters. The absolute impact on values is calculated by multiplying the percentage impact by the fair value of the investment properties.

	Change in value as a % under varying parameters			
	Market rent residential	Market rent increase residential	Stabilized vacancy rate residential	Discounting and capitalized interest rates total
	-2%/+2%	-0.2%/+0.2% points	-1%/+1% points	-0.25%/+0.25% points
	-2.5/2.4	-8.2/9.6	0.7/-1.8	9.6/-8.1
	-2.4/2.4	-6.7/7.8	1.1/-1.6	8.1/-7.0
	-2.3/2.3	-7.0/8.1	1.8/-1.8	8.5/-7.2
	-2.3/2.4	-7.0/8.2	1.8/-1.8	8.5/-7.2
	-2.5/2.4	-7.2/8.3	1.7/-1.7	8.6/-7.4
	-2.7/2.6	-7.1/8.1	2.0/-2.0	7.7/-6.7
	-1.9/1.9	-5.3/6.0	0.5/-1.2	8.0/-6.9
	-3.1/2.9	-7.8/9.0	2.5/-2.7	7.3/-6.5
	-2.5/2.4	**-7.9/9.2**	**0.9/-1.8**	**9.2/-7.8**
	-1.8/1.8	-4.2/4.7	1.4/-1.4	5.5/-4.9
	-2.5/2.4	**-7.9/9.2**	**0.9/-1.8**	**9.2/-7.8**

	Change in value as a % under varying parameters			
	Market rent residential	Market rent increase residential	Stabilized vacancy rate residential	Discounting and capitalized interest rates total
	-2%/+2%	-0.2%/+0.2% points	-1%/+1% points	-0.25%/+0.25% points
	-2.4/2.3	-8.1/9.5	0.7/-1.8	9.5/-8.0
	-2.3/2.3	-6.6/7.6	1.2/-1.6	8.0/-6.9
	-2.4/2.4	-7.2/8.3	1.8/-1.8	8.4/-7.3
	-2.5/2.4	-7.5/8.8	1.9/-1.9	8.7/-7.5
	-2.5/2.4	-7.1/8.1	1.6/-1.7	8.3/-7.2
	-2.6/2.5	-6.9/7.9	2.0/-2.0	7.5/-6.6
	-2.3/2.3	-6.7/7.7	0.7/-1.5	8.3/-7.1
	-3.1/3.0	-7.9/9.0	2.6/-2.7	7.2/-6.4
	-2.4/2.3	**-7.8/9.1**	**0.9/-1.8**	**9.1/-7.8**
	-1.4/1.3	-2.9/3.2	1.1/-1.1	5.0/-4.5
	-2.4/2.3	**-7.8/9.1**	**0.9/-1.8**	**9.1/-7.8**

26 Financial Assets

in € million	Dec. 31, 2024 non-current	Dec. 31, 2024 current	Dec. 31, 2025 non-current	Dec. 31, 2025 current
Loans to associated companies	0.1	521.9	1.3	92.8
Other investments	36.0	–	29.7	–
Derivatives	24.1	1.0	16.7	0.6
Receivables from finance leases	19.9	3.6	20.7	3.1
Other non-current loans	0.6	–	0.5	–
Loans to related companies	–	–	–	–
	80.7	**526.5**	**68.9**	**96.5**

Accounting Policies

Financial assets are recognized in the balance sheet when Deutsche Wohnen becomes a contracting party of the financial instrument. A financial asset is derecognized when the contractual rights to the cash flows from a financial asset expire, or the financial asset is transferred and Deutsche Wohnen neither retains control nor retains material risks and rewards associated with ownership of the financial asset.

In accordance with IFRS 9, the **classification of financial assets** takes into account both the business model in which financial assets are held and the characteristics of the cash flows of the assets in question. These criteria determine whether the assets are measured at amortized cost using the effective interest method or at fair value.

With regard to the business model criterion, all financial investments at Deutsche Wohnen are to be assigned to the "hold to collect" model pursuant to IFRS 9.4.1.2(a). Equity instruments held are measured at fair value through profit and loss.

The carrying amount of financial assets corresponds to maximum risk of loss as of the reporting date.

The loans to associates and joint ventures relate primarily to loan receivables from the QUARTERBACK Immobilien Group with a nominal value of € 108.6 million at the end of the year (December 31, 2024: € 836.1 million) that are recognized in the amount of € 18.7 million (December 31, 2024: € 476.8 million) after taking account of the expected credit loss. These loans are classified as current in full. The loans were granted in line with standard market conditions.

In the reporting year, Deutsche Wohnen concluded purchase agreements with QUARTERBACK Immobilien AG both for the acquisition of land to build on and for the selective acquisition of property management units. Loan receivables were offset as a component of the purchase price in the context of these transactions when they were closed in the 2025 fiscal year. The drop in loan receivables as of December 31, 2025 is due, first of all, to the offsetting of loan receivables as part of the acquisition of land to build on and property management units from the QUARTERBACK Immobilien Group in the amount of € 417.2 million (2024: € - million). Second, impaired receivables with a nominal volume of € 258.3 million (2024: € - million) were sold for one euro to the QUARTERBACK Immobilien Group. In addition, impaired receivables with a nominal volume of € 52.0 million (2024: € - million) were transferred to the capital reserves of QUARTERBACK Immobilien AG.

The value of the receivables outstanding after the transactions were closed had to be reassessed. This resulted in a corresponding impairment loss of € 48.5 million (2024: € 319.9 million) being recognized in the 2025 fiscal year. As of December 31, 2025, the impairment losses on the nominal loan amounts still outstanding amount to € 90.0 million (December 31, 2024: € 340.0 million).

As part of a review of the recoverability of the loan to QUARTERBACK New Energy Holding GmbH with a nominal value of € 90.0 million at the end of the year (December 31, 2024: € 90.0 million), no further need for impairment was identified (2024: € 45.0 million).

In addition, within the loans to associates and joint ventures relate, loan receivables are recognized in the amount of € 27.8 million (December 31, 2024: € - million), for which no impairments were identified in the 2025 fiscal year (2024: € - million).

The other investments include shares in the QUARTERBACK Immobilien Group in the amount of € 14.3 million (December 31, 2024: € 29.4 million). The year-over-year drop is due primarily to the acquisition of additional shares in seven companies. These companies have now been fully consolidated as of December 31, 2025 as part of the scope of consolidation.

Non-current derivatives include positive market values of € 16.7 million (December 31, 2024: € 24.1 million) from other interest rate derivatives.

Receivables from finance leases amounted to € 23.8 million as of the balance sheet date (December 31, 2024: € 23.5 million) and result from the leasing of broadband cable networks (coax networks).

With effect from January 1, 2025, Deutsche Wohnen leased further coax broadband networks under long-term agreements, recognizing receivables from leases and revenue of € 3.5 million. The resulting proceeds amounted to € 1.0 million in the 2025 reporting year. The interest cost of the receivables from leases resulted in interest income of € 1.3 million being realized in the reporting year (2024: € 0.4 million). Revenue of € 2.5 million (2024: € 1.8 million) was also collected as part of variable revenue-sharing arrangements in the 2025 fiscal year.

The debt maturity profile of the receivables is as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025
Nominal value of outstanding lease payments	26.9	29.6
thereof due within 1 year	4.3	4.2
thereof due between 1 and 2 years	3.2	3.8
thereof due between 2 and 3 years	3.0	3.6
thereof due between 3 and 4 years	2.9	3.6
thereof due between 4 and 5 years	2.9	3.6
thereof due after more than 5 years	10.6	10.7
plus unguaranteed residual values	–	–
less unrealized financial income	-3.4	-5.8
Present value of outstanding lease payments	**23.5**	**23.8**

27 Financial Assets Accounted for Using the Equity Method

As of the reporting date, Deutsche Wohnen held interests in 15 joint ventures and seven associates (December 31, 2024: 16 joint ventures and seven associates).

Mosaik Funds

In August 2024, Deutsche Wohnen sold seven development projects for € 272.9 million to a fund launched by HIH Invest, Projekt Mosaik GmbH & Co. KG. A transfer of six properties with a purchase price of € 166.6 million had been made by December 31, 2024. A further four properties with a purchase price of € 106.4 million were transferred in 2025.

Deutsche Wohnen has a 26.7% stake in Projekt Mosaik GmbH & Co. KG. Interim profits from the disposal of real estate inventories in the amount of € 0.2 million (2024: € 0.4 million) were deducted from the consolidated results as part of the sale.

In the 2025 fiscal year, the fund contributed € -8.0 million (2024: € 0.0 million) to Deutsche Wohnen's consolidated results.

The table below provides financial information for Projekt Mosaik GmbH & Co. KG:

in € million	Dec. 31, 2024* Projekt Mosaik GmbH & Co. KG	Dec. 31, 2025 Projekt Mosaik GmbH & Co. KG
Non-current assets	341.3	435.5
Total current assets	239.4	141.5
Non-current liabilities	174.9	261.9
Current liabilities	194.7	62.2
Equity (100%)	211.1	252.9
Group share in %	26.7%	26.7%
Group share of net assets	58.8	67.6
Group adjustments	-0.5	-0.2
Carrying amount of share in joint venture	58.3	67.4
Interest income	0.4	2.0
Other operating expenses	-0.1	-5.6
Interest expenses	0.0	-6.6
Total gain and comprehensive income for the fiscal year (100%)	**-8.5**	**-14.5**

* Previous year's presentation was adjusted.

QUARTERBACK Group

Deutsche Wohnen also holds 40% of the non-listed QUARTERBACK Immobilien AG whose registered office is situated in Leipzig. QUARTERBACK Immobilien AG is a project developer with operations throughout Germany focusing on the central German region. The investment strengthens the Deutsche Wohnen Group's development business.

Deutsche Wohnen also still holds 40% of QUARTERBACK New Energy Holding GmbH, which was hived off from the QUARTERBACK Immobilien AG group structure back in 2024, and has been continuing the New Energy business area ever since.

Deutsche Wohnen also holds interests in eleven (December 31, 2024: eleven) non-listed financial investments of QUARTERBACK Immobilien AG, with equity interests of between 44% and 50% (QUARTERBACK property companies), that were classified as joint ventures.

The 40% stake in the non-listed QUARTERBACK Immobilien AG (QBI), QBI's eleven non-listed financial investments, in which Deutsche Wohnen holds stakes ranging between 44% and 50%, and the 40% stake in the non-listed QUARTERBACK New Energy Holding GmbH were adjusted based on the financial information as of December 31, 2025 that was available on the preparation cut-off date.

in € million	Dec. 31, 2024 QUARTER-BACK Immobilien AG	Dec. 31, 2025 QUARTERBACK Immobilien AG	Dec. 31, 2024 QUARTER-BACK New Energy Holding GmbH	Dec. 31, 2025 QUARTERBACK New Energy Holding GmbH	Dec. 31, 2024 QUARTER-BACK-Objektge-sellschaften	Dec. 31, 2025 QUARTERBACK-Objektge-sellschaften
Non-current assets	235.1	142.2	70.0	70.5	20.8	16.3
Current assets						
Cash and cash equivalents	86.2	37.5	7.3	11.1	9.4	11.0
Other current assets	1,855.3	640.7	139.0	190.0	660.9	204.4
Total current assets	1,941.5	678.2	146.3	201.1	670.3	215.4
Non-current liabilities	371.1	109.5	69.7	23.5	102.5	2.3
Current liabilities	1,746.6	450.7	146.5	269.9	462.8	237.0
Non-controlling interests	36.0	25.8	–	-1.3	9.8	4.8
Equity	**22.9**	**234.4**	**0.1**	**-20.5**	**116.0**	**-12.4**
Group share in %	40%	40%	40%	40%	44% to 50%	44% to 50%
Group share of net assets	9.2	93.8	0.0	-8.2	52.8	-6.9
Group adjustments	-9.2	-93.8	0.0	8.2	4.1	20.5
Carrying amount of share in joint venture	**0.0**	**0.0**	**0.0**	**0.0**	**56.9**	**13.6**
Revenues	493.2	902.1	2.3	28.5	76.2	237.5
Change in inventories	-56.1	-571.9	70.0	36.3	-9.2	-198.9
Interest income	5.7	5.4	0.1	0.1	5.7	5.5
Depreciation, amortization and impairment	-5.6	-6.5	-0.5	-1.1	-0.1	-0.1
Interest expenses	-121.1	-53.5	-8.2	-21.7	-32.5	-20.5
Income taxes	4.5	-63.6	-1.1	-2.0	5.1	-19.9
Profit from continuing operations (100%) and total comprehensive income for the fiscal year	**-154.6**	**155.6**	**-10.6**	**-20.4**	**-56.3**	**-52.5**

The at-equity adjustment of the investments in the QUARTERBACK Group results in a negative result of € -20.9 million as of December 31, 2025 (2024: € -49.3 million). The part of the loss for the reporting period that was not recognized comes to € 88.4 million (2024: € 8.0 million). The cumulative amount of losses not recognized comes to € 110.3 million on the reporting date (2024: € 21.9 million).

As part of the acquisition of land to build on, apartments and commercial units from the QUARTERBACK Immobilien Group, accounting for a volume of around € 0.4 billion, were transferred to Deutsche Wohnen's portfolio in the 2025 fiscal year. The acquisition of land to build on with a volume of around € 1.1 billion was also completed in the 2025 fiscal year.

In the course of the transaction, loan receivables from the QUARTERBACK Immobilien Group in the amount of € 417.2 million (2024: € - million) were offset. Furthermore, impaired receivables with a nominal volume of € 258.3 million (2024: € - million) were sold for one euro to the QUARTERBACK Immobilien Group. In addition, impaired receivables with a nominal volume of € 52.0 million (2024: € - million) were transferred to the capital reserves of QUARTERBACK Immobilien AG.

Other Investments Accounted For Using the Equity Method

In addition to these investments, Deutsche Wohnen also holds interests in eight (December 31, 2024: nine) other entities that are accounted for using the equity method and are currently of minor importance; quoted market prices are not available. The interests were adjusted for these entities provided that corresponding financial information was available.

The following table shows, in aggregated form, the carrying amount and the share of profit and other comprehensive income of these companies:

in € million	Dec. 31, 2024	Dec. 31, 2025
Carrying amount of shares in companies accounted for using the equity method	16.1	17.3
Group share of net income of non-material companies accounted for using the equity method	10% to 50%	10% to 50%
Pro rata total comprehensive income	**-8.0**	**1.3**

With regard to the other eight entities, Deutsche Wohnen has no significant financial obligations or guarantees with respect to joint ventures and associates.

28 Other Assets

	Dec. 31, 2024		Dec. 31, 2025	
in € million	non-current	current	non-current	current
Advance payments for real estate projects	240.8	268.0	5.7	60.2
Receivables from insurance claims	0.3	27.8	0.2	27.1
Contract assets relating to development	–	–	–	0.3
Work in progress relating to ancillary costs bills	–	1.4	–	1.0
Miscellaneous other assets	9.7	93.7	–	103.6
	250.8	**390.9**	**5.9**	**192.2**

The advance payments made for real estate projects include ongoing project developments by third parties (forward deals) in which the purchase price is paid in installments during the project development phase.

Impairment losses on advance payments for real estate projects in the amount of € 3.2 million (December 31, 2024: € - million) were taken into account in the reporting period.

Miscellaneous other assets include the entitlement to the additional purchase price payment as part of the ongoing judicial review proceedings in connection with the control agreement concluded in 2014 between Deutsche Wohnen SE and GSW Immobilien AG in the amount of € 71.6 million (December 31, 2024: € 69.7 million).

29 Income Tax Receivables

The income tax receivables disclosed relate to corporate income tax and trade tax receivables for the current fiscal year and prior years as well as capital gains tax.

30 Trade Receivables

The trade receivables break down as follows:

in € million	Impaired: Gross amount	Impaired: Impairment losses	Neither impaired nor past due at the end of the reporting period	Not impaired – Overdue in the following time bands as of the reporting date: less than 30 days	between 30 and 90 days	between 91 and 180 days	between 181 and 360 days	more than 360 days	Carrying amount: Corresponds to maximum risk of loss*
Receivables from the sale of investment properties	–	–	98.5	0.9	–	0.6	0.1	–	100.1
Receivables from the sale of real estate inventories	–	–	15.1	–	–	–	–	–	15.1
Receivables from property letting	28.1	-12.5	–	–	–	–	–	–	15.6
Receivables from other supplies and services	–	–	3.4	0.7	0.2	0.1	0.3	0.2	4.9
Receivables from affiliated companies	–	–	32.1	–	–	–	–	–	32.1
As of Dec. 31, 2025	**28.1**	**-12.5**	**149.1**	**1.6**	**0.2**	**0.7**	**0.4**	**0.2**	**167.8**
Receivables from the sale of investment properties	–	–	2.2	0.6	–	–	–	–	2.8
Receivables from the sale of real estate inventories	–	–	159.3	–	–	–	–	–	159.3
Receivables from property letting	36.1	-13.5	–	–	–	–	–	–	22.6
Receivables from other supplies and services	–	–	2.9	–	0.1	0.2	–	0.1	3.3
Receivables from affiliated companies	–	–	12.6	–	–	–	–	–	12.6
As of Dec. 31, 2024	**36.1**	**-13.5**	**177.0**	**0.6**	**0.1**	**0.2**	**–**	**0.1**	**200.6**

* The maximum default risk on the receivables from the sale of properties is limited to the margin and the transaction unwinding costs, as the title to the properties remains with Deutsche Wohnen as security until receipt of payment.

Accounting Policies

Impairment losses on financial assets are determined based on the expected credit loss model. The guiding principle of the model is to reflect the general pattern of deterioration or improvement in the credit quality of financial instruments, taking losses that are already expected into account.

The IFRS 9 approach includes the following measurement levels:

> Level 1: Twelve-month expected credit losses (ECLs), which applies to all items (from initial recognition) as long as there is no significant deterioration in credit quality.
> Level 2: Lifetime ECLs (homogeneous debtor portfolios), which applies when a significant increase in credit risk has occurred on an individual or a collective basis of financial instruments.
> Level 3: Lifetime ECLs (based on an individual assessment): If an individual assessment of assets produces objective indications of a need for impairment, then an assessment of the entire maturity of the financial instrument is decisive.

The simplified impairment approach is used with regard to **trade receivables** (e. g., rent receivables, receivables from ancillary costs, receivables from the sale of properties) and for **contract assets** pursuant to IFRS 15. This means that there is no need to track the changes in credit risk. Instead, Deutsche Wohnen has to set up loan loss provisions in the amount of the lifetime expected credit losses both at the time of initial recognition and on each following reporting date.

The carrying amounts of current trade receivables correspond to their fair values.

Receivables from the sale of properties arise on economic transfer of ownership. The due date of the receivable may, however, depend on the fulfillment of contractual obligations. Some purchase contracts provide for the purchase price to be deposited in an escrow account. Impairment losses for doubtful debts are recorded up to the amount of the posted proceeds from sales.

Deutsche Wohnen's receivables from property letting generally arise at the beginning of the month, are of a short-term nature and result from claims in relation to tenants relating to operating business activities. Due to the (subsequent) measurement at amortized cost, an impairment test has to be performed. The receivables fall under the scope of the calculation of expected credit losses.

In accordance with the general provisions set out in IFRS 9, expected credit losses are to be recognized using the simplified approach for current trade receivables without any significant financing component.

Deutsche Wohnen uses a credit loss matrix when calculating expected credit losses for trade receivables. The matrix is based on historical default rates and takes current expectations into account. The matrix can be used to calculate the expected credit losses for various homogeneous portfolios.

In order to create portfolios for the purpose of assessing the probability of default, the individual clusters of receivables need to have homogeneous credit risk characteristics. As far as receivables from its operating business activities are concerned, i.e., the letting of rental properties, Deutsche Wohnen makes a distinction between receivables from existing tenants and receivables from former tenants. Both portfolios include current receivables that are exposed to a low level of volatility, as the company's core operating business is hardly exposed to any major fluctuations.

Impairment losses on trade receivables developed as follows:

in € million	
Impairment losses as of Jan. 1, 2025	13.5
Addition	5.9
Utilization	-6.4
Reversal	-0.5
Impairment losses as of Dec. 31, 2025	**12.5**
Impairment losses as of Jan. 1, 2024	15.5
Addition	7.4
Utilization	-9.1
Reversal	-0.3
Impairment losses as of Dec. 31, 2024	**13.5**

In principle, all impaired trade receivables are due and payable. As regards the trade receivables that are neither impaired nor past due, there was no indication on the reporting date that the debtors would not meet their payment obligations.

For contracts with customers who are assigned to Deutsche Wohnen's development business, the payment terms pursuant to Section 3 (2) of the Real Estate Agent and Commercial Contractor Regulation (MaBV) generally apply in Germany. Customers also have a contractual obligation to present a financing commitment issued by a credit institution for the entire purchase price. Otherwise, Deutsche Wohnen is entitled to withdraw from the agreement. Due to the structure of the standard payment terms in the development business, no separate impairment losses are taken into account on corresponding receivables from customer contracts.

Calculation Method for Receivables from Former Tenants

The calculation of the probability of default is based on the results of an analysis of the historical probability of default. Cash flows relating to outstanding receivables were analyzed and an average amount of incoming payments was calculated on a monthly basis. Ultimately, Deutsche Wohnen has been able to collect approx. 5% of the average receivables over the last few years. The risk provisions recognized on receivables from former tenants therefore correspond to 95%.

The loss given default comprises the following:

The receivables of former tenants that are being analyzed (amount of the receivable at the time of default) are corrected to reflect retained deposits that serve as security for Deutsche Wohnen. This is already taken into account as part of the calculation method used for the probability of default.

The average receivables taken as a basis do not include receivables subject to specific valuation allowances that were written off in full.

Receivables from Existing Tenants

When it comes to determining the probability of default with regard to receivables associated with ongoing lease agreements, Deutsche Wohnen analyzes those receivables that have actually been derecognized over the last few years.

The following table shows the expenses for the full derecognition of receivables as well as income from the receipt of derecognized receivables:

in € million	2024	2025
Expenses for the derecognition of receivables	0.9	9.9
Income from the receipt of derecognized receivables	3.5	2.0

31 Cash and Cash Equivalents

Accounting Policies

Cash and cash equivalents include cash on hand, checks and deposits at banking institutions as well as marketable securities with an original term of up to three months.

Cash and cash equivalents are measured using the general impairment approach in accordance with IFRS 9.

Cash and cash equivalents include cash on hand, checks and deposits at banking institutions totaling € 442.2 million (December 31, 2024: € 388.6 million).

€ 0.0 million (December 31, 2024: € 2.0 million) of the bank balances are restricted with regard to their use.

32 Real Estate Inventories

Accounting Policies

Properties from the sales-related development business and land and buildings intended for sale are reported within real estate inventories. The **sales-related development business** refers to subsidized or independently financed condominiums that are under construction or have already been completed. These properties are not held with the aim of generating rental income or achieving increases in value within the meaning of IAS 40, but rather are developed and constructed to be sold at a later date. These development projects are recognized depending on whether there is a customer contract for the residential units that are intended for sale. If this is not the case, the valuation is performed, due to the intention to sell according to IAS 2 at amortized cost or at net realizable value, whichever is lower, with a corresponding disclosure under real estate inventories.

As inventories are current assets, they are not subject to depreciation. IAS 36 is not applicable either, as the assets recognized in accordance with IAS 2 are explicitly excluded from its scope of application. Instead, the strict lower-of-cost-or-market principle applies, meaning that checks are to be performed at regular intervals, or in the event of corresponding indications, to determine whether the net realizable value has fallen below the amortized cost. Any impairment losses are recognized in the cost of materials due to the short-term nature of inventories.

Cost is calculated for each project development on the basis of an individual project cost estimate that includes the planned costs, and the actual costs incurred, at the level of the individual trades.

The net realizable values are determined on the basis of a sales estimate of the sale prices likely to be achieved per square meter. Undeveloped land is generally valued on the basis of standard land values using an indirect comparative value method.

Recognized real estate inventories in the amount of € 745.5 million (December 31, 2024: € 641.7 million) mainly concern development projects. These are projects to construct residential units planned for sale that are currently being built or that have been completed but have not yet been sold.

33 Assets and Liabilities Held for Sale, and Discontinued Operations

Accounting Policies

Assets held for sale include those non-current assets that can, and are extremely likely to be, sold at standard conditions in their current state. A sale is deemed to be highly probable if there is a commitment to a plan to sell the asset, an active program to locate a buyer and complete the plan has been initiated, the asset is being actively marketed for sale at a reasonable price, and a sale is expected to be completed within one year of the date on which the asset is classified as held for sale.

This item not only includes individual non-current assets that are to be sold, but also groups of assets (disposal groups). Discontinued operations are reported separately as an item in their own right. In cases involving disposal groups and discontinued operations, all liabilities to be sold together with the corresponding assets as part of one and the same transaction are also reclassified to the items "Liabilities in connection with assets held for sale" or "Liabilities of discontinued operations."

Deutsche Wohnen accounts for investment properties as **assets held for sale** when notarized purchase contracts have been signed or a declaration of intent to purchase, or at least an exclusivity agreement, has been signed by both parties as of the reporting date but transfer of title will, under the contract, not take place until the subsequent reporting period. Investment properties held for sale are recognized at the contractually agreed sales price. If there is a **disposal group**, it is recognized at fair value less costs to sell, if the latter is lower than the net carrying amount of the disposal group.A **discontinued operation** refers to a scenario in which a separate major line of business or a geographical area of operations is classed as held for sale, or if a business activity is part of a single coordinated plan for such a sale. A line of business has to be distinct from the other activities for accounting purposes before it can be classified as a discontinued operation. The result is presented separately from the continuing operations in the consolidated income statement. The comparative year is restated as if the discontinued operation had been classified as such from the start of that year.

Assets Held for Sale

The assets held for sale include properties totaling € 45.1 million (December 31, 2024: € 185.3 million) for which notarized purchase contracts had already been signed as of the reporting date.

A notarized sales contract for the sale of around 1,089 residential units and six commercial units was concluded successfully on July 26, 2024. The purchase price of around € 160 million was slightly higher than the carrying amounts of the properties sold recognized at the time of the negotiations, which had been reported under assets held for sale in the previous year. The benefits and encumbrances associated with these properties were transferred in the 2025 fiscal year.

The further drop in assets held for sale in 2025 can be explained, in particular, by disposals of real estate portfolios in the Rental segment.

Assets and Liabilities Held for Sale of the Discontinued Operation

As part of the strategic review, the management decided to sell the Care segment. In the course of 2024 and at the beginning of 2025, the properties and nursing care businesses were successfully sold as planned. Ownership of 19 nursing care properties and the Katharinenhof nursing care businesses was transferred in the first quarter of 2025. Ownership of a further two nursing care properties was transferred in the second quarter of 2025. Ownership of a further 14 nursing care properties and the PFLEGEN & WOHNEN HAMBURG GmbH (P&W) nursing care businesses was transferred in the third quarter of 2025. Ownership of the remaining four nursing care properties was transferred in the fourth quarter of 2025. These transactions successfully completed the sale of the discontinued nursing care business.

This means that, as of December 31, 2025, no assets or liabilities were allocated to the discontinued nursing care business:

in € million	Dec. 31, 2024	Dec. 31, 2025
Intangible assets	9.3	-
Property, plant and equipment	34.3	-
Investment properties	606.0	-
Other assets	4.0	-
Total non-current assets of discontinued operations	653.6	-
Inventories	0.5	-
Trade receivables	25.9	-
Other assets	5.9	-
Income tax receivables	0.5	-
Cash and cash equivalents	43.5	-
Total current assets of discontinued operations	76.3	-
Total assets of discontinued operations	**729.9**	**-**

in € million	Dec. 31, 2024	Dec. 31, 2025
Provisions	32.4	–
Lease liabilities	1.7	–
Deferred tax liabilities	5.0	–
Total non-current liabilities of discontinued operations	39.1	–
Provisions	13.3	–
Trade payables	6.4	–
Lease liabilities	1.8	–
Current income taxes	0.3	–
Other liabilities	16.5	–
Total current liabilities	38.3	–
Total equity and liabilities of discontinued operations	**77.4**	**–**

The earnings contribution from discontinued operations is comprised as follows.

in € million	2024	2025
Revenue from property letting	–	–
Other revenue from property management	296.2	148.2
Revenue from property management	296.2	148.2
Income from disposal of properties	87.7	284.6
Carrying amount of properties sold	-90.8	-284.4
Profit from the disposal of properties	-3.1	0.2
Net income from fair value adjustments of investment properties	-8.2	–
Cost of materials	-54.5	-29.0
Personnel expenses	-184.0	-93.0
Depreciation and amortization	–	–
Other operating income	17.6	7.7
Net income from the derecognition of financial assets measured at amortized cost	0.3	0.1
Other operating expenses	-22.1	-14.2
Interest income	0.2	0.9
Interest expenses	-1.7	-0.6
Earnings before tax	40.7	20.3
Income taxes	-1.9	-1.6
Profit for the period from discontinued operations (before revaluation of discontinued operations)	**38.8**	**18.7**
Gain or loss recognized on the measurement and on the disposal of the discontinued operations	-12.1	52.6
Profit for the period from discontinued operations	**26.7**	**71.3**

Intra-Group transactions were eliminated from the consolidated financial results in full. The eliminations were allocated to continuing operations and discontinued operations so as to take account of the decision not to continue these transactions after the disposal, as the Management Board considers this type of presentation to be useful.

For this purpose, the Management Board has eliminated the revenue generated from transactions with continuing operations in the result from continuing operations, as no services will be exchanged between the continuing operations and the discontinued operations after the sale.

Disclosures on Employees

As of December 31, 2025, Deutsche Wohnen had no employees (December 31, 2024: 3,912, 2,977 of whom were women and 935 of whom were men) working in the business area belonging to the discontinued operations. The average figure for the year was 1,829 employees (2024: 3,881). Furthermore, as of December 31, 2025, Deutsche Wohnen had no apprentices (December 31, 2024: 417) working in the business area belonging to the discontinued operations.

Net Income from the Measurement of the Discontinued Operations

The valuation of the discontinued operations at the lower of carrying amount and fair value less costs to sell has not produced any impairment losses (2024: € -12.1 million).

Net Income from the Disposal of the Discontinued Operations

The total sale price for the shares in the nursing care businesses belonging to the discontinued operations came to € 379.7 million (including the assumption of debt) and, with the exception of a remaining purchase price receivable of € 10.9 million, was paid in the form of cash and cash equivalents. At the time of the sale, the discontinued operations had total cash and cash equivalents of € 40.8 million. The sale also involved transferring intangible assets in the amount of € 8.4 million, property, plant and equipment of € 43.0 million, investment properties of € 318.4 million, other receivables and assets of € 14.2 million and liabilities of € 97.7 million.

The disposal of the Katharinenhof nursing care businesses in the first quarter of 2025 produced proceeds of € 5.1 million (2024: € - million).

The profit from the disposal of the discontinued operations includes profit from the disposal of deferred taxes in the amount of € 1.3 million (2024: € - million).

The disposal of the PFLEGEN & WOHNEN HAMBURG GmbH (P&W) nursing care businesses in the third quarter of 2025 produced proceeds of € 47.5 million (2024: € - million). The profit from the disposal of the discontinued operations includes profit from the disposal of deferred taxes in the amount of € 17.4 million (2024: € - million).

Cumulative Income or Expenses Included in Other Comprehensive Income

Due to the sale of the nursing care business, no cumulative income or expenses not affecting net income resulting from the measurement of actuarial gains and losses in connection with the discontinued operations (December 31, 2024: € -4.5 million taking into account deferred tax effects, or € -5.4 million excluding tax effects) are included in Other comprehensive income as of December 31, 2025.

Earnings per Share

The earnings per share attributable to the profit for the period of the discontinued operations came to € 0.18 (2024: € 0.06) for the 2025 fiscal year.

Cash Flows From the Discontinued Operations

in € million	2024	2025
Cash flow from operating activities	47.1	33.3
Cash flow from investing activities	-46.4	-57.1
Cash flow from financing activities	-1.6	-19.7
Net changes in cash and cash equivalents of discontinued operations	-0.9	-43.5
Cash and cash equivalents at the beginning of the period	**44.4**	**43.5**
Cash and cash equivalents at the end of the period of discontinued operations	**43.5**	**-**

Section (E): Capital Structure

34 Total Equity

Accounting Policies

Other comprehensive income includes changes in total comprehensive income not affecting net income except that resulting from capital transactions with equity holders (e.g., capital increases or dividend distributions). Deutsche Wohnen includes under this item unrealized gains and losses from the fair value measurement of derivative financial instruments that are designated as cash flow hedges. The item also includes actuarial gains and losses from defined benefit pension commitments.

The **other reserves** contain cumulative changes in equity not affecting income. At Deutsche Wohnen, the effective portion of the net change in the fair value of cash flow hedging instruments is recognized in other comprehensive income.

Subscribed Capital

The subscribed capital as of December 31, 2025, was unchanged at € 396.9 million. Share capital was unchanged as against the previous year at € 400,296,988.00. The company also still holds 3,362,003 own shares, as in the previous year. These shares account for share capital of € 3,362,003.00.

Capital Reserves

The capital reserve was unchanged at € 4,174.7 million as of December 31, 2025.

Dividend

The Annual General Meeting held on May 26, 2025, resolved to pay a dividend for the 2024 fiscal year in the amount of € 0.04 per share.

The total amount of the dividend distributed in cash therefore came to € 15,877,399.40.

Profit and Loss Transfer Agreement

Deutsche Wohnen SE has concluded a control and profit and loss transfer agreement with Vonovia SE. Based on this agreement, Deutsche Wohnen SE will transfer its total annual profit to Vonovia SE or Vonovia SE will cover any losses incurred by Deutsche Wohnen SE. Losses of € 7.6 million were covered by Vonovia SE in the 2025 fiscal year (2024: € - million).

Authorized Capital

On the basis of the resolution passed by the Annual General Meeting on June 15, 2023, entered in the Charlottenburg Commercial Register on September 12, 2023, the Management Board is authorized, pursuant to Article 5 of the Articles of Association, with the consent of the Supervisory Board, to increase the company's share capital by up to € 120 million once or several times on or before June 14, 2028 by issuing up to 120 new ordinary bearer shares in return for cash contributions and/or contributions in kind (2023 Authorized Capital). Shareholders shall be granted a subscription right.

Conditional Capital

Pursuant to the resolution passed by the Annual General Meeting on June 15, 2023, entered in the Charlottenburg Commercial Register on September 12, 2023, Article 6 of the Articles of Association was amended with regard to conditional capital. Based on this amendment, a conditional capital was created in order to satisfy convertible bonds, bonds with warrants, participating rights and/or participating bonds (or a combination of these instruments) (hereinafter collectively "debentures") to be issued. The share capital is conditionally increased by up to € 120 million through the issuance of up to 120,000,000 new no-par-value registered shares with an entitlement to dividend ("2023 Conditional Capital").

The conditional capital increase will only be implemented to the extent that the holders/creditors of debentures issued/guaranteed by the company or dependent companies or companies in which the company holds a majority interest directly or indirectly on the basis of the authorization resolution passed by the Annual General Meeting as referred to above, make use of their conversion or option rights or fulfill their conversion or option obligations under these debentures, or to the extent that the company grants shares in the company instead of paying the monetary amount due and to the extent that the conversion or option rights, or conversion or option obligations, are not satisfied using own shares, shares from authorized capital or other forms of payment.

The Conditional Capitals 2014/III, 2015/I, 2017/I and 2018/I on which resolutions were passed in 2014, 2015, 2017 and 2018 no longer exist based on the resolution passed by the Annual General Meeting on June 15, 2023. The corresponding amendment to Articles 6, 6a, 6c, 6d, 6e and 6f of the Articles of Association was entered in the Charlottenburg Commercial Register on September 12, 2023.

The Conditional Capital 2014/II is still in force. The Conditional Capital 2014/II serves to grant compensation in shares of the company to the external shareholders of GSW AG in accordance with the provisions of the control agreement dated April 30, 2014.

Retained Earnings

Retained earnings of € 9,590.3 million (December 31, 2024: € 8,455.7 million) were reported as of December 31, 2025. This figure includes actuarial gains and losses of € 10.0 million (December 31, 2024: € 9.6 million), which cannot be reclassified and therefore may no longer be recognized in profit or loss in subsequent reporting periods.

Other Reserves

Changes in other comprehensive income during the reporting period in the amount of € -1.2 million (2024: € -2.2 million) are due to the development of cash flow hedges.

Non-Controlling Interests

Shares of third parties in Group companies are recognized under non-controlling interests.

Non-controlling interests rose by € 49.7 million in the 2025 fiscal year from € 381.6 million as of January 1, 2025, to € 431.3 million as of December 31, 2025.

35 Provisions

	Dec. 31, 2024		Dec. 31, 2025	
in € million	non-current	current	non-current	current
Provisions for pensions and similar obligations	45.3	–	39.6	–
Other provisions for taxes (excl. deferred taxes)	–	18.2	–	41.9
Other provisions				
Personnel obligations	1.5	0.8	2.9	0.1
Miscellaneous other provisions	1.7	77.6	4.4	88.2
Total other provisions	3.2	78.4	7.3	88.3
Total provisions	**48.5**	**96.6**	**46.9**	**130.2**

Provisions for Pensions and Similar Obligations

Accounting Policies

When valuing the **provisions for pensions**, the company pension obligations are determined using the projected unit credit method pursuant to IAS 19 "Employee Benefits," whereby current pensions and vested pension rights as of the reporting date as well as expected future increases in salaries and pensions, are included in the valuation. An actuarial valuation is performed at every reporting date.

The amount shown in the balance sheet is the total present value of the defined benefit obligations (DBO) after offsetting against the fair value of plan assets.

Actuarial gains and losses are accounted for in full in the period in which they occur and recognized in retained earnings as a component of other comprehensive income and not in profit or loss. The actuarial gains and losses are also no longer recognized affecting net income in subsequent periods.

Service cost is shown in personnel expenses. The service cost is the increase in the present value of a defined benefit obligation resulting from employee service in the reporting period.

The interest expense is recognized in the financial result. Interest expense is the increase during a period in the present value of a defined benefit obligation that generally arises due to the fact that the benefit obligation is one period closer to being discharged.

Reinsurance contracts that qualify as plan assets have been taken out to cover the pension obligations toward particular individuals. Where the value of those reinsurance contracts exceeds the related pension obligations, the excess is recognized as an asset and shown under other assets.

Obligations from joint defined benefit multi-employer plans at Versorgungsanstalt des Bundes und der Länder (VBL), a pension institution of the Federal Republic of Germany and the Federal States, are stated, in line with IAS 19.34, in the same way as obligations from defined contribution plans. The data and information required for recognition as defined benefit plans for accounting purposes are not available (in particular information on the individual vested rights and the plan assets assigned to the member company), meaning that the plan is treated as a defined contribution plan in line with IAS 19.34.

Deutsche Wohnen's company pension scheme consists of defined benefit and defined contribution pension plans. The pension commitments – for which Deutsche Wohnen guarantees a certain level of benefit – are financed through provisions for pensions. The pension commitments granted to specific individuals are financed via the fund assets of the provident fund ufba-Unterstützungskasse.

The pension commitments cover 629 (December 31, 2024: 757) vested rights.

The expenses for the benefits paid out under defined benefit plans are calculated using the projected unit credit method. Actuarial gains and losses are recognized in the Group's total comprehensive income, not affecting net income.

Deutsche Wohnen pays contributions to state pension insurance providers under defined contribution plans based on statutory provisions. The current contribution payments are reported as social security contributions under personnel expenses in the amount of € 3.1 million (2024: € 3.0 million). The Group has no further performance obligations upon payment of the contributions.

There is also a pension plan based on the regulations governing the public-sector supplementary pension scheme. It is based on the membership of a group company of Bayerische Versorgungskammer (hereinafter referred to as BVK) – pension institution of the Federal Republic of Germany and the Federal States (VBL). The supplementary pension scheme includes a partial or full pension for reduced earnings capacity. The levy charged by BVK and the VBL is calculated based on the employee remuneration that is subject to supplementary pension insurance. Structural changes or a decision to leave the VBL can result in significant claims for the equivalent amount. As a result, BVK and the VBL both constitute a defined benefit multi-employer plan. The data and information required for recognition as defined benefit plans for accounting purposes are not, however, available (in particular information on the individual vested rights and the plan assets assigned to the member company), meaning that the plan is treated as a defined contribution plan in line with IAS 19.34.

The pension obligations assumed as part of the BauBeCon acquisition are financed via the provident fund ufba – Unterstützungskasse zur Förderung der betrieblichen Altersversorgung e. V. – and recognized as fund assets.

The following actuarial assumptions were made at the reporting date – in each case related to the end of the year and with economic effect for the following year.

Actuarial Assumptions

in %	Dec. 31, 2024	Dec. 31, 2025
Actuarial interest rate	3.39	4.08
Pension trend	2.00	2.00
Salary trend	3.00	3.00

In order to take into account the pension adjustments that were anticipated due to the high levels of inflation in recent years, a one-time increase of 2.20% was applied to current pensions for the calculation of pension obligations in 2024. This was no longer necessary in 2025. The 2018 G mortality tables of Prof. Dr. Klaus Heubeck have been taken for the biometric assumptions without any changes.

The defined benefit obligation (DBO) developed as follows:

in € million	2024	2025
DBO as of Jan. 1	**57.4**	**51.5**
Interest expense	1.7	1.7
Current service cost	0.1	0.1
Actuarial gains and losses:		
Experience-based adjustment of the obligation	-2.6	-1.8
Changes in the financial assumptions	-2.4	-3.2
Transfer	–	–
Benefits paid	-2.7	-2.8
Transfer into discontinued operations	–	–
DBO as of Dec. 31	**51.5**	**45.5**

The present value of the pension obligation is divided among the groups of eligible persons as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025
Active employees	3.7	2.6
Former employees with vested pension rights	8.3	7.1
Pensioners	39.5	35.8
DBO as of Dec. 31	**51.5**	**45.5**

The plan assets consist exclusively of fund assets from the provident fund and relate primarily to reinsurance contracts.

The fair value of the plan assets has developed as follows:

in € million	2024	2025
Fair value of plan assets as of Jan. 1	**7.1**	**6.2**
Return calculated using the actuarial interest rate	0.2	0.2
Actuarial gains:		
Loss/Income from plan assets not already included in interest income	-0.6	0.1
Benefits paid	-0.5	-0.5
Fair value of plan assets as of Dec. 31	**6.2**	**6.0**

The net liability recognized in the balance sheet developed as follows:

in € million	2024	2025
Net pension obligation as of January 1	**50.2**	**45.3**
Interest expense	1.5	1.5
Current service cost	0.1	0.1
Actuarial gains and losses:		
Experience-based adjustment of the obligation	-2.6	-1.8
Changes in the financial assumptions	-2.4	-3.2
Loss/Income from plan assets not already included in interest income	0.7	-0.1
Transfer	–	–
Benefits paid	-2.2	-2.3
Transfer into discontinued operations	–	–
Net pension obligation as of December 31	**45.3**	**39.5**

The following table shows a reconciliation of the defined benefit obligation to the pension obligation recognized in the balance sheet:

in € million	Dec. 31, 2024	Dec. 31, 2025
Present value of funded obligations	10.4	9.3
Present value of unfunded obligations	41.1	36.2
Total present value of defined benefit obligations	**51.5**	**45.5**
Fair value of plan assets	-6.2	-6.0
Net liability recognized in the balance sheet	**45.3**	**39.5**
Provisions for pensions recognized in the balance sheet	**45.3**	**39.5**

In 2025, actuarial gains of € 7.5 million (excluding deferred taxes) were recognized in other comprehensive income (2024: actuarial gains of € 1.1 million), including actuarial gains from discontinued operations of € 2.4 million (2024: actuarial losses of € 3.3 million). This results in actuarial gains for the continuing operations of € 5.1 million (2024: actuarial gains of € 4.4 million).

The average term of the commitments is 10.01 years (December 31, 2024: 10.77 years).

The following table contains the estimated, undiscounted pension payments of the coming five fiscal years and the total of those in the subsequent five fiscal years:

in € million	Projected pension payments
2026	3.5
2027	3.5
2028	3.5
2029	3.4
2030	3.3
2031–2035	15.4

Sensitivity Analyses

An increase or decrease in the material actuarial assumptions would have led to the following defined benefit obligation, providing the other assumptions did not change:

in € million		Dec. 31, 2024	Dec. 31, 2025
Actuarial interest rate	Increase of 0.5%	49.0	43.4
	Decrease of 0.5%	54.3	47.8
Pension trend	Increase of 0.25%	52.7	46.5
	Decrease of 0.25%	50.4	44.6

An increase in life expectancy of 4.8% would have resulted in an increase in the DBO of € 1.8 million as of December 31, 2025. This percentage rise corresponds to a one-year increase in the life expectancy of a man who was 65 at the reporting date. If several assumptions are changed simultaneously, the cumulative effect is not necessarily the same as if there had been a change in just one of the assumptions.

Other Provisions

Accounting Policies

Other provisions are recognized when there is a present obligation, either legal or constructive, vis-à-vis third parties as a result of a past event if it is probable that a claim will be asserted and the probable amount of the required provision can be reliably estimated. Provisions are discounted if the resulting effect is material. The carrying amount of discounted provisions increases in each period to reflect the passage of time and the unwinding of the discount is recognized within interest expense. The discount rate is a pre-tax rate that reflects current market assessments.

Provisions for restructuring expenses are recognized when the Group has set up and communicated a detailed formal plan for restructuring and has no realistic possibility of withdrawing from these obligations.

Provisions for onerous contracts are recognized when the expected benefits from a contract are lower than the unavoidable cost of meeting the obligations under the contract. The provision is stated at the lower of the present value of the fulfillment obligation and the cost of terminating the contract, i.e., a possible indemnity or fine for breach or non-fulfillment of contract.

Provisions are reviewed regularly and adjusted to reflect new information or changed circumstances.

The **provisions for pre-retirement part-time work arrangements** are basically to be classified as other long-term employee benefits that are to be accrued over the employees' service periods.

The assets of the insolvency policy to secure fulfillment shortfalls arising from pre-retirement part-time work arrangements are offset against the amounts for fulfillment shortfalls contained in the provisions for pre-retirement part-time work arrangements.

A contingent liability is a possible obligation toward third parties that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events or a present obligation that arises from past events for which an outflow of resources is not probable or the amount of which cannot be estimated with sufficient reliability. According to IAS 37, contingent liabilities are not generally recognized.

Development of Other Provisions During the Fiscal Year

in € million	As of Jan. 1, 2025	Changes in scope of consolidation	Additions	Reversals	Interest accretion to provisions	Transfer	Transfers related to discontinued operations	Utilization	As of Dec. 31, 2025
Other provisions									
Personnel obligations	2.2	–	1.6	-0.1	0.0	–	–	-0.7	3.0
Miscellaneous other provisions	79.3	–	76.3	-4.1	0.1	-1.8	–	-57.1	92.7
	81.5	**–**	**77.9**	**-4.2**	**0.1**	**-1.8**	**–**	**-57.8**	**95.7**

Development of Other Provisions During the Prior Year

in € million	As of Jan. 1, 2024	Changes in scope of consolidation	Additions	Reversals	Interest accretion to provisions	Transfer	Transfers related to discontinued operations	Utilization	As of Dec. 31, 2024
Other provisions									
Personnel obligations	7.7	–	1.3	-5.9	–	–	–	-0.9	2.2
Miscellaneous other provisions	77.3	–	20.2	-4.0	–	0.8	–	-15.0	79.3
	85.0	**–**	**21.5**	**-9.9**	**–**	**0.8**	**–**	**-15.9**	**81.5**

Reversals of provisions are generally offset against the expense items for which they were originally established.

The personnel obligations relate primarily to provisions for bonuses and severance payments and other personnel expenses.

Miscellaneous other provisions include cost items related to legal disputes in the amount of € 42.7 million (December 31, 2024: € 23.4 million) and litigation costs of € 0.4 million (December 31, 2024: € 16.0 million).

The Group expects to settle the lion's share of the provisions over the coming year.

36 Trade Payables

in € million	Dec. 31, 2024 non-current	Dec. 31, 2024 current	Dec. 31, 2025 non-current	Dec. 31, 2025 current
Liabilities				
Outstanding trade invoices	–	53.7	–	51.0
From property letting	–	39.3	–	50.1
From other supplies and services	2.4	100.7	1.8	107.8
	2.4	**193.7**	**1.8**	**208.9**

37 Non-Derivative Financial Liabilities

in € million	Dec. 31, 2024 non-current	Dec. 31, 2024 current	Dec. 31, 2025 non-current	Dec. 31, 2025 current
Non-derivative financial liabilities				
Liabilities to banks	3,559.8	888.1	3,509.4	789.0
Liabilities to other creditors	3,225.8	594.3	3,120.1	104.1
Liabilities to shareholder	–	–	–	450.0
Deferred interest from non-derivative financial liabilities	–	33.9	–	29.5
	6,785.6	**1,516.3**	**6,629.5**	**1,372.6**

Accounting Policies

Deutsche Wohnen recognizes **non-derivative financial liabilities**, which mainly include liabilities to banks and to investors, at their fair value on the day of trading, less the directly attributable transaction costs (this generally corresponds to the acquisition cost). These liabilities are subsequently measured at amortized cost using the effective interest method. Financial liabilities are derecognized when Deutsche Wohnen's obligations specified in the contract expire or are discharged or canceled.

Liabilities bearing no interest or interest below market rates in return for occupancy rights at rents below the prevailing market rates are recorded at present value.

Deferred interest is presented as current in order to show the cash effectiveness of the interest payments transparently. In principle, the deferred interest is part of the non-derivative financial liability. Of the deferred interest from non-derivative financial liabilities, € 9.7 million (December 31, 2024: € 13.6 million) is from bonds reported under non-derivative financial liabilities to other creditors.

The non-derivative financial liabilities developed as follows in the fiscal year under review:

in € million	As of Jan. 1, 2025	New loans	Scheduled repayments	Unscheduled repayments	Adjusted for effective interest method	Transfers related to discontinued operations	Other adjustments	As of Dec. 31, 2025
Bond	1,743.5	–	-589.7		2.7	–	–	1,156.5
Registered bond	473.2	–	–	–	0.5	–	–	473.7
Bearer bond	1,248.4	–	–	–	1.3	–	–	1,249.7
Promissory note loan	49.6	–	–	–	0.1	–	–	49.7
Mortgages	4,753.1	248.8	-43.9	-366.1	1.1	–	–	4,593.0
Shareholder loan	–	700.0	-250.0					450.0
Accrued interests	34.1	–	–	–	–	–	-4.6	29.5
	8,301.9	**948.8**	**-883.6**	**-366.1**	**5.7**	**–**	**-4.6**	**8,002.1**

The non-derivative financial liabilities developed as follows in the previous year:

in € million	As of Jan. 1, 2024	New loans	Scheduled repayments	Unscheduled repayments	Adjusted for effective interest method	Transfers related to discontinued operations	Other adjustments	As of Dec. 31, 2024
Bond	1,739.6	–	–	–	3.9	–	–	1,743.5
Registered bond	472.7	–	–	–	0.5	–	–	473.2
Bearer bond	1,247.2	–	–	–	1.2	–	–	1,248.4
Promissory note loan	50.0	–	–	–	-0.4	–	–	49.6
Mortgages	4,938.2	–	-82.7	-140.3	2.2	35.7	–	4,753.1
Shareholder loan	–	–	–	–	–	–	–	–
Accrued interests	34.6	–	–	–	–	–	-0.5	34.1
	8,482.3	**–**	**-82.7**	**-140.3**	**7.4**	**35.7**	**-0.5**	**8,301.9**

The maturities and average interest rates of the nominal obligations for non-derivative financial liabilities are as follows during the fiscal year:

				Repayment of the nominal obligations is as follows:					
in € million	Nominal obligation Dec. 31, 2025	Average Maturity	Average interest rate	2026	2027	2028	2029	2030	from 2031
Bond *	1,171.0	2033	1.18%	–	–	–	–	587.3	583.7
Registered bond *	475.0	2029	1.53%	100.0	70.0	50.0	80.0	–	175.0
Bearer bond *	1,260.2	2032	1.77%	–	33.5	10.0	–	60.0	1,156.7
Promissory note loan*	50.0	2030	0.80%	–	–	–	–	50.0	–
Mortgages**	4,600.8	2029	2.23%	793.1	784.1	1,127.2	500.7	431.3	964.4
Shareholder loan	450.0	2026	2.73%	450.0	–	–	–	–	–
	8,007.0			**1,343.1**	**887.6**	**1,187.2**	**580.7**	**1,128.6**	**2,879.8**

* Under the conditions of existing loan agreements, Deutsche Wohnen is obliged to fulfill certain financial covenants, which it fulfilled.
** For a portion of the mortgages, Deutsche Wohnen is obliged to fulfill certain financial covenants, which it fulfilled.

In the previous year, the maturities and average interest rates of the nominal obligations for non-derivative financial liabilities were as follows:

				Repayment of the nominal obligations is as follows:					
in € million	Nominal obligation Dec. 31, 2024	Average Maturity	Average interest rate	2025	2026	2027	2028	2029	from 2030
Bond *	1,760.7	2030	1.12%	589.7	–	–	–	–	1,171.0
Registered bond *	475.0	2029	1.53%	–	100.0	70.0	50.0	80.0	175.0
Bearer bond *	1,260.2	2032	1.77%	–	–	33.5	10.0	–	1,216.7
Promissory note loan*	50.0	2030	0.80%	–	–	–	–	–	50.0
Mortgages**	4,762.0	2028	1.94%	892.1	787.1	777.7	1,121.9	496.6	686.6
Shareholder loan	–	–	–	–	–	–	–	–	–
	8,307.9			**1,481.8**	**887.1**	**881.2**	**1,181.9**	**576.6**	**3,299.3**

* Under the conditions of existing loan agreements, Deutsche Wohnen is obliged to fulfill certain financial covenants, which it fulfilled.
** For a portion of the mortgages, Deutsche Wohnen is obliged to fulfill certain financial covenants, which it fulfilled.

The loan repayments shown for the following years contain contractually fixed minimum repayment amounts.

Of the nominal obligations to creditors, € 4,600.8 million (December 31, 2024: € 4,762.0 million) are secured by land charges and other collateral (account pledge agreements, assignments, pledges of company shares and guarantees of Deutsche Wohnen SE or other Group companies). In the event that payment obligations are not fulfilled, the securities provided are used to satisfy the claims of the banks.

Financial liabilities to banks and other creditors have an average interest rate of approximately 1.93% (December 31, 2024: 1.71%). The financial liabilities as a whole do not contain any significant short-term interest rate risks as they relate either to loans with long-term fixed interest rates or variable-interest liabilities that are hedged using suitable derivative financial instruments (see → **[G49] Financial Risk Management**).

Repayment of Bonds

Deutsche Wohnen repaid a bond in the amount of € 589.7 million as planned on April 30, 2025.

Secured Financing

Secured financing of around € 582 million fell due for repayment in the Deutsche Wohnen subgroup as of September 30, 2025. Of that amount, € 338.0 million was refinanced with the same lenders, with the remaining € 244.0 million being repaid.

On September 22, 2025, Deutsche Wohnen SE took out secured financing with BERLINER SPARKASSE in the amount of € 130.0 million with a maturity of ten years.

Financial Liabilities to Related Parties

In April 2025, Deutsche Wohnen SE received disbursement of a loan of € 500.0 million from Vonovia SE. In addition, Vonovia SE concluded a further agreement regarding a credit facility of € 350.0 million with Deutsche Wohnen SE in June 2025, € 200.0 million of which was paid out to Deutsche Wohnen SE in the first half of the 2025 fiscal year. Part of the loan granted in April 2025, in an amount of € 250.0 million, was repaid to Vonovia SE in October 2025. The term of the loan is one year and it bears interest at a rate that is 0.81% p. a. above the one-month EURIBOR, but at least 0.81% → **[F42] Related Party Transactions**.

38 Derivatives

	Dec. 31, 2024		Dec. 31, 2025	
in € million	non-current	current	non-current	current
Derivatives				
Stand-alone derivatives	7.9	–	5.3	–
Deferred interest from derivatives		0.5	–	0.5
	7.9	**0.5**	**5.3**	**0.5**

Regarding derivative financial liabilities please refer to chapter → **[G47] Additional Financial Instrument Disclosures** and chapter → **[G51] Cash Flow Hedges and Stand-alone Hedging Instruments.**

39 Leases

Accounting Policies

All contracts that give the Deutsche Wohnen Group the right to control the use of an identified asset over a certain period of time in return for consideration are considered **leases** within the meaning of IFRS 16.

For all lease contracts that meet the definition of leases according to IFRS 16, Deutsche Wohnen recognizes lease liabilities equal to the present value of the future lease payments, discounted using the term-specific incremental borrowing rate. Correspondingly, right-of-use assets are recognized in the amount of the lease liabilities, plus any advance payments or any initial direct costs.

The lease liabilities are adjusted in line with financial principles. They are increased by the periodic interest expenses and reduced by the lease payments made.

The right-of-use assets are generally recognized at amortized cost, taking depreciation and impairments into account. Right-of-use assets that meet the definition of investment properties (IAS 40) are recognized at fair value in line with the recognition and measurement rules set out in IAS 40.

Changes within the lease term or within the lease payments lead to a remeasurement of the present value and, as a result, to an adjustment of the lease liability and the right-of-use asset.

Periods resulting from extension or termination options granted on a unilateral basis are assessed on a lease-by-lease basis and are only taken into account if their use is sufficiently probable – for example, due to financial incentives.

There is an accounting option available for short-term leases and leases of low-value assets. Deutsche Wohnen makes use of this option, meaning that such leases are not recognized. As far as rented meter-reading technology is concerned, portfolios are set up for leases with the same terms and a uniform discount rate has been applied to these portfolios.

Such variable lease payments, which are not included in the measurement of the lease liabilities, as well as lease payments associated with short-term leases, with leases of low-value assets and with lease contracts that do not meet the definition of leases according to IFRS 16 are recognized as expenses on a straight-line basis over the term of the agreement.

In addition to the leasing of office buildings as well as office spaces, warehouse spaces and parking spaces (agreements for commercial premises), the Deutsche Wohnen Group also leases heat generation plants to supply the Group's own properties with heat (contracting) and water and heat meters (metering technology). Long-term leasehold contracts involve leasing land for the rental of constructed residential and commercial properties. These contracts generally have a term of 99 years.

Development of Right-of-use Assets

in € million	Dec. 31, 2024	Dec. 31, 2025
Right-of-use assets		
Leasehold contracts	59.7	60.7
Right-of-use assets within investment properties	**59.7**	**60.7**
Lease agreements for commercial premises	0.8	0.6
Contracting	56.3	50.3
Metering technology	12.0	8.8
Right-of-use assets within property, plant and equipment	**69.1**	**59.7**
	128.8	**120.4**

As of December 31, 2025, the right-of-use assets resulting from leases amount to € 120.4 million (2024: € 128.8 million).

The right-of-use assets amounting to € 60.7 million reported under **investment properties** result from leasehold contracts that have been concluded. The other right-of-use assets totaling € 59.7 million are reported under **property, plant and equipment** and include right-of-use assets resulting from lease agreements for commercial premises (€ 0.6 million), heating supply contracts (€ 50.3 million) and leased metering technology (€ 8.8 million). The € 8.4 million year-on-year drop in right-of-use assets is mainly due to amortization (€ -14.2 million). In particular, additions due to extended heating supply contracts had the opposite effect (€ +5.3 million).

	Dec. 31, 2024			Dec. 31, 2025		
in € million	Due within one year	Due in 1 to 5 years	Due after 5 years	Due within one year	Due in 1 to 5 years	Due after 5 years
Lease liabilities						
Leasehold contracts (IAS 40)	0.2	1.0	19.8	0.2	1.4	22.1
Lease agreements for commercial premises	0.2	0.6	–	0.2	0.4	0.0
Contracting	9.0	22.5	26.8	8.5	21.0	23.2
Metering technology	2.8	8.2	1.5	2.2	6.8	0.3
	12.2	**32.3**	**48.2**	**11.1**	**29.6**	**45.6**

As of December 31, 2025, total lease liabilities amount to € 86.3 million (2024: € 92.7 million).

The decrease of € -6.4 million as against the previous year is due primarily to repayments made in the 2025 fiscal year (€ -14.1 million), in particular for contracts for leased heat generation plants (€ -10.9 million) and metering technology (€ -2.7 million). There were also non-cash-effective disposals (€ -2.1 million) relating primarily to leases that were terminated early.

Additions (non-cash-effective) of € 9.8 million had the opposite effect. These resulted primarily from extended heating supply contracts (€ 5.3 million) and new leasehold contracts (€ 2.1 million).

The following table shows the development of the right-of-use assets reported under property, plant and equipment:

in € million	Carrying amount of right-of-use assets Jan. 1, 2025	Additions 2025	Depreciation 2025	Carrying amount of right-of-use assets Dec. 31, 2025	Interest expenses 2025
Lease agreements for commercial premises	0.8	–	-0.2	0.6	–
Contracting	56.3	5.3	-11.2	50.3	1.5
Metering technology	12.0	1.5	-2.8	8.8	0.5
	69.1	**6.8**	**-14.2**	**59.7**	**2.0**

in € million	Carrying amount of right-of-use assets Jan. 1, 2024	Additions 2024	Depreciation 2024	Carrying amount of right-of-use assets Dec. 31, 2024	Interest expenses 2024
Lease agreements for commercial premises	–	0.9	-0.2	0.8	0.0
Contracting	66.6	0.7	-11.0	56.3	1.7
Metering technology	16.2	3.7	-3.4	12.0	0.6
	82.8	**5.3**	**-14.6**	**69.1**	**2.3**

The interest expenses recognized in the 2025 fiscal year (interest paid in the same amount) resulting from leases pursuant to IFRS 16 amounted to € 2.6 million (2024: € 2.9 million).

In the 2025 fiscal year, a total of 29 lease contracts (2024: 49) were classified as short-term leases and thus were not recognized in line with the accounting option available. The corresponding expenses, recognized in the 2025 fiscal year, amounted to € 0.1 million (2024: € 0.1 million). Expenses relating to leases of low-value assets amounting to € 0.0 million in the 2025 fiscal year (2024: € 0.6 million) result from leased bicycles/e-bikes. Expenses totaling € 11.4 million were incurred in connection with variable lease payments in the 2025 fiscal year (2024: € 6.4 million), mainly due to energy costs under heat supply contracts.Variable lease payments have not been included in the measurement of lease liabilities.

In addition to variable lease payments as well as payments resulting from short-term leases and low-value assets, each included in the cash flow from operating activities, interest payments and repayments of lease liabilities totaling € 17.0 million were incurred in the 2025 fiscal year (2024: € 18.2 million). This includes € 0.4 million from leases of discontinued operations (2024: € 1.1 million). Thus, the total cash outflow for leases in the reporting year amounted to € 28.5 million (2024: € 25.3 million).

Income from subleasing of rented metering technology amounted to € 3.2 million in the reporting year (2024: € 4.7 million).

40 Liabilities to Shareholders

Accounting Policies

Liabilities to shareholders, which include obligations from the guaranteed dividend agreements, in particular, are stated at fair value when they are recognized for the first time. The fair value is, in principle, determined by the value of the respective company; if a contractually agreed minimum purchase price is higher than this amount, this purchase price is recognized.

The liabilities to shareholders relate especially to the obligations to pay several guaranteed dividends under valid profit and loss transfer agreements or co-investor agreements in an amount of € 160.1 million (December 31, 2024: € 160.9 million).

41 Other Liabilities

	Dec. 31, 2024		Dec. 31, 2025	
in € million	non-current	current	non-current	current
Advance payments received	–	58.7	–	39.7
Accruals	–	6.6	–	4.9
Other taxes	–	9.2	–	4.8
Miscellaneous other liabilities	4.5	1.6	24.7	9.8
	4.5	**76.1**	**24.7**	**59.2**

Section (F): Corporate Governance Disclosures

42 Related Party Transactions

Deutsche Wohnen had business relationships with unconsolidated parent companies, subsidiaries, sister companies, associates and joint ventures in the 2025 fiscal year. These transactions are shown in the table below:

in € million	Provided services		Purchased services		Receivables		Liabilities		Advanced payments	
	2024	2025	2024	2025	Dec. 31, 2024	Dec. 31, 2025	Dec. 31, 2024	Dec. 31, 2025	Dec. 31, 2024	Dec. 31, 2025
Associated companies	32.2	107.9	98.0	60.1	403.4	60.8	3.1	4.0	215.0	54.5
Joint ventures	15.5	3.6	73.2	102.7	140.5	46.6	0.3	0.3	33.3	3.8
Other non-consolidated subsidiaries	109.2	129.7	384.1	462.5	14.3	45.3	52.6	512.5	-	-
	156.9	**241.2**	**555.3**	**625.3**	**558.2**	**152.7**	**56.0**	**516.8**	**248.3**	**58.3**

Deutsche Wohnen has significant business relationships with the Vonovia Group. In April 2025, Deutsche Wohnen SE received disbursement of a loan of € 500.0 million from Vonovia SE. In addition, Vonovia SE concluded a further agreement regarding a credit facility of € 350.0 million with Deutsche Wohnen SE in June 2025, € 200.0 million of which was paid out to Deutsche Wohnen SE in the first half of the 2025 fiscal year. Part of the loan granted in April 2025, in an amount of € 250.0 million, was repaid to Vonovia SE in October 2025. The loans were granted in line with arm's length conditions. The interest expenses from the loan from Vonovia SE amounted to € 10.8 million (2024: € - million) in the 2025 fiscal year.

Now that the control and profit and loss transfer agreement with Vonovia SE is in force, Deutsche Wohnen SE will transfer its total annual profit to Vonovia SE or Vonovia SE will cover any losses incurred by Deutsche Wohnen SE. Losses of € 7.6 million were covered by Vonovia SE in the 2025 fiscal year (2024: € - million). Deutsche Wohnen SE is reporting a receivable from Vonovia SE in the amount of € 7.6 million (2024: € - million) as of the reporting date.

Deutsche Wohnen also recognized receivables from cost allocations of € 24.1 million as of December 31, 2025 (December 31, 2024: € 12.1 million) and liabilities from cost allocations of € 15.0 million (December 31, 2024: € 12.2 million) to the Vonovia Group, and provided services within this context in the amount of € 56.3 million (December 31, 2024: € 50.8 million), receiving services worth € 118.3 million (December 31, 2024: € 109.2 million).In addition, as of December 31, 2025, Deutsche Wohnen had purchased maintenance and modernization services, caretaker and craftsmen's services as well as energy services in the amount of € 310.5 million (December 31, 2024: € 265.2 million) from Vonovia Group companies. Within this context, there are liabilities of € 44.6 million as of the reporting date (December 31, 2024: € 38.4 million).

As of December 31, 2025, Deutsche Wohnen's significant business relations were with the QUARTERBACK Group. As of December 31, 2025, loan receivables were recognized in the amount of € 46.5 million (December 31, 2024: € 476.8 million), with € 46.5 million (December 31, 2024: € 476.8 million) repayable in twelve months and € - million (December 31, 2024: € - million) repayable in 24 months. The average interest rate for the loans is 6.4%. The interest income from the loans extended to the QUARTERBACK Group amounted to € 3.3 million (2024: € 14.6 million) in the 2025 fiscal year. As of December 31, 2025, there were also interest receivables in the amount of € 0.9 million (December 31, 2024: € - million). Further information on the loan receivables from the QUARTERBACK Immobilien Group can be found in chapter → **[D26] Financial Assets**.

In addition, there are real estate project sales of the QUARTERBACK Group to Deutsche Wohnen for which Deutsche Wohnen had made advance payments of € 54.3 million in total as of December 31, 2025 (December 31, 2024: € 248.3 million). In connection with agency services contracted by the QUARTERBACK Group in the amount of € 55.1 million (2024: € 97.9 million), Deutsche Wohnen has outstanding balances on liabilities of € 4.0 million as of December 31, 2025 (December 31, 2024: € 3.2 million).

QUARTERBACK New Energy Holding GmbH, which has its registered office in Leipzig, was included as an associate for the first time as of July 4, 2024 (see → **[D27] Financial Assets Accounted for Using the Equity Method**). There were loan receivables of € 45.0 million (December 31, 2024: € 45.0 million) from QUARTERBACK New Energy Holding GmbH, Leipzig, as of December 31, 2025.

Deutsche Wohnen had other major business relationships with the associates Projekt Mosaik GmbH & Co. KG, Hamburg, and Projekt Mosaik II GmbH & Co. KG, Hamburg, as of December 31, 2025. Both companies have also been reported as an associate, or in the case of Projekt Mosaik II GmbH & Co. KG, Hamburg, as another investment, of Deutsche Wohnen since the fourth quarter of 2024.

As of December 31, 2025, there were receivables from Projekt Mosaik GmbH & Co. KG, Hamburg, of € 11.8 million (December 31, 2024: € 3.0 million), and receivables from Projekt Mosaik II GmbH & Co. KG, Hamburg, in the amount of € 13.1 million (December 31, 2024: € 1.7 million). In the 2025 fiscal year, services worth € 106.7 million (2024: € 31.9 million) were delivered to Projekt Mosaik GmbH & Co. KG, Hamburg, and services worth € 69.5 million (2024: € 49.6 million) to Projekt Mosaik II GmbH & Co. KG, Hamburg. Services were purchased from Projekt Mosaik GmbH & Co. KG, Hamburg, in the amount of € 4.9 million, and from Projekt Mosaik II GmbH & Co. KG, Hamburg, in the amount of € 0.8 million.

As of December 31, 2025, Deutsche Wohnen has outstanding balances on receivables of € 0.1 million (December 31, 2024: € 0.1 million) vis-à-vis G+D Gesellschaft für Energiemanagement mbH, Magdeburg, and outstanding balances on liabilities in the amount of € 0.2 million (December 31, 2024: € 0.3 million). In the reporting period, services worth € 0.2 million (2024: € 0.4 million) were provided to G+D Gesellschaft für Energiemanagement mbH, Magdeburg, while services worth € 100.0 million (2024: € 71.3 million) were purchased.

Deutsche Wohnen purchased services worth € - million in the 2025 fiscal year (2024: € 3.8 million) from SIAAME Development GmbH, Berlin, and services worth € 1.8 million (2024: € 1.7 million) from GSZ Gebäudeservice und Sicherheitszentrale GmbH, Berlin.

In the 2025 fiscal year, services worth € 0.4 million (2024: € - million) were rendered vis-à-vis Comgy GmbH, Berlin.

At Deutsche Wohnen, the individuals in key positions pursuant to IAS 24 include the members of the Management Board and the Supervisory Board of Deutsche Wohnen SE.

The emoluments to key management personnel, which are subject to a disclosure requirement under IAS 24, include the remuneration of the active members of the Management Board and Supervisory Board in the current fiscal year.

The active members of the Management Board and Supervisory Board received the following remuneration:

in € million	2024	2025
Short-term benefits	1.3	1.6
Long-term benefits	0.4	1.1
	1.7	**2.7**

A provision has been recognized for payments due in the short term which amounted to € 0.8 million as of December 31, 2025 (December 31, 2024: € 0.6 million). As of December 31, 2025, the provisions for payments due in the long term came to € 1.6 million (December 31, 2024: € 0.5 million).

The payments due in the short term for members of the Supervisory Board include the relevant basic remuneration, comprising the fixed remuneration and committee remuneration, which is paid out after the end of the fiscal year in accordance with the Articles of Association.

The payments due in the short term for the members of the Management Board include the basic remuneration (fixed amount paid out in twelve equal monthly installments), the short-term variable remuneration (STI) and the fringe benefits. The STI entitlement is earned in full with the activities in the reporting year, and is paid out in the first half of the year following the end of the fiscal year concerned. The actual amount paid out (which is measured in the January after the end of the fiscal year in question) depends on the target achievement level calculated by the Supervisory Board based on the current Management Board remuneration system. It is determined based on financial performance criteria.

As part of the payments due in the long term, the members of the Management Board are granted annual long-term variable remuneration (LTI) over a performance period of four years. The amount of this LTI depends on the achievement of specific financial targets and, in general, also on the achievement of specific sustainability targets.

The Management Board and Supervisory Board members were not granted any loans or advances.

43 Share-Based Payments

Accounting Policies

The cash-settled share-based payments are shown under other provisions and remeasured at fair value at each reporting date. The expenses are also recognized as personnel expenses over the vesting period (see → **[E35] Provisions**).

Since the 2023 fiscal year, the Group works council agreement entitled “Employee Profit Share” has applied to some parts of the company. The eligible employees have to have had at least one full year of service as of December 31 of the calendar year concerned to participate. Shares (in Vonovia SE) with a value of between € 90 and € 360 at the most are granted to employees, depending on their gross annual salary, without the employees having to make any contribution of their own. The shares granted are subject to a vesting period of six months. The costs associated with the securities deposit account are borne by Deutsche Wohnen. This means that the Employee Share Program is a cash-settled plan pursuant to IFRS 2. Deutsche Wohnen purchases shares in Vonovia SE within this context.

The employee share program results in total expenses of € 0.2 million in the 2025 reporting year (2024: € 0.2 million).

44 Remuneration Pursuant to Section 314 of the German Commercial Code (HGB)

Remuneration of the Supervisory Board

The members of the Supervisory Board received total remuneration of € 0.4 million (2024: € 0.4 million) for their work during the 2025 fiscal year.

Catrin Coners, Christoph Schauerte and Dr. Fabian Heß are employees of Vonovia SE and do not receive any remuneration for their duties on the Supervisory Board of the group company Deutsche Wohnen SE. As a result, the disclosures above do not include any further information on these individuals.

Total Remuneration of the Management Board

The total remuneration paid to the members of the Management Board comprises the following:

Total remuneration of the Management Board in €	Total remuneration	
	2024	2025
Non-performance-related remuneration	734,692	734,692
Performance-related remuneration	261,284	454,250
Total remuneration	**995,976**	**1,188,942**

The remuneration paid to the Management Board members includes the remuneration for all mandates at Deutsche Wohnen Group companies, subsidiaries and participating interests.

Remuneration of Former Management and Supervisory Board Members and Their Surviving Dependents

No remuneration was paid to former members of the Executive Board or their surviving dependants during the 2025 financial year (December 31, 2024: € - million). No remuneration was granted to former members of the Supervisory Board or their surviving dependents for the 2025 fiscal year.

There are no defined benefit obligations (DBO) to former members of the Management Board or the Supervisory Board or their surviving dependents.

45 Auditors’ Fees

In the fiscal year, the following fees (including expenses and excluding VAT) have been recognized for the services rendered by the Group auditors PwC GmbH Wirtschaftsprüfungsgesellschaft:

in € million	2024	2025
Audits	3.0	3.0
Other confirmation services	0.0	0.0
	3.0	**3.0**

46 Declaration of Conformity with the German Corporate Governance Code

In March 2026, the Management Board and the Supervisory Board issued a Declaration of Conformity with the recommendations of the German Corporate Governance Code in accordance with Section 161 of the German Stock Corporation Act (AktG) and made it permanently available on the **company’s website**.

Section (G): Additional Financial Management Disclosures

47 Additional Financial Instrument Disclosures

Measurement categories and classes: in € million	Carrying amounts Dec. 31, 2025
Assets	
Cash and cash equivalents	
Cash on hand and deposits at banking institutions	442.2
Trade receivables	167.9
Financial assets	
Finance lease receivables	23.8
Non-current loans to affiliated companies	–
Other non-current loans	0.5
Other non-current loans to associates and joint ventures	94.1
Other investments	29.7
Derivative financial assets	
Cash flow hedges	6.8
Stand-alone interest rate swaps and interest rate caps	10.5
Liabilities	
Trade payables	210.7
Bonds	1,156.6
Other non-derivative financial liabilities	6,845.5
Derivative financial liabilities	
Stand-alone interest rate swaps and interest rate caps	5.3
Deferred interest from derivatives	0.5
Lease liabilities	86.3
Liabilities to shareholders	160.1

Amounts recognized in balance sheet in accordance with IFRS 9						
Amortized cost	Fair value affecting net income	Fair value recognized in equity without reclassification	Hedge accounting no classification in accordance with IFRS 9	Amounts recognized in balance sheet in acc. with IFRS 16	Fair value Dec. 31, 2025	Fair value hierarchy level
442.2	–	–	–	–	442.2	n.a.
167.9	–	–	–	–	167.9	n.a.
–	–	–	–	23.8	–	n.a.
–	–	–	–	–	–	2
0.5	–	–	–	–	0.5	2
94.1	–	–	–	–	94.1	2
–	29.7	–	–	–	29.7	3
–	–	–	6.8	–	6.8	2
–	10.5	–	–	–	10.5	2
210.7	–	–	–	–	210.7	n.a.
1,156.6	–	–	–	–	998.4	1
6,845.5	–	–	–	–	6,567.1	2
–	5.3	–	–	–	5.3	2
–	0.5	–	–	–	0.5	2
–	–	–	–	86.3	–	n.a.
160.1	–	–	–	–	160.1	n.a.

Measurement categories and classes: in € million	Carrying amounts Dec. 31, 2024
Assets	
Cash and cash equivalents	
Cash on hand and deposits at banking institutions	388.6
Trade receivables	200.6
Financial assets	
Finance lease receivables	23.5
Non-current loans to affiliated companies	–
Other non-current loans	0.6
Other non-current loans to associates and joint ventures	522.0
Other investments	36.0
Derivative financial assets	
Cash flow hedges	8.6
Stand-alone interest rate swaps and interest rate caps	16.5
Liabilities	
Trade payables	196.1
Bonds	1,743.5
Other non-derivative financial liabilities	6,558.4
Derivative financial liabilities	
Stand-alone interest rate swaps and interest rate caps	7.9
Deferred interest from derivatives	0.5
Lease liabilities	92.7
Liabilities to shareholders	160.9

The section below provides information on the financial assets and financial liabilities not covered by IFRS 9:

> Amount by which the fair value of plan assets exceeds the corresponding obligation of € 0.3 million (December 31, 2024: € 0.3 million).
> Provisions for pensions and similar obligations of € 39.6 million (December 31, 2024: € 45.3 million).

Amounts recognized in balance sheet in accordance with IFRS 9						
Amortized cost	Fair value affecting net income	Fair value recognized in equity without reclassification	Hedge accounting no classification in accordance with IFRS 9	Amounts recognized in balance sheet in acc. with IFRS 16	Fair value Dec. 31, 2024	Fair value hierarchy level
388.6	–	–	–	–	388.6	n.a.
200.6	–	–	–	–	200.6	n.a.
–	–	–	–	23.5	–	n.a.
–	–	–	–	–	–	2
0.6	–	–	–	–	0.6	2
522.0	–	–	–	–	522.0	2
–	36.0	–	–	–	36.0	3
–	–	–	8.6	–	8.6	2
–	16.5	–	–	–	16.5	2
196.1	–	–	–	–	196.1	n.a.
1,743.5	–	–	–	–	1,579.1	1
6,558.4	–	–	–	–	6,224.6	2
–	7.9	–	–	–	7.9	2
–	0.5	–	–	–	0.5	2
–	–	–	–	92.7	–	n.a.
160.9	–	–	–	–	160.9	n.a.

The following table shows the assets and liabilities that are recognized in the balance sheet at fair value and their classification according to the fair value hierarchy:

in € million	Dec. 31, 2025	Level 1	Level 2	Level 3
Assets				
Investment properties	24,188.3	–	–	24,188.3
Financial assets				
Other investments	29.7	–	–	29.7
Assets held for sale				
Investment properties (contract closed)	45.1	–	45.1	–
Derivative financial assets				
Cash flow hedges	6.8	–	6.8	–
Stand-alone interest rate swaps and caps	10.5	–	10.5	–
Liabilities				
Derivative financial liabilities				
Accrued interest from derivatives	0.5	–	0.5	–
Stand-alone interest rate swaps and caps	5.3	–	5.3	–

in € million	Dec. 31, 2024	Level 1	Level 2	Level 3
Assets				
Investment properties	22,539.7	–	–	22,539.7
Financial assets				
Other investments	36.0	–	–	36.0
Assets held for sale				
Investment properties (contract closed)	185.3	–	185.3	–
Derivative financial assets				
Cash flow hedges	8.6	–	8.6	–
Stand-alone interest rate swaps and caps	16.5	–	16.5	–
Liabilities				
Derivative financial liabilities				
Accrued interest from derivatives	0.5	–	0.5	–
Stand-alone interest rate swaps and caps	7.9	–	7.9	–

Accounting Policies

In general, Deutsche Wohnen measures its investment properties on the basis of the discounted cash flow (DCF) methodology (**Level 3**). The material valuation parameters and valuation results can be found in chapter → **[D25] Investment Properties**.

The investment properties classified as assets held for sale are recognized at the time of their transfer to assets held for sale at their new fair value, the agreed purchase price (**Level 2**).

Securities and shares in listed companies included in other investments are generally measured using the quoted prices in active markets (**Level 1**).

All **investments in equity instruments** that do not relate to associates are measured at fair value affecting net income. The Group's primary aim is to hold its investments in equity instruments in the long term for strategic purposes. Measurement is at Level 3, as the share price of the relevant investments and the partly underlying cash flows are not directly observable. They are measured either directly via the share price or using a discounted cash flow model.

The fair value of the **bonds** listed on the market is calculated based on the market prices that apply on the reporting date (**Level 1**).

The fair value of the **other non-derivative financial liabilities** is calculated by means of a discounted cash flow (DCF) model. In addition to the tenor-specific EURIBOR rates (3M; 6M), Vonovia's own credit risk is also used here (**Level 2**).

For the measurement of **derivative financial instruments**, cash flows are first calculated and then discounted. In addition to the tenor-specific EURIBOR rates (3M; 6M), the respective credit risk is taken as a basis for discounting. Depending on the expected cash flows, either Vonovia's own credit risk or the counterparty risk is taken into account in the calculation.

The amount of the estimated **impairment loss on cash and cash equivalents** was calculated based on the losses expected over a period of twelve months.

No financial instruments were reclassified to different hierarchy levels vis-à-vis the comparative period.

For the consolidated financial statements, Vonovia's own credit risk was fundamentally relevant for interest rate swaps. This credit risk is derived for material risks from rates observable on the capital markets and ranges from 10 to 160 basis points, depending on the residual maturities of financial instruments.

The fair values of the cash and cash equivalents, trade receivables, other financial receivables and trade payables approximate their carrying amounts at the reporting date owing to their mainly short maturities.

It was determined that the cash and cash equivalents have a low risk of default due to the external ratings and short residual maturities and that there is no need for any material impairment of cash and cash equivalents.

				From subsequent measurement							
in € million	From interest	Income from other non-current loans	Dividends from other investments	Impairment losses	Expected credit loss Other non-current loans to associates	Derecognized receivables	Derecognized liabilities	Financial result affecting income 2025	Measurement of cash flow hedges	Measurement of financial instruments categorized as equity instruments	Total financial result 2025
2025											
Debt instruments carried at (amortized) cost	54.0	10.3	–	-5.9	-46.7	-7.9	–	3.8	–	–	3.8
Derivatives measured at FV through P&L	4.5	–	–	–	–	–	–	4.5	–	–	4.5
Effective hedge accounting - no classification in accordance with IFRS 9	–	–	–	–	–	–	–	–	-1.7	–	-1.7
Equity instruments measured at FV	-5.7	–	–	–	–	–	–	-5.7	–	–	-5.7
Financial liabilities measured at (amortized) cost	-166.9	–	–	–	–	–	–	-166.9	–	–	-166.9
	-114.1	**10.3**	**–**	**-5.9**	**-46.7**	**-7.9**	**–**	**-164.3**	**-1.7**	**–**	**-166.0**

				From subsequent measurement							
in € million	From interest	Income from other non-current loans	Dividends from other investments	Impairment losses	Expected credit loss Other non-current loans to associates	Derecognized receivables	Derecognized liabilities	Financial result affecting income 2024	Measurement of cash flow hedges	Measurement of financial instruments categorized as equity instruments	Total financial result 2024
2024											
Debt instruments carried at (amortized) cost	16.6	21.0	–	-7.2	-375.2	2.6	–	-342.2	–	–	-342.2
Derivatives measured at FV through P&L	9.7	–	–	–	–	–	–	9.7	–	–	9.7
Effective hedge accounting no classification in accordance with IFRS 9	–	–	–	–	–	–	–	–	-4.1		-4.1
Equity instruments measured at FV	-3.0	–	–	–	–	–	–	-3.0	–	–	-3.0
Financial liabilities measured at (amortized) cost	-179.2	–	–	–	–	–	–	-179.2	–	–	-179.2
	-155.9	**21.0**	**–**	**-7.2**	**-375.2**	**2.6**	**–**	**-514.7**	**-4.1**	**–**	**-518.8**

48 Information on the Consolidated Statement of Cash Flows

Accounting Policies

The **statement of cash flows** shows how Deutsche Wohnen's cash has changed during the reporting year as a result of cash inflows and outflows. In accordance with IAS 7 (Statement of Cash Flows), a distinction is made between changes in cash flow from operating activities, investing activities and financing activities.

The cash flow from operating activities is determined from the profit for the period using the indirect method, the profit for the period being adjusted for effects of transactions that are not cash-effective, any deferrals or accruals of past or future operating cash receipts or payments as well as items of income or expense associated with investing or financing cash flows.

The effects of changes in the scope of consolidation are shown separately. Therefore, direct comparison with the corresponding changes in the items of the consolidated balance sheet is not possible.

The proceeds from the disposal of intangible assets, property, plant and equipment and investment properties are shown in cash flow from investing activities.

Exercising the IAS 7 option, interest received is shown under cash flow from investing activities and interest paid is shown under cash flow from financing activities.

Proceeds from dividends received and from operating leases are reported under cash flow from operating activities.

The item "Payments for acquisition of investment properties" mainly shows expenses for modernization measures.

Repayments on lease liabilities and interest payments from lease liabilities are reported under cash flow from financing activities.

Of the change in working capital of € 135.5 million (2024: € 131.4 million), € 136.6 million (2024: € 36.9 million) is attributable to Development to sell projects. This portion is included in the reconciliation to Operating Free Cash-Flow as a change in the capital commitment for Development to sell/Manage to Green.

49 Financial Risk Management

In the course of its business activities, Deutsche Wohnen is exposed to various financial risks. The Group-wide financial risk management system aims to identify any potentially negative impact on the financial position of the Group early on and take suitable measures to limit this impact. For the structure and organization of financial risk management, we refer to the management report (see → **Risk Management Structure and Instruments**).

Market Risks

Interest Rate Risks

In the course of its business activities, Deutsche Wohnen is exposed to cash-effective interest rate risks as a result of floating-rate debt as well as new and follow-on loans. Within this context, the interest markets are continually monitored by the Corporate Finance department. Its observations are incorporated into the financing strategy.

As part of its financing strategy, Deutsche Wohnen uses derivative financial instruments, in particular interest rate swaps and caps, to limit or manage interest rate risks. Deutsche Wohnen's policies permit the use of derivatives only if they are associated with underlying assets or liabilities, contractual rights or obligations and planned, highly probable transactions.

A sensitivity analysis for cash flow hedges is provided under chapter → **[G51] Cash Flow Hedges and Stand-alone Hedging Instruments**.

Credit Risks

Deutsche Wohnen is exposed to a default risk resulting from the potential failure of a counterparty to fulfill its part of the contract. In order to minimize risks, major financial transactions are only executed with banks and partners whose credit rating has been found by a rating agency to be at least investment grade. The counterparty risks are managed and monitored centrally by the Corporate Finance department.

Liquidity Risks

The companies of Deutsche Wohnen are financed by borrowings to a notable degree. Deutsche Wohnen is in constant contact with many different market players, continuously monitors all financing options available on the capital and banking markets and uses these options in a targeted manner. Moreover, Deutsche Wohnen subjects its existing financings to an early review prior to the respective final maturity date in order to ensure refinancing.

Under the conditions of existing loan agreements, Deutsche Wohnen is obliged to fulfill certain financial covenants such as the debt service coverage ratio or debt-equity ratio. If financial covenants are violated, the breach is not rectified within so-called cure periods and no mutually acceptable agreement can be reached with the lenders, the financing may be restructured and the cost structure changed. Should all commonly practiced solutions be unsuccessful, the lenders could call in the loan. The fulfillment of these financial covenants is continually monitored by the Corporate Finance department on the basis of current actual figures and budgetary accounting.

In order to ensure its ability to pay at all times, Deutsche Wohnen has put a system-supported cash management system in place. This system monitors and optimizes Deutsche Wohnen's cash flows on an ongoing basis and provides the Management Board with regular reports on the Group's current liquidity situation. Liquidity management is supplemented by short-term rolling, monthly liquidity planning for the current fiscal year, of which the Management Board is also promptly notified. In order to minimize credit risks, large amounts of cash on hand are avoided wherever possible. In the event that large reserves are necessary on a short-term basis due to pending investments or refinancing, these are distributed among various instruments and banking partners with good credit ratings.

The following table shows the forecast for undiscounted cash flows of the non-derivative financial liabilities and derivative financial instruments for the 2025 reporting year. The loan repayments shown for the following years contain only contractually fixed minimum repayment amounts:

		2026		2027		2028 to 2032		from 2033	
in € million	Carrying amount as of Dec. 31, 2025	Interest	Repayment	Interest	Repayment	Interest	Repayment	Interest	Repayment
Non-derivative financial liabilities									
Liabilities to banks	4,298.4	89.9	789.0	78.0	779.9	189.4	2,005.1	146.2	772.4
Liabilities to other creditors	3,224.2	38.8	104.1	47.3	107.7	180.7	2,162.1	59.4	836.7
Liabilities to shareholder	450.0	5.0	450.0	–	–	–	–	–	–
Deferred interest from other non-derivative financial liabilities	29.5	29.5	–	–	–	–	–	–	–
Lease liabilities	86.3	2.3	11.1	2.1	8.3	7.3	27.4	41.9	39.4
Derivative financial assets and liabilities									
Cash flow hedges/stand-alone interest rate derivatives	-11.3	-2.9	–	-2.0	–	-3.2	–	–	–
Deferred interest from swaps	-0.2	-0.2	–	–	–	–	–	–	–

		2025		2026		2027 to 2031		from 2032	
in € million	Carrying amount as of Dec. 31, 2024	Interest	Repayment	Interest	Repayment	Interest	Repayment	Interest	Repayment
Non-derivative financial liabilities									
Liabilities to banks	4,447.9	72.1	888.1	68.6	783.1	115.7	2,743.8	30.1	82.2
Liabilities to other creditors	3,820.1	40.7	593.7	48.5	104.0	211.5	2,225.8	75.5	887.2
Deferred interest from other non-derivative financial liabilities	33.9	33.9	–	–	–	–	–	–	–
Lease liabilities	92.7	2.5	12.1	2.2	9.2	7.5	33.6	36.3	37.8
Derivative financial assets and liabilities									
Cash flow hedges/stand-alone interest rate derivatives	-16.2	-8.8	–	-3.1	–	-6.0	–	-2.8	–
Deferred interest from swaps	-0.5	-0.5	–	–	–	–	–	–	–

Credit Facilities

Deutsche Wohnen has a guarantee framework agreement with Euler Hermes in the amount of € 50.0 million, and another with Atradius in the amount of € 20.0 million. Guarantees totaling around € 40.8 million (December 31, 2024: € 42.7 million) had been issued under both agreements as of the reporting date.

All in all, Deutsche Wohnen has cash on hand and deposits at banking institutions of € 442.2 million as of the reporting date (December 31, 2024: € 388.6 million). We refer to the information on financial risk management in the management report.

50 Capital Management

Deutsche Wohnen's management aims to achieve a long-term increase in value in the interests of customers, employees and investors. Within this context, maintaining a degree of financial flexibility in order to be able to pursue the company's growth and portfolio optimization strategy is crucial. The priority is to ensure sufficient liquidity resources and maintain an efficient ratio between secured and non-secured capital components.

As part of the opportunities and risk management of Deutsche Wohnen, the members of the Management Board are given quarterly reports on the development of results and their potential effects on the capital structure.

The equity situation of the subsidiaries is regularly examined.

Deutsche Wohnen's equity developed as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025
Total equity	13,411.6	14,594.8
Total assets	26,359.9	26,362.1
Equity ratio	50.9%	55.4%

Deutsche Wohnen plans to continue funding possible acquisitions by an optimal mix of debt capital and equity.

In order to protect itself against changes in interest rates, Deutsche Wohnen regularly contracts derivative hedging transactions in the case of liabilities with variable interest rates or liabilities in foreign currencies. The Corporate Finance department is responsible for implementing the approved financing strategy.

51 Cash Flow Hedges and Stand-alone Hedging Instruments

On the reporting date, the nominal volume of cash flow hedges held in euros amounts to € 200.5 million (December 31, 2024: € 205.7 million). Average interest rates on hedging instruments are between 0.880% and 0.942% with original swap periods of between nine and ten years.

As the hedges were significantly effective, no deferred interest was reclassified in profit or loss in the reporting year.

All derivatives are included in netting agreements with the issuing banks.

No economic or accounting offsetting was performed in the reporting year.

Key parameters of the cash flow hedges held in euros were as follows:

in € million	Face value	Beginning of term	End of term	Current average interest rate (incl. margin)
DZ Bank				
Hedged item	105.5	Aug. 15, 2018	Jul. 31, 2028	3M EURIBOR Margin: +0.67%
Interest rate swaps	53.5	Aug. 15, 2018	Jul. 31, 2028	0.880%
HVB				
Hedged item	224.1	Jul. 16, 2018	Jan. 31, 2029	3M EURIBOR Margin: +0.73%
Interest rate swaps	146.9	Jul. 16, 2018	Jan. 31, 2029	0.942%

As of the reporting date, Deutsche Wohnen recognized 14 stand-alone interest rate derivatives. The nominal value came to € 774.7 million as of December 31, 2025 (December 31, 2024: € 963.1 million); three transactions (December 31, 2024: three) result in a negative market value of € 5.4 million (December 31, 2024: € 7.9 million), while the positive market values of the other interest rate derivatives total € 10.1 million (December 31, 2024: € 15.5 million).

The designation of the cash flow hedges as hedging instruments is prospectively determined on the basis of a sensitivity analysis, retrospectively on the basis of the accumulated dollar offset method. The fair value changes of the hedged items are determined on the basis of the hypothetical derivative method. In the reporting year – as in the prior year – the impact of default risk on the fair values is negligible and did not result in any adjustments of the balance sheet item.

In the reporting year, the cash flow hedges held in euros were shown at their clean fair values totaling € 7.0 million as of December 31, 2025 (December 31, 2024: € 8.6 million). The corresponding deferred interest amounted to € 0.2 million (December 31, 2024: € 0.3 million).

The impact of the cash flow hedges (after income taxes) on the development of other reserves is shown below:

in € million	As of Jan. 1	Changes in the period	Reclassification affecting net income	As of Dec. 31
2025	**-16.8**	**-1.7**	**–**	**-18.5**
2024	**-12.7**	**-4.1**	**–**	**-16.8**

The impact of the cash flow hedges (including income taxes) on total comprehensive income is shown below:

Cash Flow Hedges

in € million	2024	2025
Change in unrealized gains/losses	-4.1	-1.7
Taxes on the change in unrealized gains/losses	1.6	0.5
Net realized gains/losses	–	–
Taxes due to net realized gains/losses	–	–
Total	**-2.5**	**-1.2**

On the basis of the valuation as of December 31, 2025, Deutsche Wohnen used a sensitivity analysis to determine the change in equity given a parallel shift in the interest rate structure of 50 basis points in each case:

	Change in Equity		
in € million	Other reserves not affecting net income	Income statement affecting net income	Total
2025			
+50 basis points	2.4	4.7	7.1
-50 basis points	-3.3	-3.9	-7.1
2024			
+50 basis points	3.3	7.3	10.6
-50 basis points	-3.4	-7.2	-10.6

Another sensitivity analysis revealed that, for a minority of variable-rate loans not designated as hedges, a parallel shift in the interest structure of 50 basis points in each case would have an effect in the income statement of € +5.4 million/€ -5.4 million (December 31, 2024: € +6.6 million/€ -6.6 million).

A sensitivity analysis for the variable-rate loans taken out by Vonovia SE in 2025 also revealed that a parallel shift in the interest structure of 50 basis points in each case would have an effect in the income statement of € +2.3 million/€ -2.3 million.

52 Contingent Liabilities

Contingent liabilities exist for cases in which Deutsche Wohnen SE and its subsidiaries give guarantees to various contractual counterparts. The terms are in many cases limited to an agreed time. In some cases, the term is unlimited.

Contingent liabilities of Deutsche Wohnen are as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025
Guarantees in connection with Development	51.2	82.0
Other	1.9	1.8
	53.1	**83.8**

Deutsche Wohnen is involved in a number of legal disputes resulting from normal business activities.

In particular, this involves disputes under the law of tenancy and sales disputes. None of the legal disputes, taken in isolation, will have any material effects on the net assets, financial position or results of operations of Deutsche Wohnen.

53 Other Financial Obligations

Other financial obligations are as follows:

in € million	Dec. 31, 2024	Dec. 31, 2025
Other financial obligations		
Commitments under purchase orders for modernization and new construction	307.5	258.9
Investment obligations	1,089.5	1,250.6
Obligations resulting from acquisition	1,052.0	77.0
Cable TV service contracts	2.9	-
IT service contracts	50.5	0.6
Other	2.3	3.5
	2,504.7	**1,590.6**

The drop in purchase obligations is due to the purchase agreements concluded by Deutsche Wohnen in the 2024 fiscal year to acquire land to build on and rental properties from the QUARTERBACK Immobilien Group. The total volume of the purchase agreements concluded comes to around € 1.5 billion. As of December 31, 2025, there were purchase obligations vis-à-vis the QUARTERBACK Immobilien Group in the amount of € 77.0 million.

The obligations under cable TV service contracts are set against future income from the marketing of the cable TV service.

Berlin, March 13, 2026



Lars Urbansky (CEO) | Olaf Weber (CFO) | Eva Weiß (CDO)

Information

List of Deutsche Wohnen Shareholdings

as of December 31, 2025, according to Section 313 (2) HGB

Company	Company domicile	Interest %
Deutsche Wohnen SE	Berlin	
Consolidated Companies		
Germany		
AGG Auguste-Viktoria-Allee Grundstücks GmbH	Berlin	100.00 [1)]
Algarobo GmbH	Nuremberg	100.00 [1)]
Alpha Asset Invest GmbH	Berlin	100.00 [1)]
Amber Dritte VV GmbH	Berlin	94.90 [1)]
Amber Erste VV GmbH	Berlin	94.90 [1)]
Amber Zweite VV GmbH	Berlin	94.90 [1)]
Aragon 13. VV GmbH	Berlin	94.90 [1)]
Aragon 14. VV GmbH	Berlin	94.90 [1)]
Aragon 15. VV GmbH	Berlin	94.90 [1)]
Aragon 16. VV GmbH	Berlin	94.90 [1)]
Aufbau-Gesellschaft der GEHAG mit beschränkter Haftung	Berlin	100.00 [1)]
BauBeCon BIO GmbH	Berlin	100.00 [1)]
BauBeCon Immobilien GmbH	Berlin	100.00 [1)]
BauBeCon Wohnwert GmbH	Berlin	100.00 [1)]
Beragon VV GmbH	Berlin	94.90 [1)]
Ceragon VV GmbH	Berlin	94.90 [1)]
Communication Concept Gesellschaft für Kommunikationstechnik mbH	Leipzig	100.00
DELTA VIVUM Berlin I GmbH	Berlin	94.90 [1)]
DELTA VIVUM Berlin II GmbH	Berlin	94.90 [1)]
Deutsche Wohnen Asset Immobilien GmbH	Frankfurt am Main	100.00 [1)]
Deutsche Wohnen Berlin 5 GmbH	Berlin	94.90 [1)]
Deutsche Wohnen Berlin 6 GmbH	Berlin	94.90 [1)]
Deutsche Wohnen Berlin 7 GmbH	Berlin	94.90 [1)]
Deutsche Wohnen Berlin I GmbH	Berlin	94.00 [1)]
Deutsche Wohnen Berlin II GmbH	Berlin	94.90 [1)]
Deutsche Wohnen Berlin III GmbH	Berlin	94.90 [1)]
Deutsche Wohnen Berlin X GmbH	Berlin	94.80 [1)]
Deutsche Wohnen Berlin XII GmbH	Berlin	94.80 [1)]
Deutsche Wohnen Berlin XIII GmbH	Berlin	94.80 [1)]
Deutsche Wohnen Berlin XV GmbH	Berlin	94.80 [1)]
Deutsche Wohnen Berlin XVI GmbH	Berlin	94.80 [1)]

Company	Company domicile	Interest %
Deutsche Wohnen Berlin XVII GmbH	Berlin	94.80 [1]
Deutsche Wohnen Beteiligungen Immobilien GmbH	Frankfurt am Main	100.00 [1]
Deutsche Wohnen Beteiligungsverwaltungs GmbH & Co. KG	Berlin	100.00 [2] [3]
Deutsche Wohnen Construction and Facilities GmbH	Berlin	100.00 [1]
Deutsche Wohnen Corporate Real Estate GmbH	Berlin	100.00 [1]
Deutsche Wohnen Direkt Immobilien GmbH	Frankfurt am Main	100.00 [1]
Deutsche Wohnen Dresden I GmbH	Berlin	100.00 [1]
Deutsche Wohnen Dresden II GmbH	Berlin	100.00 [1]
Deutsche Wohnen Fondsbeteiligungs GmbH	Berlin	100.00 [1]
Deutsche Wohnen Immobilien Management GmbH	Berlin	100.00 [1]
Deutsche Wohnen Kundenservice GmbH	Berlin	100.00 [1]
Deutsche Wohnen Management GmbH	Berlin	100.00 [1]
Deutsche Wohnen Management- und Servicegesellschaft mbH	Frankfurt am Main	100.00 [1]
Deutsche Wohnen Multimedia Netz GmbH	Berlin	100.00 [1]
Deutsche Wohnen Reisholz GmbH	Berlin	100.00 [1]
Deutsche Wohnen Technology GmbH	Berlin	100.00 [1]
Deutsche Wohnen Zweite Fondsbeteiligungs GmbH	Berlin	100.00 [1]
DW Pflegeheim Dresden Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Eschweiler Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Frankfurt am Main Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Friesenheim Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Glienicke Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Konz Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Meckenheim Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Potsdam Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Weiden Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeheim Würselen Grundstücks GmbH	Munich	100.00 [1]
DW Pflegeresidenzen Grundstücks GmbH	Munich	100.00 [1]
DW Property Invest GmbH	Berlin	100.00 [1]
DWRE Alpha GmbH	Berlin	100.00 [1]
DWRE Braunschweig GmbH	Berlin	100.00 [1]
DWRE Dresden GmbH	Berlin	100.00 [1]
DWRE Halle GmbH	Berlin	100.00 [1]
DWRE Hennigsdorf GmbH	Berlin	100.00 [1]
DWRE Leipzig GmbH	Berlin	100.00 [1]
Eisenbahn-Siedlungs-Gesellschaft Berlin mit beschränkter Haftung	Berlin	94.90 [1]
EMD Energie Management Deutschland GmbH	Berlin	100.00 [1]
Eragon VV GmbH	Berlin	94.90 [1]
FACILITA Berlin GmbH	Berlin	100.00 [1]
Faragon V V GmbH	Berlin	94.90 [1]
Fortimo GmbH	Berlin	100.00 [1]
Gehag Acquisition Co. GmbH	Berlin	100.00 [1]
GEHAG Beteiligungs GmbH & Co. KG	Berlin	100.00 [2] [3]
GEHAG Dritte Beteiligungs GmbH	Berlin	100.00 [1]
GEHAG Erste Beteiligungs GmbH	Berlin	100.00 [1]
GEHAG Erwerbs GmbH & Co. KG	Berlin	100.00 [2] [3]
GEHAG GmbH	Berlin	100.00 [1]

Company	Company domicile	Interest %
GEHAG Grundbesitz I GmbH	Berlin	100.00 [1]
GEHAG Grundbesitz II GmbH	Berlin	100.00 [1]
GEHAG Grundbesitz III GmbH	Berlin	100.00 [1]
GEHAG Vierte Beteiligung AG (former GEHAG Vierte Beteiligung SE)	Berlin	100.00 [1]
GEHAG Zweite Beteiligungs GmbH	Berlin	100.00 [1]
Geragon VV GmbH	Berlin	94.90 [1]
GGR Wohnparks Kastanienallee GmbH	Berlin	100.00 [1]
GGR Wohnparks Nord Leipziger Tor GmbH	Berlin	100.00 [1]
GGR Wohnparks Süd Leipziger Tor GmbH	Berlin	100.00 [1]
Grundstücksgesellschaft Karower Damm mbH	Berlin	100.00 [1]
GSW Acquisition 3 GmbH	Berlin	100.00 [1]
GSW Corona GmbH	Berlin	100.00 [1]
GSW Gesellschaft für Stadterneuerung mbH	Berlin	100.00 [1]
GSW Grundvermögens- und Vertriebsgesellschaft mbH	Berlin	100.00 [1]
GSW Immobilien AG	Berlin	94.90
GSW Immobilien GmbH & Co. Leonberger Ring KG	Berlin	94.00 [2] [3]
GSW Pegasus GmbH	Berlin	100.00 [1]
GSW-Fonds Weinmeisterhornweg 170–178 GbR	Berlin	83.16
Haragon VV GmbH	Berlin	94.90 [1]
Haus und Heim Wohnungsbau-GmbH	Berlin	100.00 [1]
HESIONE Vermögensverwaltungsgesellschaft mbH	Frankfurt am Main	100.00
Holzmindener Straße/Tempelhofer Weg Grundstücks GmbH	Berlin	100.00 [1]
Iragon VV GmbH	Berlin	94.90 [1]
ISABELL GmbH	Berlin	100.00
ISARIA Dachau Entwicklungsgesellschaft mbH	Munich	100.00
ISARIA Hegeneck 5 GmbH	Munich	100.00
ISARIA Objekt Achter de Weiden GmbH	Munich	100.00
Isaria Objekt Erminoldstraße GmbH	Munich	100.00
ISARIA Objekt Garching GmbH	Munich	100.00
ISARIA Objekt Hoferstraße GmbH	Munich	100.00 [1]
ISARIA Objekt Norderneyer Straße GmbH	Munich	100.00
ISARIA Objekt Preußenstraße GmbH	Munich	100.00 [1]
ISARIA Stuttgart GmbH	Munich	100.00 [1]
ISARIA Zuckerle Development GmbH (former Zuckerle Quartier Investment GmbH)	Leipzig	100.00
ISARIA Stapelfelder Höfe Development GmbH (former QUARTERBACK Premium 7 GmbH)	Leipzig	100.00
ISARIA Frankfurt Olivetti Development GmbH (former QUARTERBACK Premium 10 GmbH)	Frankfurt am Main	100.00
ISARIA Otto-Quartier Development GmbH (former QUARTERBACK Projekt 15 GmbH)	Leipzig	100.00
ISARIA Neu Fahrland Development GmbH (former Sea View Projekt GmbH)	Leipzig	100.00
IWA GmbH Immobilien Wert Anlagen	Berlin	100.00 [1]
Jägerpark Projektentwicklungsgesellschaft mbH	Berlin	100.00
Karagon VV GmbH	Berlin	94.90 [1]
Laragon VV GmbH	Berlin	94.90 [1]
Larry Bestand 1 GmbH	Berlin	100.00
Larry Bestand 2 GmbH	Berlin	100.00
Larry I Targetco (Berlin) GmbH	Berlin	100.00 [1]
Larry II Targetco (Berlin) GmbH	Berlin	100.00 [1]
LE Campus GmbH	Leipzig	66.50

Company	Company domicile	Interest %
LE Quartier Torgauer Straße GmbH	Frankfurt am Main	100.00
Main-Taunus Wohnen GmbH	Eschborn	100.00 [1)]
Maragon VV GmbH	Berlin	94.90 [1)]
ISARIA Bauen und Wohnen Deutschland GmbH (former Objekt Gustav-Heinemann-Ring GmbH)	Munich	100.00
Olympisches Dorf Berlin GmbH	Berlin	100.00
PUW AcquiCo GmbH	Hamburg	100.00
PUW OpCo GmbH	Hamburg	100.00
Rhein-Main Wohnen GmbH	Frankfurt am Main	100.00 [1)]
Rhein-Mosel Wohnen GmbH	Mainz	100.00 [1)]
Rhein-Pfalz Wohnen GmbH	Mainz	100.00 [1)]
Seniorenwohnen Heinersdorf GmbH	Berlin	100.00
SGG Scharnweberstraße Grundstücks GmbH	Berlin	100.00 [1)]
Sophienstraße Aachen Vermögensverwaltungsgesellschaft mbH	Berlin	100.00 [1)]
SYNVIA media GmbH	Magdeburg	100.00
TELE AG	Leipzig	100.00
WIK Wohnen in Krampnitz GmbH	Berlin	100.00 [1)]
Wohnanlage Leonberger Ring GmbH	Berlin	100.00 [1)]
Zisa Grundstücksbeteiligungs GmbH & Co. KG	Berlin	94.90 [2) 3)]
Zisa Verwaltungs GmbH	Berlin	100.00
BUWOG Altprojekte GmbH	Vienna	100.00
Other countries		
Long Islands Investments S.A.	Luxembourg/LU	100.00

1) Exemption according to Section 264 (3) HGB.
2) Exemption according to Section 264b HGB.
3) The general partner with unlimited liability for this company is a company which is integrated in the financial consolidated financial statements.

Company	Company domicile	Interest %
Joint ventures consolidated using the equity method		
Casa Nova 2 GmbH	Grünwald	50.00
Casa Nova 3 GmbH	Grünwald	50.00
Casa Nova GmbH	Grünwald	50.00
G+D Gesellschaft für Energiemanagement mbH	Magdeburg	49.00
GSZ Gebäudeservice und Sicherheitszentrale GmbH	Berlin	33.34
LE Property 2 GmbH & Co. KG	Leipzig	49.00
LE Quartier 1 GmbH & Co. KG	Leipzig	46.50
LE Quartier 1.1 GmbH & Co. KG	Leipzig	49.00
LE Quartier 1.4 GmbH	Leipzig	50.00
LE Quartier 1.5 GmbH	Leipzig	44.00
LE Quartier 1.6 GmbH	Leipzig	50.00
LE Quartier 5 GmbH & Co. KG	Leipzig	44.00
Projektgesellschaft Jugendstilpark München mbH	Leipzig	50.00
Siwoge 1992 Siedlungsplanung und Wohnbauten Gesellschaft mbH	Berlin	50.00
WB Wärme Berlin GmbH	Schönefeld	49.00

Company	Company domicile	Interest %
Associated companies consolidated using the equity method		
Comgy GmbH (in bankruptcy)	Berlin	10.28 2)
Krampnitz Energie GmbH	Potsdam	25.10
Projekt Mosaik GmbH & Co. KG	Hamburg	26.74
QUARTERBACK Immobilien AG	Leipzig	40.00
QUARTERBACK New Energy Holding GmbH	Leipzig	40.00
Telekabel Riesa GmbH	Riesa	26.00
Zisa Beteiligungs GmbH	Berlin	49.00

	Company domicile	Interest %	Equity € k Dec. 31, 2024	Net income for the year € k Dec. 31, 2024
Other investments in which Deutsche Wohnen holds more than a 10% interest				
Entwicklungsgesellschaft Erfurt-Süd Am Steiger mbH	Leipzig	11.00	422	461
GbR Fernheizung Gropiusstadt	Berlin	46.10	492	-97 [1)]
Implementum II GmbH	Leipzig	11.00	249	873
LE Central Office GmbH	Leipzig	11.00	507	583
Projekt Mosaik II GmbH & Co. KG	Hamburg	13.15	47,398	-12
QUARTERBACK Premium 1 GmbH	Leipzig	11.00	1,209	734
QUARTERBACK Premium 4 GmbH	Leipzig	11.00	239	241
QUARTERBACK Premium 6 GmbH	Leipzig	11.00	2,018	2,424
QUARTERBACK Premium 8 GmbH	Leipzig	11.00	765	1,173
QUARTERBACK Premium 9 GmbH	Leipzig	11.00	-795	231
Quartier 315 GmbH	Leipzig	15.00	5,103	-455
SIAAME Development GmbH	Leipzig	20.00	6,478	5,822 [1)]
VRnow GmbH (in bankruptcy)	Berlin	10.00	n.a.	n.a.
WirMag GmbH	Grünstadt	14.85	n.a.	n.a.

1) The equity method is not applied due to immateriality.
2) Other contractual relationships give rise to significant influence, which requires accounting using the equity method despite a share in the capital of less than 20%.

Further Information About the Bodies

Management Board

The Management Board of Deutsche Wohnen SE consisted of three members as of December 31, 2025.

Lars Urbansky, CEO

Function: Chief Executive Officer Responsible for Rental business, Value-add, HR and Transactions.

Appointments:

> Pflegen und Wohnen Hamburg GmbH (Member of the Supervisory Board) (until September 30, 2025)[2, 3]

> Deutsche Wohnen Care SE (Member of the Supervisory Board) (until March 1, 2025)[1]

Olaf Weber, Member of the Management Board

Function: Chief Financial Officer
Responsible for Finance, Accounting, Tax, Controlling, Valuation, Procurement, Insurance and Investor Relations.

Eva Weiß, Member of the Management Board

Function: Chief Development Officer
Responsible for Development, IT, Legal and Compliance, Sustainability, Internal Audit and Corporate Communications.

Supervisory Board

The current Supervisory Board consists of six members. The terms of office range from two to three years.

Dr. Fabian Heß, Chair

General Counsel/Head of Legal at Vonovia SE

Appointments:
Chair of the Supervisory Board of
> BUWOG Holding GmbH, Austria [2, 3]
> Wohnungsgesellschaft Ruhr-Niederrhein mbH (since July 8, 2025)[2, 3]
> Eisenbahn-Wohnungsbaugesellschaft Köln mbH (since July 8, 2025)[2, 3]
> BWG Frankfurt am Main Bundesbahn-Wohnungsgesellschaft mbH (since July 8, 2025)[2, 3]
> Eisenbahn-Wohnungsbau-Gesellschaft Karlsruhe GmbH (since July 8, 2025)[2, 3]
> Bundesbahn-Wohnungsbaugesellschaft Kassel GmbH (since July 8, 2025)[2, 3]
> "Siege" Siedlungsgesellschaft für das Verkehrspersonal mbH (since July 8, 2025)[2, 3]
> Eisenbahn Siedlungsgesellschaft Augsburg mbH (since July 8, 2025)[2, 3]
> Baugesellschaft Bayern mbH (since July 8, 2025)[2, 3]
> Eisenbahn-Wohnungsbaugesellschaft Nürnberg GmbH (since July 8, 2025)[2, 3]
> Bundesbahn-Wohnungsbaugesellschaft Regensburg mbH (since July 8, 2025)[2, 3]
> Wohnungsgesellschaft Norden mbH (since July 8, 2025)[2, 3]
> Wohnungsbau Niedersachsen Gesellschaft mit beschränkter Haftung (since July 8, 2025)[2, 3]
> Eisenbahn-Siedlungsgesellschaft Stuttgart GmbH (since July 8, 2025)[2, 3]
> Eisenbahn-Siedlungsgesellschaft Berlin mbH (since July 8, 2025)[2, 3]

Dr. Florian Stetter, Deputy Chair

Self-employed residential real estate investor

Appointments:
> C&P Immobilien AG, Austria (Member of the Supervisory Board)
> Intelliway Services AD, Bulgaria (Member of the Administrative Board)
> RockHedge Asset Management AG (Chair of the Supervisory Board)

Catrin Coners

Head of Sustainability, Vonovia SE

Peter Hohlbein

Managing Partner, Hohlbein & Cie. Consulting

Christoph Schauerte

Senior Advisor to Vonovia SE

Appointments:
> BUWOG Holding GmbH, Austria (Member of the Supervisory Board) (until July 9, 2025)[2, 3]
> GEHAG Vierte Beteiligung AG (Chair of the Supervisory Board)[3, 4]
> GSW Immobilien AG (Chair of the Supervisory Board)[3, 4]
> QUARTERBACK New Energy Holding GmbH (Member of the Supervisory Board) (since January 1, 2026)[2, 4]
> QUARTERBACK Immobilien AG (Member of the Supervisory Board) (since January 1, 2026)[4]

Simone Trapp

Supervisory Board member at German companies

[1] Exempted Group mandate in accordance with Section 100 (2) sentence 2 of the German Stock Corporation Act (AktG).
[2] Membership of a comparable German or foreign supervisory body at a commercial company.
[3] Other Group mandate.
[4] Related party of the Deutsche Wohnen Group.

Independent Auditor’s Report

To Deutsche Wohnen SE, Berlin

Report on the Audit of the Consolidated Financial Statements and of the Group Management Report

Audit Opinions

We have audited the consolidated financial statements of Deutsche Wohnen SE, Berlin, and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated income statement, consolidated statement of comprehensive income consolidated statement of cash flows and consolidated statement of changes in equity for the financial year from 1 January to 31 December 2025 and notes to the consolidated financial statements, including material accounting policy information. In addition, we have audited the group management report of Deutsche Wohnen SE, which is combined with the Company’s management report, for the financial year from 1 January to 31 December 2025. In accordance with the German legal requirements, we have not audited the content of the disclosures marked as unaudited in the subsection "Corporate Governance" of the section → **"Further Statutory Disclosures"** of the group management report.

In our opinion, on the basis of the knowledge obtained in the audit,

> the accompanying consolidated financial statements comply, in all material respects, with the IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) (the IFRS Accounting Standards) as adopted by the EU and the additional requirements of German commercial law pursuant to § [Article] 315e Abs. [paragraph] 1 HGB [Handelsgesetzbuch: German Commercial Code] and, in compliance with these requirements, give a true and fair view of the assets, liabilities, and financial position of the Group as at 31 December 2025, and of its financial performance for the financial year from 1 January to 31 December 2025 and

> the accompanying group management report as a whole provides an appropriate view of the Group’s position. In all material respects, this group management report is consistent with the consolidated financial statements, complies with German legal requirements and appropriately presents the opportunities and risks of future development. Our audit opinion on the group management report does not cover the content of the above-mentioned disclosures in the sub-section "Corporate Governance" of the section → **"Further Statutory Disclosures"** referred to above.

Pursuant to § 322 Abs. 3 Satz [sentence] 1 HGB, we declare that our audit has not led to any reservations relating to the legal compliance of the consolidated financial statements and of the group management report.

Basis for the Audit Opinions

We conducted our audit of the consolidated financial statements and of the group management report in accordance with § 317 HGB and the EU Audit Regulation (No. 537/2014, referred to subsequently as “EU Audit Regulation”) in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer [Institute of Public Auditors in Germany] (IDW). We performed the audit of the consolidated financial statements in supplementary compliance with the International Standards on Auditing (ISAs). Our responsibilities under those requirements, principles and standards are further described in the → **“Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements and of the Group Management Report”** section of our auditor’s report. We are independent of the group entities in accordance with the requirements of European law and German commercial and professional law, and we have fulfilled our other German professional responsibilities in accordance with these requirements. In addition, in accordance with Article 10 (2) point (f) of the EU Audit Regulation, we declare that we have not provided non-audit services prohibited under Article 5 (1) of the EU Audit Regulation. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions on the consolidated financial statements and on the group management report.

Key Audit Matters in the Audit of the Consolidated Financial Statements

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the financial year from 1 January to 31 December 2025. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our audit opinion thereon; we do not provide a separate audit opinion on these matters.

In our view, the matters of most significance in our audit were as follows:

> Valuation of investment property

> Valuation of properties under development and under construction

Our presentation of these key audit matters has been structured in each case as follows:

> Matter and issue

> Audit approach and findings

> Reference to further information

Hereinafter we present the key audit matters:

Valuation of investment property

Investment properties amounting to EUR 24.188,3 million are reported in the consolidated financial statements as at 31 December 2025 of Deutsche Wohnen SE. Deutsche Wohnen SE exercises the option set out in IAS 40.30 of accounting for investment properties amounting to EUR 23.311,4 million using the fair value model in accordance with IFRS 13. Accordingly, changes in market value realized when properties are sold, as well as unrealized changes in market value, are recognized at fair value through profit or loss. In the past financial year, writeups of EUR 163,4 million in unrealized changes in market value were recognized through profit or loss in the consolidated statement of comprehensive income.

When determining the fair value of investment property, it is assumed that the current use corresponds to the highest and best use of the property. Fair values are determined using a measurement model developed internally by the Company which uses the discounted cash flow method. Under that model, expected net cash inflows from the management of the properties (e.g., actual rent and market rent per m², planned maintenance per m²) are estimated, taking into account future vacancy rates, among other things, and corresponding present values are determined based on the discount and capitalization rates as derived from the real estate market. A market value is determined for properties with no positive net cash inflows (usually vacant buildings) using a liquidation valuation method. Undeveloped land is usually measured based on an indirect comparison of indicative land values.

To the extent possible, the Company uses data directly observable on the market to determine fair value (sources include property market reports prepared by expert committees and public and subscriptions-based market databases). In addition, a valuation report for the entire portfolio is prepared by independent appraisers and is used to verify the plausibility of internal calculations.

The fair value of the care homes is determined based on valuation reports prepared by an external appraiser. This appraiser determines the fair value analogously using the discounted cash flow method as well as, to the extent possible, information that is observable on the market.

The measurement of investment properties is based on a large number of relevant parameters which are normally subject in some respects to uncertainties with regard to estimates and judgments by the executive directors. Even small changes in the measurement parameters can result in material changes in fair value. Against this background, this matter was of particular significance in the context of our audit.

As part of our audit, with the collaboration of our specialists for process audits we recorded the internal controls in place relating to the measurement of investment property and assessed their appropriateness and effectiveness, among other things. In addition, in collaboration with our specialists for property valuation, we assessed the measurement models used by the Company with respect to their compliance with IAS 40 in conjunction with IFRS 13, the homogeneity of the properties being valued, the accuracy and completeness of the property portfolio data used and the appropriateness of the valuation parameters used, such as the expected net cash inflows, the assumed vacancy rate as well as the discount and capitalization rate. We also carried out analytical audit procedures and tests of details with respect to the material parameters having an influence on value. Furthermore, we checked the results at the portfolio level by comparing them against our expectations as regards changes in value.

As part of our audit, we furthermore prepared a property-specific comparison calculation on a test basis using the discounted cash flow method and conducted inspections of selected properties.

With regard to the care homes, we furthermore assessed the valuation reports obtained and the professional qualifications of the external experts and the calculation of fair value. We also assessed the respective valuation technique applied and the valuation parameters used.

The valuation technique applied by the executive directors of the Company is appropriately designed as a whole and suitable in general the measurement of investment property

> The Company's disclosures relating to investment property are contained in section → **[D25] Investment Properties** of the notes to the consolidated financial statements..

Valuation of properties under development and under construction

In the consolidated financial statements of Deutsche Wohnen SE as at 31 December 2025 properties in development or under construction are reported as investment property at an amount of EUR 876.9 million and as property inventories at an amount of EUR 745.5 million. Inventories comprise properties in connection with the sales-related project development business.

Properties in development or under construction are classified as investment property in accordance with IAS 40 if they are intended to be used as a financial investment upon completion, and are initially recognized at cost. The fair value model is generally applied for the purposes of subsequent measurement, provided a reliable fair value can be determined for the properties. Due to the inherent risks that exist during the construction phase, development projects are generally carried at cost (cost model) until completion. The recoverability of development projects is generally assessed in accordance with the value in use concept. The option also provided for in accordance with IAS 36 to use fair value less costs to sell is not considered due to the uncertainty in relation to fair value. Upon completion of the construction phase, the property is initially recognized in accordance with the fair value model.

Due to the intention to sell inventories stemming from the sales-related project development business, these are carried at the lower of amortized cost and net realizable values in accordance with IAS 2 as part of subsequent measurement if there are no customer orders for the residential units held for sale.

Regardless of whether the respective development projects are classified as investment property or as inventory, the cost for every project is determined on the basis of an individual project calculation that includes the planned costs yet to be incurred as well as the actual costs incurred at the level of the individual trades.

The net realizable values and the values in use are determined depending on the use of the development project upon completion on the basis of a sales estimate regarding the sales prices per square meter that are expected to be realized or based on the projected net cash inflows from the management of the properties which are derived using the discounted cash flow method. Undeveloped land is usually measured based on an indirect comparison of indicative land values.

The measurement of properties in development and under construction is based on a large number of relevant parameters that are generally subject to specific uncertainties with regard to estimates and judgments. Significant measurement parameters include in particular the planned costs yet to be incurred as well as for the purposes of determining the net realizable values and/or values in use the expected cash flows as well as discount and capitalization rate. Even small changes in the measurement parameters can result in material changes in the net disposal proceeds and/or the value in use. In our view, this matter was of particular significance in the context of our audit because the measurement of properties in development and under construction is generally subject to substantial judgments and estimation uncertainties, and there is the risk that the planned net disposal proceeds and/or value in use do not fall within an appropriate range and no corresponding impairment loss is recognized.

As part of our audit, in collaboration with specialists for process audits, we recorded the internal controls in place and assessed their appropriateness and effectiveness, among other things. In addition, in collaboration with our specialists for property valuation, we assessed the accuracy and completeness of the development project data used in the individual project calculations by Deutsche Wohnen as well as the appropriateness of the measurement parameters used, such as the expected market rent per m^2, on the one hand, and the planned net disposal proceeds for the inventories and the determination of fair values for the investment properties on the other. We also carried out analytical audit procedures and tests of details with respect to the material parameters having an influence on value. We also analyzed the assumed production costs for various cost groups and compared these against external benchmarks. Furthermore, we conducted inspections of a selected sampling of development projects. During those visits, we noted the location and surroundings, including access, infrastructure, etc., in order to categorize the project. We also obtained an impression of the existence of the project and the current state of the buildings. For the purposes of assessing their plausibility, we compared the actual costs submitted and reviewed to the planned total investment costs. For larger projects, which are broken down into different construction areas and phases, the inspection served to better delimit and validate the calculation data. Impressions of quality (floors, tiles, sanitary facilities, outdoor facilities, etc.) were also possible, particularly in instances where construction work was at an advanced stage. In addition, the projects in the sampling were presented by the respective project managers at various meetings and key issues (schedule, construction status, award status of costs, changes to plans, leasing and sales status, etc.) were discussed with us.

The valuation technique applied by the executive directors of the Company is appropriately designed as a whole and suitable in general for accounting in accordance with IAS 40 and IAS 2.

The Company's disclosures related to property in development or under construction reported as investment property are contained in section → **[D25] Investment Properties** of the notes to the consolidated financial statements and to inventories in section → **[D32] Real Estate Inventories** of the notes to the consolidated financial statements.

Other Information

The executive directors are responsible for the other information. The other information comprises the disclosures marked as unaudited in the subsection "Corporate governance" of the section → **"Other statutory disclosures"** of the group management report as an unaudited part of the group management report.

The other information comprises further

> the statement on corporate governance pursuant to § 289f HGB and § 315d HGB

> all remaining parts of the annual report– excluding cross-references to external information – with the exception of the audited consolidated financial statements, the audited group management report and our auditor's report.

Our audit opinions on the consolidated financial statements and on the group management report do not cover the other information, and consequently we do not express an audit opinion or any other form of assurance conclusion thereon.

In connection with our audit, our responsibility is to read the other information mentioned above and, in so doing, to consider whether the other information

> is materially inconsistent with the consolidated financial statements, with the group management report disclosures audited in terms of content or with our knowledge obtained in the audit, or

> otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Executive Directors and the Supervisory Board for the Consolidated Financial Statements and the Group Management Report

The executive directors are responsible for the preparation of the consolidated financial statements that comply, in all material respects, with IFRS Accounting Standards as adopted by the EU and the additional requirements of German commercial law pursuant to § 315e Abs. 1 HGB, and that the consolidated financial statements, in compliance with these requirements, give a true and fair view of the assets, liabilities, financial position and financial performance of the Group. In addition, the executive directors are responsible for such internal control as they have determined necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud (i.e., fraudulent financial reporting and misappropriation of assets) or error.

In preparing the consolidated financial statements, the executive directors are responsible for assessing the Group's ability to continue as a going concern. They also have the responsibility for disclosing, as applicable, matters related to going concern. In addition, they are responsible for financial reporting based on the going concern basis of accounting unless there is an intention to liquidate the Group or to cease operations, or there is no realistic alternative but to do so.

Furthermore, the executive directors are responsible for the preparation of the group management report that, as a whole, provides an appropriate view of the Group's position and is, in all material respects, consistent with the consolidated financial statements, complies with German legal requirements, and appropriately presents the opportunities and risks of future development. In addition, the executive directors are responsible for such arrangements and measures (systems) as they have considered necessary to enable the preparation of a group management report that is in accordance with the applicable German legal requirements, and to be able to provide sufficient appropriate evidence for the assertions in the group management report.

The supervisory board is responsible for overseeing the Group's financial reporting process for the preparation of the consolidated financial statements and of the group management report.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements and of the Group Management Report

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and whether the group management report as a whole provides an appropriate view of the Group's position and, in all material respects, is consistent with the consolidated financial statements and the knowledge obtained in the audit, complies with the German legal requirements and appropriately presents the opportunities and risks of future development, as well as to issue an auditor's report that includes our audit opinions on the consolidated financial statements and on the group management report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with § 317 HGB and the EU Audit Regulation and in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer (IDW) and supplementary compliance with the ISAs will always detect a material misstatement. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements and this group management report.

We exercise professional judgment and maintain professional skepticism throughout the audit. We also:

> Identify and assess the risks of material misstatement of the consolidated financial statements and of the group management report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.

> Obtain an understanding of internal control relevant to the audit of the consolidated financial statements and of arrangements and measures (systems) relevant to the audit of the group management report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an audit opinion on the effectiveness of the internal control and these arrangements and measures (systems), respectively.

> Evaluate the appropriateness of accounting policies used by the executive directors and the reasonableness of estimates made by the executive directors and related disclosures.

> Conclude on the appropriateness of the executive directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the consolidated financial statements and in the group management report or, if such disclosures are inadequate, to modify our respective audit opinions. Our conclusions are based on the audit evidence obtained up to the date of our auditor's

report. However, future events or conditions may cause the Group to cease to be able to continue as a going concern.

> Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements present the underlying transactions and events in a manner that the consolidated financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the Group in compliance with IFRS Accounting Standards as adopted by the EU and the additional requirements of German commercial law pursuant to § 315e Abs. 1 HGB.

> Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming audit opinions on the consolidated financial statements and on the group management report. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinions.

> Evaluate the consistency of the group management report with the consolidated financial statements, its conformity with German law, and the view of the Group's position it provides.

> Perform audit procedures on the prospective information presented by the executive directors in the group management report. On the basis of sufficient appropriate audit evidence we evaluate, in particular, the significant assumptions used by the executive directors as a basis for the prospective information, and evaluate the proper derivation of the prospective information from these assumptions. We do not express a separate audit opinion on the prospective information and on the assumptions used as a basis. There is a substantial unavoidable risk that future events will differ materially from the prospective information.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with the relevant independence requirements, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter.

Other Legal and Regulatory Requirements

Report on the Assurance on the Electronic Rendering of the Consolidated Financial Statements and the Group Management Report Prepared for Publication Purposes in Accordance with § 317 Abs. 3a HGB

Assurance Opinion

We have performed assurance work in accordance with § 317 Abs. 3a HGB to obtain reasonable assurance as to whether the rendering of the consolidated financial statements and the group management report (hereinafter the "ESEF documents") contained in the electronic file Deutsche_Wohnen_SE_KA+LB_ESEF-2025-12-31-1-de.xbri and prepared for publication purposes complies in all material respects with the requirements of § 328 Abs. 1 HGB for the electronic reporting format ("ESEF format"). In accordance with German legal requirements, this assurance work extends only to the conversion of the information contained in the consolidated financial statements and the group management report into the ESEF format and therefore relates neither to the information contained within these renderings nor to any other information contained in the electronic file identified above.

In our opinion, the rendering of the consolidated financial statements and the group management report contained in the electronic file identified above and prepared for publication purposes complies in all material respects with the requirements of § 328 Abs. 1 HGB for the electronic reporting format. Beyond this assurance opinion and our audit opinion on the accompanying consolidated financial statements and the accompanying group management report for the financial year from 1 January to 31 December 2025 contained in the "Report on the Audit of the Consolidated Financial Statements and on the Group Management Report" above, we do not express any assurance opinion on the information contained within these renderings or on the other information contained in the electronic file identified above.

Basis for the Assurance Opinion

We conducted our assurance work on the rendering of the consolidated financial statements and the group management report contained in the electronic file identified above in accordance with § 317 Abs. 3a HGB and the IDW Assurance Standard: Assurance Work on the Electronic Rendering of Financial Statements and Management Reports, Prepared for Publication Purposes in Accordance with § 317 Abs. 3a HGB (IDW AsS 410 (06.2022)) and the International Standard on Assurance Engagements 3000 (Revised). Our responsibility in accordance therewith is further described in the "Group Auditor's Responsibilities for the Assurance Work on the ESEF Documents" section. Our audit firm applies the IDW Standard on Quality Management: Requirements for Quality Management in the Audit Firm (IDW QMS 1 (09.2022)).

Responsibilities of the Executive Directors and the Supervisory Board for the ESEF Documents

The executive directors of the Company are responsible for the preparation of the ESEF documents including the electronic rendering of the consolidated financial statements and the group management report in accordance with § 328 Abs. 1 Satz 4 Nr. [number] 1 HGB and for the tagging of the consolidated financial statements in accordance with § 328 Abs. 1 Satz 4 Nr. 2 HGB.

In addition, the executive directors of the Company are responsible for such internal control as they have considered necessary to enable the preparation of ESEF documents that are free from material non-compliance with the requirements of § 328 Abs. 1 HGB for the electronic reporting format, whether due to fraud or error.

The Supervisory Board is responsible for overseeing the process for preparing the ESEF documents as part of the financial reporting process.

Group Auditor's Responsibilities for the Assurance Work on the ESEF Documents

Our objective is to obtain reasonable assurance about whether the ESEF documents are free from material non-compliance with the requirements of § 328 Abs. 1 HGB, whether due to fraud or error. We exercise professional judgment and maintain professional skepticism throughout the assurance work. We also:

> Identify and assess the risks of material non-compliance with the requirements of § 328 Abs. 1 HGB, whether due to fraud or error, design and perform assurance procedures responsive to those risks, and obtain assurance evidence that is sufficient and appropriate to provide a basis for our assurance opinion.

> Obtain an understanding of internal control relevant to the assurance work on the ESEF documents in order to design assurance procedures that are appropriate in the circumstances, but not for the purpose of expressing an assurance opinion on the effectiveness of these controls.

> Evaluate the technical validity of the ESEF documents, i.e., whether the electronic file containing the ESEF documents meets the requirements of the Delegated Regulation (EU) 2019/815 in the version in force at the date of the consolidated financial statements on the technical specification for this electronic file.

> Evaluate whether the ESEF documents provide an XHTML rendering with content equivalent to the audited consolidated financial statements and to the audited group management report.

> Evaluate whether the tagging of the ESEF documents with Inline XBRL technology (iXBRL) in accordance with the requirements of Articles 4 and 6 of the Delegated Regulation (EU) 2019/815, in the version in force at the date of the consolidated financial statements, enables an appropriate and complete machine-readable XBRL copy of the XHTML rendering.

Further Information pursuant to Article 10 of the EU Audit Regulation

We were elected as group auditor by the annual general meeting on 26 May 2025. We were engaged by the supervisory board on 23 October 2025. We have been the group auditor of the Deutsche Wohnen SE, Berlin, without interruption since the financial year 2023.

We declare that the audit opinions expressed in this auditor's report are consistent with the additional report to the audit committee pursuant to Article 11 of the EU Audit Regulation (long-form audit report).

Reference to an Other Matter – Use of the Auditor's Report

Our auditor's report must always be read together with the audited consolidated financial statements and the audited group management report as well as the assured ESEF documents. The consolidated financial statements and the group management report converted to the ESEF format – including the versions to be filed in the company register – are merely electronic renderings of the audited consolidated financial statements and the audited group management report and do not take their place. In particular, the "Report on the Assurance on the Electronic Rendering of the Consolidated Financial Statements and the Group Management Report Prepared for Publication Purposes in Accordance with § 317 Abs. 3a HGB" and our assurance opinion contained therein are to be used solely together with the assured ESEF documents made available in electronic form.

German Public Auditor Responsible for the Engagement

The German Public Auditor responsible for the engagement is Dr. Frederik Mielke.

Berlin, 23 March 2026

PricewaterhouseCoopers GmbH
Wirtschaftsprüfungsgesellschaft

Michael Preiß	Dr. Frederik Mielke
Wirtschaftsprüfer	Wirtschaftsprüfer
[German Public Auditor]	[German Public Auditor]

Responsibility Statement

Balance Sheet Oath

"To the best of our knowledge and belief, and in accordance with the applicable reporting principles, the consolidated financial statements give a true and fair view of the Group's net assets, financial position and results of operations, and the combined management report includes a fair review of the business development and position of the Group, including the results, together with a description of the principal opportunities and risks associated with the expected development of the Group in the remainder of the fiscal year."

Berlin, March 13, 2026

Lars Urbansky (CEO)	Olaf Weber (CFO)	Eva Weiß (CDO)

Financial Calendar

March 25, 2026
Publication of the 2025 Annual Report

May 19, 2026
Annual General Meeting (virtual)

August 11, 2026
Publication of the Interim Financial Report for the First Half of 2026

Contact

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Note
This Annual Report is published in German and English. The German version is always the authoritative text. The Annual Report can be found on the website at www.deutsche-wohnen.com.

Disclaimer
This report contains forward-looking statements. These statements are based on the current experiences, assumptions and forecasts of the Management Board as well as information currently available to the Management Board. The forward-looking statements are not guarantees of the future developments and results mentioned therein. The future developments and results depend on a large number of factors. They involve certain risks and uncertainties and are based on assumptions that may prove to be inaccurate. These risk factors include but are not limited to those discussed in the risk report of the 2025 Annual Report. We do not assume any obligation to update the forward-looking statements contained in this report. This financial report does not constitute an offer to sell or the solicitation of an offer to subscribe for or buy any securities of Deutsche Wohnen SE.

Imprint
Published by
The Management Board of
Deutsche Wohnen SE
As of March 2026

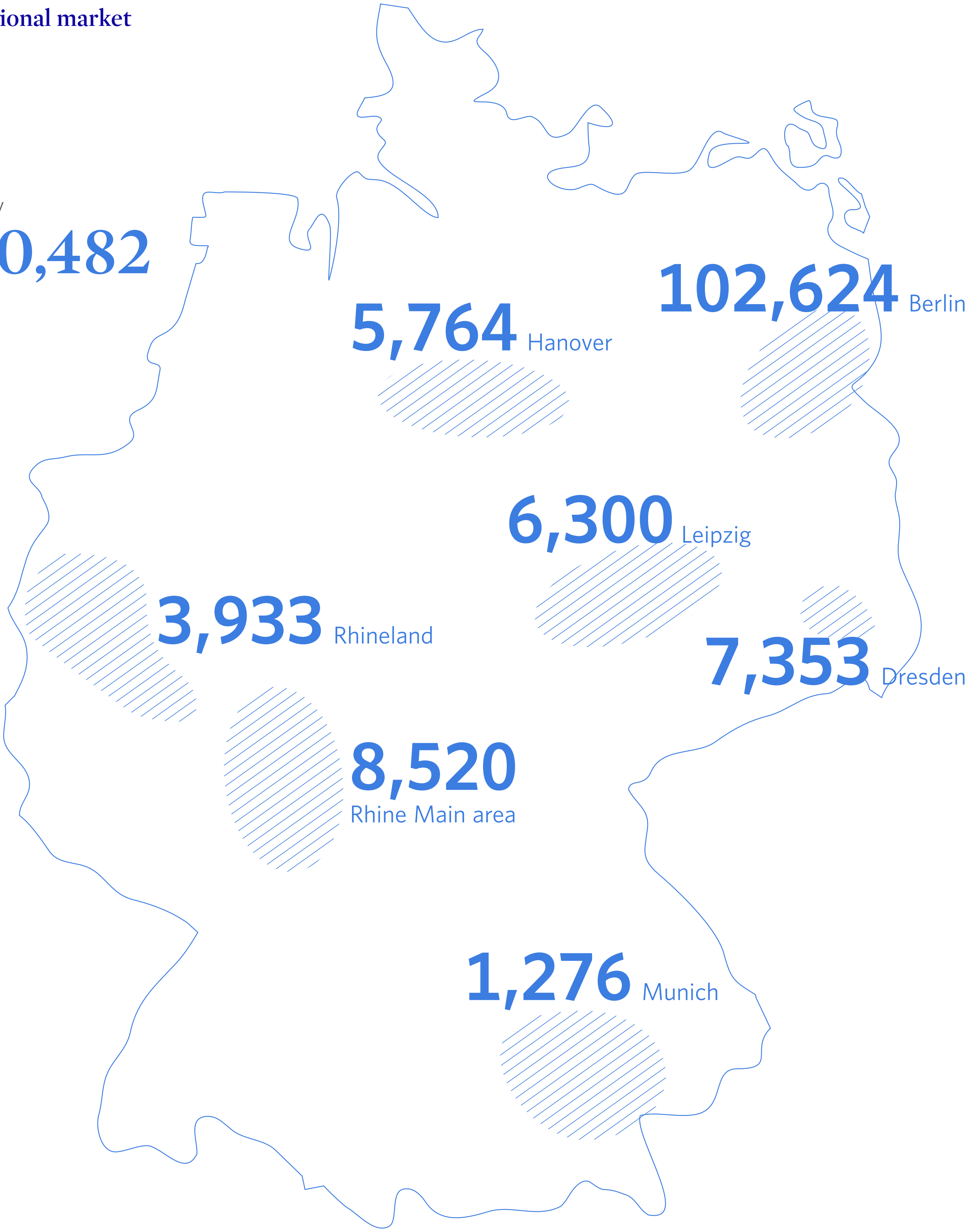
Deutsche Wohnen Portfolio

by regional market

Germany

140,482

units*



* Including 3.639 residential units at other strategic locations and 1.073 residential units at non-strategic locations.

www.deutsche-wohnen.com