

This document constitutes the base prospectus of Vonovia Finance B.V. in respect of non-equity securities within the meaning of Art. 22 para 6 no. 4 of the Commission Regulation (EC) No. 809/2004 of 29 April 2004, as amended, ("**Non-Equity Securities**") for the purpose of Article 5.4 of the Directive 2003/71/EC (the "**Prospectus Directive**"), as amended (the "**Base Prospectus**" or the "**Prospectus**").



Vonovia Finance B.V.

*(incorporated in The Netherlands as a private company with limited liability)
as Issuer*

and

Vonovia SE

*(incorporated in Germany as a European Company (Societas Europaea))
as Guarantor*

EUR 8,000,000,000

Debt Issuance Programme

The Base Prospectus has been approved by the *Commission de Surveillance du Secteur Financier* (the "**CSSF**") which is the Luxembourg competent authority for the purposes of the approval of the Base Prospectus under the Luxembourg law on prospectuses for securities (*loi relative aux prospectus pour valeurs mobilières*) dated 10 July 2005 (the "**Luxembourg Prospectus Law**") implementing Prospectus Directive into Luxembourg law. The Issuer has requested the CSSF to provide the competent authorities in the Federal Republic of Germany ("**Germany**"), the Republic of Austria ("**Austria**") and The Netherlands with a certificate of approval attesting that this Base Prospectus has been drawn up in accordance with the Luxembourg Prospectus Law. The Issuer may request the CSSF to provide competent authorities in additional host member states within the European Economic Area with such notification. By approving a prospectus, the CSSF shall give no undertaking as to the economic and financial soundness of the operation or the quality or the solvency of the Issuer or Guarantor pursuant to Article 7(7) of the Luxembourg Law.

This Base Prospectus will be published in electronic form together with all documents incorporated by reference therein on the website of the Luxembourg Stock Exchange (www.bourse.lu). The Base Prospectus will be valid for a period of 12 months after its approval.

Application has been made to the Luxembourg Stock Exchange for debt instruments to be issued under the EUR 8,000,000,000 debt issuance programme of the Issuer (the "**Programme**") and described in this Base Prospectus (the "**Notes**") up to the expiry of 12 months after the date of approval of this Base Prospectus to be listed on the official list of the Luxembourg Stock Exchange (the "**Official List**") and to be admitted to trading on the Luxembourg Stock Exchange's regulated market (the "**Regulated Market of the Luxembourg Stock Exchange**"), which is a regulated market for the purposes of the Markets in Financial Instruments Directive 2004/39/EC ("**MiFID**"). Notes issued under the Programme may also be listed and traded on an alternative stock exchange or may not be listed at all. The maximum aggregate principal amount of Notes outstanding under the Programme will not exceed EUR 8,000,000,000.

The payments of all amounts due in respect of Notes issued by the Issuer will be unconditionally and irrevocably guaranteed by the Guarantor.

Arranger

J.P. Morgan

Dealers

Barclays

Commerzbank

J.P. Morgan

Société Générale Corporate & Investment Banking

BofA Merrill Lynch

Credit Suisse

Morgan Stanley

UniCredit Bank

NOTICE

This Prospectus should be read and construed with any supplement thereto and with any other documents incorporated by reference and, in relation to any Series (as defined herein) of Notes, should be read and construed together with the relevant Final Terms (as defined herein).

Each of Vonovia Finance B.V. (the "**Issuer**") and Vonovia SE (the "**Guarantor**") has confirmed to the Dealers (as defined herein) that this Prospectus is true and accurate in all material respects and is not misleading; that any opinions and intentions expressed herein are honestly held and based on reasonable assumptions; that there are no other facts with respect to the Issuer and the Guarantor, the omission of which would make this Prospectus as a whole or any statement herein or opinions or intentions expressed herein misleading in any material respect; and that all reasonable enquiries have been made to verify the foregoing.

Each of the Issuer and the Guarantor has undertaken with the Dealers to prepare a supplement to this Prospectus or a new prospectus in the event that any significant new factor, material mistake or inaccuracy relating to the information included in this Prospectus, which is capable of affecting the assessment of the Notes, arises or is noted after the date of this Prospectus.

No person has been authorised by the Issuer or the Guarantor to give any information or to make any representation not contained in or not consistent with this Prospectus or any other document entered into in relation to the Programme or any information supplied by any Issuer or the Guarantor or such other information as is in the public domain and, if given or made, such information or representation should not be relied upon as having been authorised by the Issuer, the Guarantor, the Dealers or any individual Dealer.

No representation or warranty is made or implied by the Dealers or any of their respective affiliates, and neither the Dealers nor any of their respective affiliates make any representation or warranty or accept any responsibility, as to the accuracy or completeness of the information contained in this Prospectus.

This Prospectus and any supplement hereto as well as any Final Terms reflect the status as of their respective dates of issue. Neither the delivery of this Prospectus nor the offering, sale or delivery of any Note shall, in any circumstances, create any implication that the information contained in this Prospectus is true subsequent to the date upon which this Prospectus has been published or most recently amended or supplemented or that there has been no adverse change in the financial position of the Issuer since the date hereof or, as the case may be, the date upon which this Prospectus has been most recently supplemented or the balance sheet date of the most recent financial statements which are deemed to be incorporated into this Prospectus by reference or that any other information supplied in connection with the Programme is correct at any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same.

This document may only be communicated or caused to be communicated in circumstances in which Section 21(1) of the Financial Services and Markets Act 2000 ("**FSMA**") does not apply.

The Notes and the Guarantee have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered, sold or delivered in the United States or to or for the account or benefit of U.S. persons except pursuant to an exemption from such registration. The Notes will include Notes in bearer form that are subject to U.S. tax law requirements. See "*Subscription and Sale - Selling Restrictions*".

The distribution of this Prospectus and the respective Final Terms as well as the offering, sale, and delivery of the Notes in certain jurisdictions may be restricted by law.

Persons into whose possession this Prospectus or any Final Terms come are required by the Issuer and the Dealers to inform themselves about and to observe any such restrictions. For a description of certain restrictions on offers, sales and deliveries of Notes and on the distribution of this Prospectus or any Final Terms and other offering material relating to the Notes, see "*Subscription and Sale - Selling Restrictions*".

Neither this Prospectus nor any supplement(s) thereto nor any Final Terms may be used for the purpose of an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorised or to any person to whom it is unlawful to make such an offer or solicitation.

Neither this Prospectus nor any supplement(s) thereto nor the Final Terms constitute an offer or an invitation to subscribe for or purchase any Notes and should not be considered as a recommendation by the Issuer, the Guarantor or any Dealer that any recipient of this Prospectus or any Final Terms should subscribe for or purchase any Notes. Each recipient of this Prospectus or the Final Terms shall be taken to have made its own investigation and appraisal of the condition (financial or otherwise) of the Issuer and the Guarantor.

IN CONNECTION WITH THE ISSUE OF ANY TRANCHE OF NOTES, THE DEALER OR DEALERS (IF ANY) NAMED AS THE STABILISING MANAGER(S) (OR PERSONS ACTING ON BEHALF OF ANY STABILISING MANAGER(S)) IN THE APPLICABLE FINAL TERMS MAY OVER ALLOT NOTES OR EFFECT TRANSACTIONS WITH A VIEW TO SUPPORTING THE MARKET PRICE OF THE NOTES AT A LEVEL HIGHER THAN THAT WHICH MIGHT OTHERWISE PREVAIL. HOWEVER, THERE IS NO ASSURANCE THAT THE STABILISING MANAGER(S) (OR PERSONS ACTING ON BEHALF OF A STABILISING MANAGER) WILL UNDERTAKE STABILISATION ACTION. ANY STABILISATION ACTION MAY BEGIN ON OR AFTER THE DATE ON WHICH ADEQUATE PUBLIC DISCLOSURE OF THE TERMS OF THE OFFER OF THE RELEVANT TRANCHE OF NOTES IS MADE AND, IF BEGUN, MAY BE ENDED AT ANY TIME, BUT IT MUST END NO LATER THAN THE EARLIER OF 30 DAYS AFTER THE ISSUE DATE OF THE RELEVANT TRANCHE OF NOTES AND 60 DAYS AFTER THE DATE OF THE ALLOTMENT OF THE RELEVANT TRANCHE OF NOTES. ANY STABILISATION ACTION OR OVER-ALLOTMENT MUST BE CONDUCTED BY THE RELEVANT STABILISING MANAGER(S) (OR PERSON(S) ACTING ON BEHALF OF ANY STABILISING MANAGER(S)) IN ACCORDANCE WITH ALL APPLICABLE LAWS AND RULES.

This Prospectus contains assessments of market data and information derived therefrom which could not be obtained from any independent sources. Such information is based on the Issuer's own internal assessments and may therefore deviate from the assessments of competitors of Vonovia or future statistics by independent sources. As regards the market positions of Vonovia, Vonovia's own estimations are mainly based on company data, which either is derived from information by competitors or from data provided by independent research companies.

The language of this Prospectus is English. Any part of this Prospectus in the German language constitutes a translation except for the Guarantee where the English part constitutes a translation. In respect of the issue of any Tranche of Notes under the Programme, the German text of the Terms and Conditions may be controlling and binding if so specified in the relevant Final Terms. In respect of the Guarantee, the German language version is always controlling and binding. In respect of the documents incorporated by reference, (i) the English language version is controlling and binding in relation to the documents listed in the table of documents incorporated by reference under the heading "*Documents Incorporated by Reference - Vonovia Finance B.V.*" and (ii) the German language version is controlling and binding in relation to the documents listed in the table of documents incorporated by reference under the heading "*Documents Incorporated by Reference - Vonovia SE*".

In this Prospectus, all references to "€", "Euro" or "EUR" are to the currency introduced at the start of the third stage of the European economic and monetary union, and as defined in Article 2 of the Council Regulation (EC) No. 974/98 of 3 May 1998 on the introduction of the Euro, as amended. All references to "\$" or "USD" are to U.S. dollar, the official currency of the United States of America.

FORWARD-LOOKING STATEMENTS

This Prospectus contains certain forward-looking statements. A forward-looking statement is a statement that does not relate to historical facts and events. They are based on analyses or forecasts of future results and estimates of amounts not yet determinable or foreseeable. These forward-looking statements are identified by the use of terms and phrases such as "anticipate", "believe", "could", "estimate", "expect", "intend", "may", "plan", "predict", "project", "will" and similar terms and phrases, including references and assumptions. This applies, in particular, to statements in this Prospectus containing information on future earning capacity, plans and expectations regarding the Vonovia Group's business and management, its growth and profitability, and general economic and regulatory conditions and other factors that affect it.

Forward-looking statements in this Prospectus are based on current estimates and assumptions that the Issuer and the Guarantor make to the best of their present knowledge. These forward-looking statements are subject to risks, uncertainties and other factors, which could cause actual results, including Vonovia Group's financial condition and results of operations, to differ materially from and be worse than results that have expressly or implicitly been assumed or described in these forward-looking statements. Vonovia Group's business is also subject to a number of risks and uncertainties that could cause a forward-looking statement, estimate or prediction in this Prospectus to become inaccurate. Accordingly, investors are strongly advised to read the following sections of this Prospectus: "*Summary*" and "*Description of the Guarantor and the Group*". These sections include more detailed descriptions of factors that might have an impact on Vonovia Group's business and the markets in which it operates.

In light of these risks, uncertainties and assumptions, future events described in this Prospectus may not occur. In addition, neither the Issuer nor the Dealers assume any obligation, except as required by law, to update any forward-looking statement or to conform these forward-looking statements to actual events or developments.

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SUMMARY

Summaries are made up of disclosure requirements known as "**Elements**". These Elements are numbered in Sections A – E (A.1 – E.7).

This summary (the "**Summary**") contains all the Elements required to be included in a summary for this type of Notes and Issuer. Because some Elements are not required to be addressed, there may be gaps in the numbering sequence of the Elements.

Even though an Element may be required to be inserted in the Summary because of the type of Notes and the Issuer, it is possible that no relevant information can be given regarding the Element. In this case, a short description of the Element is included in the Summary with the mention of "not applicable".

Element	Section A – Introduction and warnings	
A.1	Warnings	This Summary should be read as an introduction to the Prospectus. Any decision to invest in the Notes should be based on consideration of the Prospectus as a whole by the investor. Where a claim relating to the information contained in the Prospectus is brought before a court, the plaintiff investor might, under the national legislation of the Member States, have to bear the costs of translating the Prospectus, before the legal proceedings are initiated. Civil liability attaches only to the Issuer and the Guarantor who have tabled the Summary including any translation thereof, but only if the Summary is misleading, inaccurate or inconsistent when read together with the other parts of the Prospectus or it does not provide, when read together with the other parts of the Prospectus, key information in order to aid investors when considering whether to invest in the Notes.
A.2	Consent to the use of the Prospectus	[Each Dealer and/or each further financial intermediary subsequently reselling or finally placing the Notes in [the Grand Duchy of Luxembourg] [,] [and] [the Federal Republic of Germany] [,] [and] [the Republic of Austria] [and] [The Netherlands] is entitled to use the Prospectus for the subsequent resale or final placement of the Notes during the offer period for the subsequent resale or final placement of the Notes from [●] to [●], provided however, that the Prospectus is still valid in accordance with Article 11 Sec. 2 of the Luxembourg Law relating to prospectuses for securities (<i>Loi relative aux prospectus pour valeurs mobilières</i>) which implements Directive 2003/71/EC of the European Parliament and of the Council of 4 November 2003 (as amended by Directive 2010/73/EU of the European Parliament and of the Council of 24 November 2010). The Prospectus may only be delivered to potential investors together with all supplements published before such delivery. Any supplement to the Prospectus is available for viewing in electronic form on the website of the Luxembourg Stock Exchange (www.bourse.lu) and on the website of Vonovia (www.vonovia.de). When using the Prospectus, each Dealer and/or relevant further financial intermediary must make certain that it complies with all applicable laws and regulations in force in the respective jurisdictions.

		In the event of an offer being made by a Dealer and/or a further financial intermediary the Dealer and/or the further financial intermediary shall provide information to investors on the terms and conditions of the Notes at the time of that offer.] [Not applicable. The Issuer does not consent to the use of the Prospectus.]

Element	Section B – Vonovia Finance B.V.	
B.1	Legal and commercial name of the Issuer	Vonovia Finance B.V. (the "Issuer") is simultaneously the legal and commercial name. On 13 April 2015, the shareholder's meeting of the Issuer resolved on a change of the Issuer's legal name from "Deutsche Annington Finance B.V." to "Vonovia Finance B.V.". The change has been registered with the Dutch companies register on 7 July 2015.
B.2	Domicile, legal form, legislation and country of incorporation of the Issuer	The Issuer is a Dutch private company with limited liability governed by Dutch law (<i>besloten vennootschap met beperkte aansprakelijkheid</i>). The registered office of the Issuer is Apollolaan 133-135, 1077 AR Amsterdam, The Netherlands.
B.4b	Known trends affecting the Issuer and the industries in which it operates	Not applicable. There are no known trends affecting the Issuer and the industries in which it operates.
B.5	Description of the group and the Issuer's position within the group	The Issuer is a directly wholly owned subsidiary of Vonovia SE (the "Guarantor") and has no subsidiaries of its own.
B.9	Profit forecast or estimate	Not applicable. No profit forecast or estimate are made.
B.10	Nature of qualifications in the auditor's reports on the historical financial information	Not applicable. The auditor's reports with respect to the financial statements as of 31 December 2015 and 31 December 2014 do not include any qualifications.
B.12	Selected historical key financial information regarding the Issuer The following selected financial information for the Issuer is based on the audited annual financial statements of the Issuer (named Deutsche Annington Finance B.V. before July 2015) as of 31 December 2014 and 31 December 2015. The financial statements were prepared in accordance with Dutch GAAP.	

Element	Section B – Vonovia Finance B.V.	
	Balance sheet data <u>As of</u> 31 December 2015 (in EUR thousand) (audited) <u>As of</u> 31 December 2014 Fixed assets 8,848,066 4,778,749 Current assets 71,441 73,997 Total assets..... 8,919,507 4,852,746 Equity..... (22,171) (16,021) Long-term liabilities Hybrid bond 993,697 993,034 Bonds 7,157,639 3,795,518 Derivate financial liabilities 20,485 - Total long-term liabilities 8,171,821 4,788,552 Current liabilities 769,857 80,215 Total equity and liabilities 8,919,507 4,852,746	
	Trend information There has been no material adverse change in the prospects of the Issuer since 31 December 2015. Significant change in the financial and trading position Not applicable. There has been no significant change in the financial or trading position of the Issuer since 31 December 2015.	
B.13	Recent developments	Not applicable. There are no recent events particular to the Issuer which are to a material extent relevant to the evaluation of the Issuer's solvency.
B.14	Statement of dependency upon other entities within the Group	<i>Please see Element B.19 B.5 for information on the description of the Group.</i> The Issuer is a wholly owned subsidiary of the Guarantor and has no subsidiaries of its own. The Issuer is fully dependent upon the Guarantor.
B.15	Principal activities	The Issuer acts as financing subsidiary of the Guarantor, the principal activity of the Issuer is the provision of loans to members of the Group financed with funds acquired from the capital market, bank loans and loans from other companies of the Group.
B.16	Major shareholders	The Guarantor is the sole shareholder of the Issuer. The Issuer is therefore indirectly controlled by the major shareholders of the Guarantor (<i>see Section B — Vonovia SE — Element B.19 B.16</i>).
B.17	Credit ratings of the Issuer or its debt securities	Not applicable. The Issuer is not rated. [Not applicable. The Notes have not been rated.][The Notes have been rated <i>[insert rating(s)]</i> by <i>[insert rating agency/agencies]</i>].
B.18	Nature and scope of	Notes issued by the Issuer will have the benefit of a guarantee (the

Element	Section B – Vonovia Finance B.V.	
	the Guarantee	" Guarantee ") for the payment of principal and interest on the Notes granted by the Guarantor. The Guarantee constitutes an irrevocable, unsecured and unsubordinated obligation of the Guarantor ranking <i>pari passu</i> with all other unsecured and unsubordinated obligations of the Guarantor. The terms of the Guarantee also contain a negative pledge of the Guarantor. The Guarantee is governed by German law. The Guarantee constitutes a contract for the benefit of the holders of the Notes (the " Holders ") from time to time as third party beneficiaries pursuant to § 328 paragraph 1 German Civil Code (<i>Bürgerliches Gesetzbuch</i> ; " BGB ").

Element	Section B – Vonovia SE	
B.19 B.1	Legal and commercial name	The Guarantor's legal name is Vonovia SE. The Guarantor and its subsidiaries are referred to together as " Vonovia " or the " Group ". The Group primarily operates under the commercial name "Vonovia".
B.19 B.2	Domicile, legal form, legislation and country of incorporation	The Guarantor has its registered office at Münster Straße 248, 40470 Düsseldorf, Federal Republic of Germany. The Guarantor is a European company (<i>Societas Europaea</i> — <i>SE</i>) incorporated in Germany and governed by European and German law.
B.19 B.4b	Known trends affecting the Guarantor and the industries in which it operates	The Group and the entire German real estate industry are strongly affected by current and expected demographic trends, particularly, a declining population, an increase in the number of households with a lower than average household size and an aging population. These trends have led and will probably continue to lead to increased demand for residential units suitable for one- or two-person households and/or for senior citizens. The Group as well as the real estate industry are also affected by economic developments in Germany. Vonovia generates income from two main sources: rental income and income from property sales, both of which are strongly influenced by the market prices for real estate, which in turn reflect rents, vacancy rates and other factors, including market expectations. Since 2010, the German real estate industry and the results of the Group have been positively impacted by developments in the real estate market.
B.19 B.5	Description of the group and the Guarantor's position within the group	The Guarantor is the holding company of the Group. The Guarantor's business is primarily conducted by the relevant operating subsidiaries. The following diagram sets forth a current summary (in simplified form) of the Guarantor's significant subsidiaries as of 31 December 2015, taking into account the relevant successive interests (<i>durchgerechneter Beteiligungsanteil</i>). The shareholdings presented also include shareholdings of affiliated companies pursuant to Sections 15 et seqq. German Stock Corporation Act (<i>Aktiengesetz</i>). The Group's limited partnerships are held through third-party acquisition structures. Due to the applied calculation method, these are not represented in the chart below. The shareholdings presented below are rounded to two decimal points.

Element	Section B – Vonovia SE	
	The area shaded in grey denotes the financing cluster, to which the respective companies belong.	
	Simplified Group Structure (partially) indirect shareholding Vonovia SE 100.0% Deutsche Annington Holdings Vier GmbH 100.0% Deutsche Annington Holdings Eins GmbH 100.0% Vitera Holdings Eins GmbH 100.0% Frankfurter Siedlungsgesellschaft mbH (FSG) 100.0% Deutsche Annington Acquisition Holding GmbH 93.84% GAGFAH S.A. 100.0% Deutsche Annington Holdings Fünf GmbH 100.0% Deutsche Annington Holdings Zwei GmbH 100.0% Vitera Holdings Zwei GmbH 51.0% Deutsche TGS GmbH 94.9% Beamten-Baugesellschaft Bremen Gesellschaft mit beschränkter Haftung 100.0% GAGFAH Holding GmbH 100.0% Prima Wohnbauten Privatisierungs-Management GmbH 100.0% DA DMB Netherlands B.V. 94.9% Baugesellschaft Bayern mbH 94.9% Bundesbahn-Wohnungsbau-gesellschaft Kassel mit beschränkter Haftung 94.9% Kieler Wohnungs-baugesellschaft mit beschränkter Haftung 94.9% Bremische Gesellschaft für Stadterneuerung, Stadtentwicklung und Wohnungsbau mit beschränkter Haftung 100.0% GAGFAH GmbH 100.0% NILEG Immobilien Holding GmbH 100.0% Deutsche Annington Beteiligungs-verwaltungs GmbH 94.9% MRG Grundstücks-gesellschaft mbH 100.0% Deutsche Annington Immobilien-Dienstleistungs GmbH 100.0% Prince AcquiCO S.à r.l. 100.0% GAGFAH I Invest GmbH & Co. KG 100.0% WG Norden Asset GmbH & Co. KG 100.0% WBN Asset GmbH & Co. KG 100.0% NILEG Residential Asset GmbH & Co. KG Financing cluster GRF-1 portfolio Financing cluster GRF-2 portfolio 100.0% GAGFAH Acquisition 1 GmbH 100.0% WOBA HOLDING GmbH 100.0% GAGFAH Erste Grundbesitz GmbH	
B.19 B.9	Profit forecast or estimate	Not applicable. No profit forecast or estimate are made.
B.19 B.10	Nature of qualifications in the auditor's reports on the historical financial information	Not applicable. The auditor's reports on the historical consolidated financial information with respect to the financial years ended 31 December 2014 and 31 December 2015 do not include any qualifications.

Element	Section B – Vonovia SE		
B.19 B.12	Selected historical key financial information of the Guarantor The following tables set forth selected financial information relating to the Guarantor. The financial information has been extracted from the audited consolidated financial statements of the Guarantor (named Deutsche Annington Immobilien SE before August 2015) for the financial years ended 31 December 2014 and 31 December 2015. The audited consolidated financial statements for the financial years ended 31 December 2014 and 31 December 2015 have been prepared in accordance with International Financial Reporting Standards, as adopted by the European Union (" IFRS "), and the additional requirements of German commercial law pursuant to Section 315a (1) German Commercial Code (<i>Handelsgesetzbuch</i> ; " HGB ").		
	Consolidated income statement data		
		For the year ended 31 December	
	<u>2015</u>		<u>2014</u>
		<i>(in EUR million)</i>	
		<i>(audited)</i>	
Income from property management	2,063.5		1,156.6
Profit on disposal of properties (IFRS)	119.0		69.0
Net income from fair value adjustments of investment properties.....	1,323.5		371.1
Capitalized Internal expenses.....	174.9		85.6
Cost of materials	(972.5)		(542.6)
Personnel expenses	(359.7)		(184.6)
Depreciation and amortization	(13.4)		(7.4)
Other operating income.....	73.1		65.3
Other operating expenses.....	(263.5)		(152.4)
Financial income.....	8.0		8.8
Financial expenses	(418.4)		(280.3)
Profit before tax	1,734.5		589.1
Income tax	(739.8)		(179.4)
Profit for the period.....	994.7		409.7

Element	Section B – Vonovia SE		
	Consolidated balance sheet data		
	As of 31 December		
	<u>2015</u>	<u>2014</u>	
	<i>(in EUR million)</i>		
	<i>(audited)</i>		
	Total non-current assets	26,678.6	12,980.0
	Total current assets	4,280.5	1,779.2
	Total assets	30,959.1	14,759.2
	Total equity attributable to the Guarantor's shareholders	10,620.5	4,932.6
	Equity to the hybrid capital investors.....	1,001.6	1,001.6
	Non-controlling interests	244.8	28.0
	Total equity	11,866.9	5,962.2
	Total non-current liabilities.....	17,405.0	8,292.9
Total current liabilities.....	1,687.2	504.1	
Total liabilities.....	19,092.2	8,797.0	
Total equity and liabilities.....	30,959.1	14,759.2	
	Trend information		
	There has been no material adverse change in the prospects of the Guarantor since 31 December 2015.		
	Significant change in the financial and trading position		
Except for the non-achievement of the minimum acceptance rate with respect to the take over of Deutsche Wohnen AG and certain portfolio sales (as described under " <i>Recent developments</i> " below), there has been no significant change in the financial or trading position of the Guarantor since 31 December 2015.			
B.19 B.13	Recent developments	On 14 October 2015, the Guarantor announced its intention to take over Deutsche Wohnen AG through a voluntary public takeover offer by way of a combined cash and exchange offer to the shareholders of Deutsche Wohnen AG. The takeover offer, which was submitted by the Guarantor in a offer document published on 1 December 2015 to the shareholders of Deutsche Wohnen AG, did not reach the necessary minimum acceptance rate and was therefore not completed. In order to optimize the quality of its portfolio and to diversify its geographical concentration in Germany, Vonovia sold a portfolio comprising approximately 13,800 units primarily located in North Rhine-Westphalia to LEG Immobilien AG. The sale closed on 31 March 2016. The purchase price for this portfolio amounted to approximately EUR 600 million. In addition, as of 31 December 2015, Vonovia sold a portfolio comprising approximately 6,000 units located in northern Germany to another group of buyers for an amount of approximately EUR 244.5 million. On 15 February 2016, Thomas Zinnöcker stepped down as member of the management board of the Guarantor. As of the date of this Prospectus, the management board of the Guarantor now consists of four members.	

Element	Section B – Vonovia SE	
B.19 B.14	Statement of dependency upon other entities within the Group	<i>Please see Element B.19 B.5 for information on the description of the Group.</i> Not applicable. The Guarantor is the parent company of the Group and is not dependent upon other entities in the Group.
B.19 B.15	Principal activities	Following completion of the takeover of Gagfah S.A. ("Gagfah") and its consolidated subsidiaries (together, the "Gagfah Group") by way of a combined cash and tender offer against newly issued shares of the Guarantor on 6 March 2015 (the "Gagfah Takeover"), Vonovia considers itself to be Germany's largest private sector residential real estate company in terms of fair value of its portfolio and number of residential units owned, based on its internal market analysis. Vonovia also considers itself the second largest listed real estate company in continental Europe in terms of fair value of the Group portfolio. As of 31 December 2015, the Group real estate portfolio consisted of about 357,117 residential units, 89,746 garages and parking spaces and 3,399 commercial units and was valued at an aggregate fair value of approximately EUR 24.2 billion Based on this expanded market position in Germany, Vonovia will have access to an even greater number of households along with their consumption patterns and thus to further sales potential. Moreover, Vonovia believes itself to be ideally positioned to take a leading role in the increasing consolidation of the German real estate sector. Based on its increased relevance at a European level, Vonovia also believes it is able to compete with other leading international real estate companies on an equal footing. Following the Gagfah Takeover, unified structures and processes are being established which Vonovia believes will result in a variety of operational and financial synergies. All of the Group's properties and business operations are located in Germany and benefit from the growth of the German economy in general and the growth of the German real estate market in particular. As of 31 December 2015, approximately 75% of the Group's entire portfolio (measured in residential units) was situated in German cities with more than 100,000 inhabitants. As a result of internal and external migrations, large cities are experiencing increasing populations whereas rural areas are suffering population losses (<i>Source: GdW, Data and Trends</i>). Approximately 88% of the portfolio was located in the former West German federal states (<i>alte Bundesländer</i>) including Berlin. Due to the size of its geographically diversified real estate portfolio and operations, Vonovia expects that changes in single local markets will not have a material effect on the Group's performance. Using a well-balanced mix of local and centralized operational structures, Vonovia conducts its business in an efficient, integrated and industrialized manner. While the processes that capture economies of scale are performed on a centralized basis, processes that require in-depth knowledge of an individual local market or that require personal customer contact are currently performed through the Group's 37 local business units. Those 37 business units are organized into four regional units. In connection with the Gagfah Takeover, Vonovia acquired six regional

Element	Section B – Vonovia SE																			
		offices and 34 local customer service centres, which will be integrated into the new target local property management structure. Going forward, the Group is planning to organize its portfolio into 38 business units which are grouped together in six regional units. Vonovia is also in the process of developing a shared service centre for the entire Group, which is expected to result in a more efficient control system, increased productivity and cost reductions in central processes. The Group capitalises on its size in order to complement its property rental activities with value-added services to improve customer satisfaction. In fiscal year 2011, the Group started to insource certain functions in the rental business and established its own caretaker organization and its own craftsmen organization, which includes in particular Deutsche TGS GmbH, a joint venture with B&O Service & Messtechnik AG. As of 31 December 2015, the entire craftsmen organization had approximately 1,984 employees. The caretaker organization performs services on-site and, as of 31 December 2015, had approximately 800 employees (excluding SÜDEWO). Through its subsidiary, Deutsche Multimedia Service GmbH, Vonovia provides cable TV and internet services to its tenants, <i>inter alia</i>, in cooperation with its strategic partner, Deutsche Telekom. Purchase volume effects enable Vonovia to offer its tenants attractive prices.																		
B.19 B.16	Major shareholders	As of the date of this Prospectus, the following shareholders have a direct or indirect reportable participation in the registered shares and the voting rights of the Guarantor. The percentage values shown in the table below are based on the amount of voting rights last notified to the Guarantor with regard to the stated reference date by the respective shareholder pursuant to Sections 21 et seqq. of the German Securities Trading Act (<i>Wertpapierhandelsgesetz –WpHG</i>) in relation to the Guarantor's share capital as of the date of this Prospectus. It should be noted that the number of voting rights last notified could have changed since such notifications were submitted to the Guarantor without requiring the relevant shareholder to submit a corresponding voting rights notification if no notifiable thresholds have been reached or crossed: <table><tr><th></th><th>Actual (direct or indirect) ownership of Vonovia SE</th></tr><tr><th>Shareholder</th><th>Share of voting rights (in %)</th></tr><tr><td>Norges Bank ⁽¹⁾</td><td>7.84</td></tr><tr><td>BlackRock ⁽²⁾</td><td>8.14</td></tr><tr><td>The Wellcome Trust Ltd ⁽³⁾.</td><td>3.43</td></tr><tr><td>Wellington Management Company LLP ⁽⁴⁾.</td><td>2.41</td></tr><tr><td>Sun Life Financial ⁽⁵⁾</td><td>3.10</td></tr><tr><td>Lansdowne Partners ⁽⁶⁾</td><td>5.37</td></tr><tr><td>Total</td><td>30.29</td></tr></table>		Actual (direct or indirect) ownership of Vonovia SE	Shareholder	Share of voting rights (in %)	Norges Bank ⁽¹⁾	7.84	BlackRock ⁽²⁾	8.14	The Wellcome Trust Ltd ⁽³⁾ .	3.43	Wellington Management Company LLP ⁽⁴⁾ .	2.41	Sun Life Financial ⁽⁵⁾	3.10	Lansdowne Partners ⁽⁶⁾	5.37	Total	30.29
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Element	Section B – Vonovia SE	
		(1) Interest as of 26 October 2015, as notified in writing by Norges on 27 October 2015. The last voting rights notification pursuant to the German Securities Trading Act (<i>WpHG</i>) was made by Norges on 25 August 2014 and shows an interest of 8.85% on the basis of a share capital of EUR 240,242,425. (2) A total of 8.14% of the voting rights in the Guarantor are attributed to BlackRock, Inc. pursuant to section 22 WpHG (reference date: 26 November 2015). (3) The shares are directly held by The Wellcome Trust Ltd (reference date: 6 March 2015). (4) The last voting rights notification pursuant to the provisions of the WpHG was made by Wellington Management on 17 March 2015 and shows an interest of 3.18% on the basis of a share capital of EUR 354,106,228. (5) Sun Life Financial Inc.; Sun Life Global Investments Inc.; Sun Life Assurance Company of Canada—U.S. Operations Holdings, Inc.; Sun Life Financial (U.S.) Holdings, Inc., Sun Life Financial (U.S.) Investments LLC; Sun Life of Canada (U.S.) Financial Services Holdings, Inc. are each attributed 3.10% of voting rights pursuant to Section 22 para. 1 sent. 1 no. 6 in connection with sent. 2 WpHG. Massachusetts Financial Services Company (MFS) is attributed 2.89% of voting rights of the Guarantor pursuant to Section 22 para. 1 sent. 1 no. 6 WpHG and 0.20% (i.e., a total of 3.10%) pursuant to Section 22 para. 1 sent. 1 no. 6 in connection with sent. 2 WpHG (reference date in each case: 11 March 2015). (6) A total of 5.37% of the voting rights in the Guarantor are attributed to Lansdowne Partners International Ltd. pursuant to section 22 WpHG (reference date: 26 November 2015), whereas the percentage of voting rights attributable to Lansdowne Partners (UK) LLP is 5.37% (reference date: 26 November 2015).
B.19 B.17	Credit ratings of the Guarantor or its debt securities	Standard & Poor's ¹ has assigned the long-term credit rating "BBB+" (outlook stable) to the Guarantor.

Element	Section C – The Notes	
C.1	Class and type of the Notes/security identification number	Class The Notes are unsecured. [In case of Fixed Rate Notes, insert: The Notes bear fixed interest throughout the entire term of the Notes.] [In case of Floating Rate Notes, insert: The Notes will bear interest at a rate determined [(and as adjusted for the applicable margin)] on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service.] ISIN [●] Common Code [●] WKN [●]
C.2	Currency	The Notes are issued in [Euro ("EUR")] [U.S. dollars ("USD")] [●].
C.5	Restrictions on the free transferability of the Notes	Not applicable. There are no restrictions on the free transferability of the Notes.
C.8	Rights attached to the Notes, ranking	Negative pledge The Notes contain a negative pledge undertaking of the Issuer and set out

¹ Standard & Poor's is established in the European Community and is registered under Regulation (EC) No 1060/2009 of the European Parliament and of the Council of 16 September 2009 on credit rating agencies, as amended (the "**CRA Regulation**"). The European Securities and Markets Authority publishes on its website (www.esma.europa.eu/page/list-registered-and-certified-CRAs) a list of credit rating agencies registered in accordance with the CRA Regulation. That list is updated within five working days following the adoption of a decision under Article 16, 17 or 20 CRA Regulation. The European Commission shall publish that updated list in the Official Journal of the European Union within 30 days following such update.

Element	Section C – The Notes	
	of the Notes, limitations to the rights attached to the Notes	the terms of a negative pledge undertaking of the Guarantor in the Guarantee.
		Taxation All amounts payable in respect of the Notes shall be made without withholding or deduction for, or on account of any present or future taxes or duties of whatever nature imposed or levied at source by way of withholding or deduction by or on behalf of The Netherlands or any political subdivision or any authority therein or thereof having power to tax, unless such withholding or deduction is required by law. In such event, subject to customary exceptions, the Issuer will pay such additional amounts as shall be necessary in order that the net amounts received by the Holders, after such withholding or deduction shall equal the respective amounts which would otherwise have been receivable in the absence of such withholding or deduction.
		Covenants of the Guarantor <i>Limitation of Incurrence of Financial Indebtedness</i> The Guarantee restricts the Guarantor's ability to incur additional indebtedness and to create liens on its assets. The Guarantee provides that the Guarantor will, and will procure that its Subsidiaries will, after the issue date of the Notes, incur any financial indebtedness, only if certain ratios are not breached, subject to certain exceptions. <i>Maintenance of Consolidated Coverage Ratio</i> The Guarantor has further undertaken in the Guarantee that from the issue date of the Notes, the coverage ratio of the Group (being the ratio between the Group's earnings before interest and taxes of one period and the Group's interest expenses of the same period) does not fall below a specified minimum value, subject to certain exceptions. <i>Maintenance of Total Unencumbered Assets</i> The Guarantor has further undertaken in the Guarantee that from the issue date of the Notes, the unencumbered assets of the Guarantor and its Subsidiaries will at no time be less a specified minimum value, subject to certain exceptions.
		Status of the Notes The Notes will constitute direct, unconditional, unsecured and unsubordinated obligations of the Issuer, ranking <i>pari passu</i> among themselves and <i>pari passu</i> with all other unsecured and unsubordinated obligations of the Issuer, unless such obligations are accorded priority under mandatory provisions of statutory law. The Guarantor has given a guarantee (the "Guarantee") for the payment of principal and interest together with all other sums payable by the Issuer under the Notes.

Element	Section C – The Notes	
		<i>[In case of an early redemption of Fixed Rate Notes, insert:</i> Early Redemption The Notes can be redeemed prior to their stated maturity [[at the option of the] [Issuer] [and] [or] [the Holders],] for taxation reasons, for reasons of a change of control [, for reasons of minimal outstanding amount] [, upon the occurrence of a transaction related event] or upon the occurrence of an event of default).]
		<i>[In case of an early redemption of Floating Rate Notes, insert:</i> Early Redemption The Notes can be redeemed prior to their stated maturity for taxation reasons or for reasons of a change of control [, for reasons of minimal outstanding amount] [, upon the occurrence of a transaction related event] or upon the occurrence of an event of default).]
		<i>[In case of an early redemption of Fixed Rate Notes at the option of the Issuer at the Call Redemption Amount, insert:</i> Early Redemption at the Option of the Issuer at the Call Redemption Amount The Notes can be redeemed at the option of the Issuer upon giving notice within the specified notice period to the Holders at the higher of (i) their principal amount and (ii) the Present Value, in each case together with accrued interest to, but excluding, the Call Redemption Date The "Present Value" will be calculated by the Calculation Agent by discounting to the Call Redemption Date the sum of the principal amount per Note and the remaining interest payments to the Maturity Date on an annual basis, assuming a 365-day year or a 366-day year, as the case may be, and the actual number of days elapsed in such year and using the [insert Benchmark Yield] plus [insert percentage] %.]
		<i>[In case of an early redemption of Fixed Rate Notes at the option of the Holders at specified redemption amount(s), insert:</i> Early Redemption at the Option of the Holders at specified redemption amount(s) The Notes can be redeemed at the option of the Holders upon giving notice within the specified notice period to the Issuer on a date or dates specified prior to such stated maturity and at the specified redemption amount(s) together with accrued interest to, but excluding, the relevant redemption date.]
		Early redemption for taxation reasons Early redemption of the Notes at their principal amount together with accrued interest to, but excluding, the relevant redemption date for taxation reasons will be permitted if as a result of any change in, or amendment to, the laws or regulations (including any amendment to, or change in, an official interpretation or application of such laws or regulations) of The Netherlands (or, in case of the Guarantee, the Federal Republic of Germany) or any political subdivision or taxing authority thereof or therein affecting taxation or the obligation to pay duties of any

Element	Section C – The Notes	
		kind, the Issuer is required to pay additional amounts on the Notes (or the Guarantor is required to pay additional amounts on the Guarantee).
		Early Redemption for Reasons of a Change of Control The Notes provide for the option of the Holders to demand an early redemption of the Notes at their principal amount together with accrued interest to, but excluding, the relevant redemption date in the event of a change of control in respect of the Guarantor.
		<i>[In case of an early redemption for Reason of Minimal Outstanding Amount, insert:</i> Early Redemption for Reason of Minimal Outstanding Amount The Notes can be redeemed by the Issuer at their principal amount together with accrued interest to, but excluding, the relevant redemption date in case the Guarantor or an enterprise associated therewith acquired Notes equal to or in excess of 80 % of the aggregate principal amount of the Notes initially issued.]
		<i>[In case of an early redemption at the option of the Issuer at the early call redemption amount upon the occurrence of a transaction related event, insert:</i> Early Redemption upon the occurrence of a transaction related event The Issuer may, upon giving a Transaction Trigger Notice call the Notes for early redemption (in whole or in part) with effect on the relevant redemption date at the <i>[insert redemption amount]</i> together with accrued interest to, but excluding, the relevant redemption date. "Transaction Trigger Notice" means a notice to the Noteholders within the Transaction Notice Period that the Transaction has been terminated prior to its completion or that the Transaction will not be settled for any reason whatsoever or that the Guarantor has publicly stated that it no longer intends to pursue the Transaction. The Transaction Trigger Notice shall also specify the relevant redemption date. "Transaction" means <i>[insert description of envisaged transaction for which the Notes are intended to be issued for refinancing purposes]</i>. "Transaction Notice Period" means the period from <i>[insert issue date]</i> to <i>[insert end of period date]</i>.]
		Early redemption in an event of default (including cross default) The Notes provide for events of default (including cross default) entitling Holders to demand immediate redemption of Notes at their principal amount together with accrued interest to, but excluding, the relevant redemption date.
		Resolutions of Holders In accordance with the German Act on Debt Securities of 2009 (<i>Schuldverschreibungsgesetz</i> – "SchVG") the Notes and the Guarantee contain provisions pursuant to which Holders may agree by resolution to amend the Terms and Conditions and/or the Guarantee (with the consent of the Issuer and/or the Guarantor), and to decide upon certain other matters regarding the Notes and/or the Guarantee. Resolutions of Holders

Element	Section C – The Notes	
		properly adopted, are binding upon all Holders. Resolutions providing for material amendments to the Terms and Conditions (or the Guarantee) require a majority of not less than 75 % of the votes cast. Resolutions regarding other amendments are passed by a simple majority of the votes cast.
C.9	Interest and Redemption Payments, yield, representative of noteholders	<i>Please see Element C.8 for information on rights attached to the Notes, ranking of the Notes, limitations to the rights attached to the Notes.</i>
	Interest rate	<i>[In case of Fixed Rate Notes, insert: [●] % per annum.]</i> <i>[In case of Floating Rate Notes, insert: [EURIBOR] [LIBOR for the specified currency] [[plus] [minus] the margin of [●] %] for each interest period.]</i>
	Interest commencement date	The issue date of the Notes.
	Interest payment dates	[●]
	Underlying on which interest rate is based	<i>[In case of Fixed Rate Notes, insert: Not applicable. The interest rate is not based on an underlying.]</i> <i>[In case of Floating Rate Notes, insert: [EURIBOR] [LIBOR for the specified currency]]</i>
	Maturity date, amortization, repayment procedures	<i>[Always to be inserted in case of Fixed Rate Notes, in case of Floating Rate Notes if applicable: Unless previously redeemed in whole or in part or purchased and cancelled, the Notes shall be redeemed at their principal amount on [●].]</i> <i>[In case of Floating Rate Notes, insert if applicable: Unless previously redeemed in whole or in part or purchased and cancelled, the Notes shall be redeemed at their principal amount on the interest payment date falling in [the redemption month].]</i> Payment of principal in respect of the Notes shall be made to the Clearing System or to its order for credit to the accounts of the relevant account holders of the Clearing System.
	Indication of yield	<i>[In case of Fixed Rate Notes, insert: [●] %]</i> <i>[In case of Floating Rate Notes, insert: Not applicable. No yield is calculated.]</i>
	Name of representative of the Holders	Not applicable. No Holders' Representative has been designated in the Terms and Conditions of the Notes.

Element	Section C – The Notes	
[C.10]	Explanation how the value of the investment is affected in the case the Notes have a derivative component in the interest payment	<i>Please see Element C.9.</i> Not applicable. The Notes do not have a derivative component in the interest payment.]
C.11	Admission to listing and to trading on a regulated market or equivalent market / Indication of the market where the Notes will be traded and for which the Prospectus has been published	[Application has been made for the Notes to be listed and admitted to trading on [the regulated market of the Luxembourg Stock Exchange] [•]].] [Not applicable, the Issuer does not intend to make any application for the Notes to be admitted to trading on any stock exchange.]

Element	Section D – Risk specific to the Issuer
D.2	Key information on the key risks that are specific to the Issuer or its industry
	The Issuer is dependent on the Guarantor and other entities of the Group.

Element	Section D – Risk specific to the Guarantor
D.3	Key information on the key risks that are specific to the Guarantor or its industry
	Market Risks • Vonovia is dependent on economic and demographic and economic developments in Germany and in the regional sub-markets where its properties are located. Further, the Group is dependent on its ability to adapt its housing activities to these developments. • The slow and uncertain recovery of the global economy, the persistent sovereign debt and financial crisis in the Eurozone, the economic downturn in China and the current geopolitical crises in the Ukraine, Syria and the Balkan countries may have unpredictable and materially adverse effects on the euro and the member states of the Eurozone and may result in economic instability, limited access to debt and equity financing and possible defaults by the Group's counterparties. • The current macroeconomic environment is characterised by low interest rates and comparatively high values of residential real estate portfolios in Germany. Any rise in interest rates could have adverse effects on the German real estate market and on Vonovia. • It could become more difficult for Vonovia to implement its strategy of acquiring residential real estate portfolios or real estate companies on attractive terms, particularly due to the recent increase in market prices for real estate portfolios and real estate companies and the increasing consolidation in the German residential real estate market. Any such development could impair the growth of the Group's business and could prevent Vonovia from generating

Element	Section D – Risk specific to the Guarantor
	additional economies of scale and from improving its overall portfolio quality through acquisitions. Risks Related to the Group's Business • Vonovia is exposed to risks related to the structural condition of its properties and their modernisation and maintenance. Some of the Group's agreements require Vonovia to invest specified amounts in certain portfolios. Such requirements may lead to a sub-optimal funds allocation. • Vonovia may be unable to sell a portion or the whole of its portfolio on favourable terms. • The Group bears risks in connection with possible acquisitions and investments. These risks include unexpected liabilities, greater indebtedness, higher interest expenses, higher compensations and challenges with respect to the integration of newly acquired businesses and achieving of anticipated synergies and economies of scale. In addition, transaction costs for the acquisition of real estate may increase due to the German real estate transfer tax ("RETT"). Furthermore, real estate portfolios or real estate companies that may be acquired in the future may not develop as favourably as expected. • Future acquisitions may not close or not as originally contemplated or at all, for example, due to conditions in the purchase agreement or a failure to reach final agreements on acquisition financing. • Vonovia plans significant investments in modernisation measures, which may not generate the expected return. • In connection with several key acquisitions, Vonovia has entered into contractual obligations, or assumed such obligations indirectly through acquired entities, inter alia in the form of social charters, which restrict its ability to freely divest parts of its portfolio, to transfer or terminate employment relationships or to increase rents for certain units and which could lead to substantial contract penalties in case of breach. Each of the foregoing may prevent the Group from generating the maximum value from the affected properties. • Vonovia has established a caretaker and craftsmen organisation to insource its on-site support services for which it has recruited a large number of employees. In addition, Vonovia has established an organisation to deal with the infrastructure of its portfolios. This insourcing policy has significantly increased and will significantly increase the Group's personnel expenses and other fixed costs and continues to pose a management challenge. • In addition to residential property management and income from the sale of non-core or non-strategic properties, the Group's business includes single unit sales (privatisations), which may result in some units of the developed condominiums remaining unsold. The unsold units may require greater administrative resources and may lead to additional expenses and other negative consequences for the Group. • Vonovia could be exposed to risks from residual pollution including wartime ordnance, soil conditions and contaminants in building materials, as well as possible building regulation violations. Some of the buildings in Vonovia's real estate portfolio are located at mining sites and may suffer damage caused by mining activities. • Vonovia has a strategic partnership with Deutsche Telekom Group under which Vonovia is obligated to pay fixed fees per residential units regardless of the Group's ability to pass on those costs to its tenants. In addition, Vonovia employs and works together with a large number of service providers and is dependent on their performance in accordance with the various relevant contracts. • Vonovia may be liable to cover rent shortfalls pursuant to a guarantee given to a real estate

Element	Section D – Risk specific to the Guarantor
	fund. • Vonovia has received subsidies from public authorities which restrict the level of rents chargeable on a part of Vonovia's portfolio. Providers of the subsidised loans may also unilaterally exercise their right to increase the rate of interest payable on such loans. • Vonovia could sustain substantial losses from damage not covered by, or exceeding the coverage limits of, its insurance policies. • Vonovia has a relatively small number of employees in central functions and in senior management positions overseeing its business. Any inability to replace key personnel may be a challenge for Vonovia in future. • Vonovia is dependent on cooperative relations with its employees, the works council (employee representatives) and the trade union ver.di. • Damage to the Group's reputation and inadequate customer satisfaction may result in reduced demand for the Group's residential units and may make it more difficult for the Group to raise capital on favourable terms or at all. • The Group's information technology systems could malfunction or become impaired. • Vonovia has substantial pension obligations and other employee benefit obligations, the present value of which may significantly increase, inter alia, in the event of changes in parameters used to measure the obligations. Further, certain memberships in pension schemes for the public sector may trigger significant additional payment obligations. The Guarantor may thus have to recognise additional economic burdens in the future. Risks Related to the Gagfah Takeover • The integration of the Gagfah Group into Vonovia may not be successful or may not proceed as planned and involve higher costs than expected. • The expected synergies in connection with the integration of the Gagfah Group may not be realised, or only realised to a lesser extent, or the achieved synergies may create higher costs than planned. Risks Related to the Valuation of Vonovia's Properties • If interest rates change, the market conditions deteriorate or the Group's rent levels or vacancy rates develop unfavourably, Vonovia may be required to adjust the current Fair Values of its investment properties and recognise significant losses. • Real estate valuation is inherently subjective, subject to uncertainties and based on assumptions which may prove to be inaccurate or affected by factors outside the Group's or an external appraiser's control. Financial Risks • Vonovia is dependent on its current corporate investment grade rating to pursue its financing strategy, including the satisfying of its future financing needs through the issuance of unsecured corporate bonds and notes. • The Group has a substantial level of debt and Vonovia's ability to repay existing debt with loans and other debt instruments could be limited. It may be difficult or expensive to obtain new sources of financing. • If the Guarantor or other Group companies breach financial covenants or other provisions in connection with any existing or future bonds, notes or other financial instruments or under any existing or future loan agreements, Vonovia may be required to pay higher interest or fully repay the relevant bonds, notes, CMBS or loans before they become due, and security

Element	Section D – Risk specific to the Guarantor
	trustees or creditors could seize or realise significant collateral furnished by the Group. • The Guarantor's surplus revenues and possible future dividend payments are dependent on the profitability of its subsidiaries. Regulatory and Legal Risks • The Group's ability to increase rents is limited by German law which has become more restrictive in this regard. • Under German law, tenants enjoy substantial protection against termination and tenant eviction. In addition, Vonovia uses standardised tenancy agreements and standardised contract terms, which are closely scrutinised by German courts. • The Group's business is subject to the general legal framework in Germany. Any disadvantageous changes in the legal framework, such as mandatory environmental modernisation provisions, restrictions regarding modernisation measures or provisions (including taxes) that result in the incurrence of costs in the event of a property sale, may have adverse effects on the Group's business. • Vonovia could be subject to liability claims for several years after selling properties. • The control and prevention mechanisms of the Group's compliance structure may not have been, or may not be, sufficient to adequately protect Vonovia from all legal or financial risks. Cases of irregularities could lead to official investigations or third-party claims against the Group, which, in turn, could have material adverse effects on the Group's business, net assets, financial condition, cash flow, results of operations and reputation. Tax Risks • Vonovia is subject to the general tax environment in Germany. The Group's tax burden in relation to the future tax treatment of dividend payments, current or future tax assessments, tax audits or court proceedings may increase due to changes in tax laws or changes in the application or interpretation thereof. • A transfer of 95 % or more of the shares in the Guarantor or in a subsidiary within a five-year period may trigger real estate transfer tax ("RETT"). • The tax authorities might not accept all tax deductions for interest payments in the past due to uncertainties regarding German regulation of earning stripping rules. Further, the Group's tax burden may increase as a consequence of the acquisition of the Gagfah Shares and other past acquisitions of real estate portfolios or a future change in the Guarantor's shareholder structure and/or corporate structure. • Taxable capital gains arising out of sale of real property may not be completely offset by tax transfer of built-in gains. • Vonovia may, due to past or future changes in its ownership structure, not be able to make use of its tax loss carry-forwards and interest carry-forwards. • Significant reorganisations that the Group has undergone in the past may result in an additional tax burden. • Vonovia is subject to certain tax risks in connection with the refinancing of the GRAND securitisation. • It cannot be excluded that the fiscal authorities will not recognise the existence of a VAT consolidated group for some entities of the Vonovia Group. • Vonovia is subject to possible future changes in the taxation of enterprises in Germany and in the European Union.

Element	Section D – Risk specific to the Guarantor
	Passive Foreign Investment Company Considerations Relevant to US Holders.

Element	Section D – Risk specific to the Notes
D.3	Key information on the key risks that are specific to the Notes Risk Factors relating to the Notes comprise the following risks: Suitability: A potential investor should not invest in Notes unless the investor has the expertise (either alone or with a financial advisor) to evaluate how Notes will perform under changing conditions, the resulting effects on the value of the Notes and the impact this investment will have on the potential investor's overall investment portfolio. [In case of Fixed Rate Notes, insert: Notes with fixed interest rates: A Holder of Fixed Rate Notes is exposed to the risk that the price of such Note falls as a result of changes in the market interest rate.] [In case of Floating Rate Notes, insert: Notes with floating interest rates: A Holder of Floating Rate Notes is exposed to the risk of fluctuating interest rate levels and uncertain interest income. Fluctuating interest rate levels make it impossible to determine the profitability of Floating Rate Notes in advance.] Risk of early redemption: The Issuer has the right to repay all outstanding Notes if the Issuer would be obligated to pay additional amounts on the Notes (or the Guarantor would be obligated to pay additional amounts on the Guarantee) due to the deduction or discount of or the owing of current and future taxes [In case of an early redemption for Reason of Minimal Outstanding Amount insert: or for reason of minimal outstanding principal amount]. [In case of an early redemption of Notes at the option of the Issuer insert: In addition, Notes may be redeemable at the Issuer's option]. In this case, a Holder of such Notes is exposed to the risk that due to early redemption his investment will have a lower than expected yield. Also, after such an advance payment, a reinvestment of the refund in a comparable security with an effective rate of interest in the same amount as the Notes may not be possible. Credit risk: Holders are subject to the risk of a partial or total failure of the Issuer or the Guarantor to make interest and/or redemption payments that the Issuer or the Guarantor is obliged to make under the Notes or the Guarantee, respectively. In addition, the market value of the Notes may suffer if the creditworthiness of the Issuer or the Guarantee, respectively, deteriorates. No active public trading market: The Notes are new securities that are possibly not very widely spread and for which there is currently no liquid market. There can be no assurance that a liquid market will develop or be maintained for the Notes in the future. In an illiquid market, an investor might not be able to sell his Notes at any time at fair market prices. The possibility to sell Notes might additionally be restricted by country specific reasons. Risk of Inflation: The real yield from an investment in the Notes is reduced by inflation. Risk of structural subordination of the Notes or the Guarantee: The Notes and the Guarantee may be structurally subordinated to Vonovia Group's debt to the extent such debt is secured by assets that are not also securing the Notes. Risks relating to the restrictions on the Issuer and the Guarantor under the Notes and the Guarantee: The Notes and the Guarantee contain only limited restrictive covenants

Element	Section D – Risk specific to the Notes
	restricting Vonovia Group's ability to incur additional debt, create liens or take other action that could negatively impact the Holders. These restrictions may nonetheless allow the Guarantor and its subsidiaries to incur significant additional (secured or unsecured) indebtedness, to grant additional security for the benefit of existing and future indebtedness and to enter into transactions, including reorganisations, mergers, acquisitions and other similar corporate transactions that may adversely affect the Holders. • Transaction costs/charges: Incidental costs may significantly reduce or eliminate any profit from holding the Notes. • Taxation: Potential purchasers and sellers of the Notes should be aware that they may be required to pay taxes or other documentary charges or duties. • Risk of change in market value: The Holders of Notes are exposed to the risk of an unfavourable development of market prices of their Notes if the holders sell the Notes prior to the maturity of such Notes. • Volatile trading market: The market for debt securities issued by the Issuer is influenced by a number of interrelated factors and the price at which a Holder will be able to sell its Notes prior to maturity may be substantially below the issue price or the purchase price paid by such Holder. • Risk of change in rating: The market price and the market value of the Notes are influenced, among other things, by the credit standing of the Guarantor and by a number of other factors including but not limited to the outlook and expectation of the markets, interest on the market, the rate of returns, and the remaining time to maturity of the Notes. • Change of law: The Terms and Conditions of the Notes are based on the German law in effect as at the date of this Prospectus. No assurance can be given as to the impact of any possible judicial decision or change to German law or administrative practice or the official application or interpretation of German law after the date of this Prospectus. • Independent Review and Advice: Without independent review and advice, an investor may not adequately understand the risks inherent with an investment in the Notes and may lose parts or all of his capital invested without taking such or other risks into consideration before investing in the Notes. • Change of Control: Although the occurrence of specific change of control events will permit Holders to require redemption or repurchase of the Notes, the Issuer may not be able to redeem or repurchase such Notes or the Guarantor to make a payment on the Guarantee. • Event of Default: In case of certain Events of Default, each series of Notes will only be redeemable if Holders of at least 10 per cent of the aggregate principal amount of the respective series of Notes then outstanding declare their Notes due and payable and the validity of such acceleration has not been rejected by majority resolution of the Holders of such series of Notes. • Resolutions of Holders: The Terms and Conditions of the relevant Notes or the Guarantee may be amended or other measures relating to the Notes or the Guarantee may be taken by majority resolution of the Holders of such Notes and a Holder is subject to the risk of being outvoted. Majority resolutions may be contested by Holders and, thus, the implementation of a majority decision could be significantly delayed or fail. • Holders' Representative: If a Holders' Representative has been appointed by a majority

Element	Section D – Risk specific to the Notes
	resolution of the Holders, it is possible that a Holder may be deprived of its individual right to pursue and enforce its rights under the Terms and Conditions against the Issuer. • Foreign Currency Notes: A Holder of Notes denominated in a foreign currency is particularly exposed to the risk of changes in currency exchange rates. • Currency risks: If an investor's financial activities are denominated principally in a currency other than the specified currency of a Series of Notes, it must be aware of the foreign exchange risks associated with investment in the Notes. • FATCA: The U.S. "Foreign Account Tax Compliance Act" (or "FATCA") imposed a reporting regime and, potentially, a 30 % withholding tax with respect to certain payments. Each holder of Notes should consult its own tax advisor regarding possible impacts in its particular circumstance. • Financial Transactions Tax: On 14 February 2013, the European Commission published a proposal for a directive for a common financial transactions tax ("FTT") in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia. The FTT proposed by the European Commission could, if introduced, apply to certain dealings in the Notes in certain circumstances. As a result, Holders may be burdened with additional costs for the execution of transactions with the Notes.

Element	Section E - Offer of the Notes	
E.2b	Reasons for the offer and use of proceeds when different from making profit and/or hedging certain risks	[•]
E.3	A description of the terms and conditions of the offer	[insert aggregate principal amount] [insert issue price] [insert minimum subscription size] [insert type of distribution] [insert start and end of marketing or subscription period] [insert any underwriting or distribution by dealers or distributors] [insert other or further conditions to which the offer is subject]
E.4	Any interest that is material to the issue/offer including conflicting interests	[•]
E.7	Estimated expenses charged to the investor by the issuer or the offeror	[•]

GERMAN TRANSLATION OF THE SUMMARY

DEUTSCHE ÜBERSETZUNG DER ZUSAMMENFASSUNG

Zusammenfassungen bestehen aus vorgeschriebenen Angaben, die als "**Punkte**" bezeichnet sind. Diese Punkte sind in Abschnitte mit der Bezeichnung A - E (A.1 - E.7) unterteilt und nummeriert.

Diese Zusammenfassung (die "**Zusammenfassung**") enthält alle Punkte, die in eine Zusammenfassung für diese Art von Schuldverschreibungen und Emittentin aufzunehmen sind. Da einige Punkte nicht zu berücksichtigen sind, kann die Nummerierung Lücken aufweisen.

Auch wenn ein Punkt wegen der Art der Schuldverschreibungen und der jeweiligen Emittentin in die Zusammenfassung aufgenommen werden muss, ist es möglich, dass bezüglich dieses Punktes keine relevanten Angaben gemacht werden können. In einem solchen Fall ist in der Zusammenfassung eine kurze Beschreibung des Punktes mit dem Vermerk "entfällt" enthalten.

Punkt	Abschnitt A - Einleitung und Warnhinweise	
A.1	Warnhinweise	Die Zusammenfassung sollte als Einleitung zum Prospekt verstanden werden. Der Anleger sollte sich bei jeder Entscheidung in die Schuldverschreibungen zu investieren, auf den Prospekt als Ganzen stützen. Ein Anleger, der wegen der in dem Prospekt enthaltenen Angaben Klage einreichen will, muss nach den nationalen Rechtsvorschriften seines Mitgliedstaats möglicherweise für die Übersetzung des Prospekts aufkommen, bevor das Verfahren eingeleitet werden kann. Zivilrechtlich haftet nur die Emittentin und die Garantin, die die Zusammenfassung samt etwaiger Übersetzungen vorgelegt und übermittelt hat, und dies auch nur für den Fall, dass die Zusammenfassung verglichen mit den anderen Teilen des Prospekts irreführend, unrichtig oder inkonsistent ist oder verglichen mit den anderen Teilen des Prospekts wesentliche Angaben, die in Bezug auf Anlagen in die betreffenden Wertpapiere für die Anleger eine Entscheidungshilfe darstellen, vermissen lassen.
A.2	Zustimmung zur Verwendung des Prospektes	[Jeder Platzeur und/oder jeder weitere Finanzintermediär, der die emittierten Schuldverschreibungen weiter veräußert oder endgültig platziert, ist berechtigt, den Prospekt innerhalb der Angebotsfrist für die spätere Weiterveräußerung oder endgültige Platzierung der Schuldverschreibungen vom [●] bis [●] [im Großherzogtum Luxemburg] [,] [und] [in der Bundesrepublik Deutschland] [,] [und] [in der Republik Österreich] [und] [in den Niederlanden] zu verwenden, vorausgesetzt jedoch, dass der Prospekt in Übereinstimmung mit Artikel 11 Absatz 2 des Luxemburger Wertpapierprospektgesetzes (<i>Loi relative aux prospectus pour valeurs mobilières</i>), welches die Richtlinie 2003/71/EG des Europäischen Parlaments und des Rates vom 4. November 2003 (geändert durch Richtlinie 2010/73/EU des Europäischen Parlaments und des Rates vom 24. November 2010) umsetzt, noch gültig ist. Der Prospekt darf potentiellen Investoren nur zusammen mit sämtlichen bis zu dem Zeitpunkt der Übermittlung veröffentlichten Nachträgen

Punkt	Abschnitt A - Einleitung und Warnhinweise	
		übermittelt werden. Jeder Nachtrag zum Prospekt kann in elektronischer Form auf der Internetseite der Luxemburger Börse (www.bourse.lu) und der Internetseite der Vonovia (www.vonovia.de) eingesehen werden. Bei der Nutzung des Prospektes hat jeder Platzeur und/oder jeder weiterer Finanzintermediär sicherzustellen, dass er alle anwendbaren, in den jeweiligen Jurisdiktionen geltenden Gesetze und Rechtsvorschriften beachtet. Für den Fall, dass ein Platzeur und/oder ein weiterer Finanzintermediär ein Angebot macht, informiert dieser Platzeur und/oder weitere Finanzintermediär die Anleger zum Zeitpunkt der Angebotsvorlage über die Angebotsbedingungen der Schuldverschreibungen.] [Entfällt. Die Emittentin stimmt der Verwendung des Prospektes nicht zu.]

Punkt	Abschnitt B - Vonovia Finance B.V.	
B.1	Gesetzliche und kommerzielle Bezeichnung	Vonovia Finance B.V. (die "Emittentin") ist gleichzeitig die gesetzliche und die kommerzielle Bezeichnung. Am 13. April 2015 hat die Gesellschafterversammlung der Emittentin beschlossen, den juristischen Namen der Emittentin von "Deutsche Annington Finance B.V." in "Vonovia Finance B.V." zu ändern. Die Änderung wurde am 7. Juli 2015 im niederländischen Handelsregister eingetragen.
B.2	Sitz, Rechtsform, geltendes Recht, Land der Gründung	Die Emittentin ist eine nach niederländischem Recht errichtete Gesellschaft mit beschränkter Haftung (<i>besloten vennootschap met beperkte aansprakelijkheid</i>). Der eingetragene Sitz der Emittentin befindet sich in Apollolaan 133-135, 1077 AR Amsterdam, Niederlande.
B.4b	Bereits bekannte Trends, die sich auf die Emittentin und die Branchen, in denen sie tätig ist, auswirken	Entfällt. Es gibt keine bekannten Trends, die sich auf die Emittentin und die Branchen, in denen sie tätig ist, auswirken.
B.5	Beschreibung der Gruppe und der Stellung der Emittentin innerhalb dieser Gruppe	Die Emittentin ist eine hundertprozentige, direkte Tochtergesellschaft der Vonovia SE (die "Garantin") und hat keine eigenen Tochtergesellschaften.
B.9	Gewinnprognosen oder-schätzungen	Entfällt. Es liegen keine Gewinnprognosen oder-schätzungen vor.
B.10	Art etwaiger Beschränkungen im Bestätigungsvermerk zu den	Entfällt. Die Bestätigungsvermerke für die Jahresabschlüsse zum 31. Dezember 2015 und zum 31. Dezember 2014 enthalten keine Einschränkungen.

Punkt	Abschnitt B - Vonovia Finance B.V.																																											
	historischen Finanzinformationen																																											
B.12	Ausgewählte wesentliche historische Finanzinformationen der Emittentin In der nachstehenden Tabelle sind ausgewählte Finanzinformationen der Emittentin aufgeführt. Die Finanzinformationen wurden den geprüften Jahresabschlüssen der Emittentin (Name bis Juli 2015: Deutsche Annington Finance B.V.) zum 31. Dezember 2014 und zum 31. Dezember 2015 entnommen. Die Abschlüsse sind gemäß den allgemein anerkannten Grundsätzen der Rechnungslegung in den Niederlanden erstellt worden.																																											
	Bilanz <table> <tr> <th></th><th><u>Zum</u> <u>31. Dezember 2015</u></th><th><u>Zum</u> <u>31. Dezember 2014</u></th></tr> <tr> <td></td><td colspan="2">(in EUR Tausend)</td></tr> <tr> <td></td><td colspan="2">(geprüft)</td></tr> <tr> <td>Langfristige Vermögenswerte</td><td>8.848.066</td><td>4.778.749</td></tr> <tr> <td>Kurzfristige Vermögenswerte</td><td>71.441</td><td>73.997</td></tr> <tr> <td>Summe Aktiva</td><td>8.919.507</td><td>4.852.746</td></tr> <tr> <td>Eigenkapital</td><td>(22.171)</td><td>(16.021)</td></tr> <tr> <td>Langfristige Verbindlichkeiten</td><td></td><td></td></tr> <tr> <td> Hybridanleihe</td><td>993.697</td><td>993.034</td></tr> <tr> <td> Anleihen</td><td>7.157.639</td><td>3.795.518</td></tr> <tr> <td> Derivate Finanzverbindlichkeiten</td><td>20.485</td><td>-</td></tr> <tr> <td>Gesamte langfristige Verbindlichkeiten</td><td>8.171.821</td><td>4.788.552</td></tr> <tr> <td>Kurzfristige Verbindlichkeiten</td><td>769.857</td><td>80.215</td></tr> <tr> <td>Summe Passiva</td><td>8.919.507</td><td>4.852.746</td></tr> </table>			<u>Zum</u> <u>31. Dezember 2015</u>	<u>Zum</u> <u>31. Dezember 2014</u>		(in EUR Tausend)			(geprüft)		Langfristige Vermögenswerte	8.848.066	4.778.749	Kurzfristige Vermögenswerte	71.441	73.997	Summe Aktiva	8.919.507	4.852.746	Eigenkapital	(22.171)	(16.021)	Langfristige Verbindlichkeiten			Hybridanleihe	993.697	993.034	Anleihen	7.157.639	3.795.518	Derivate Finanzverbindlichkeiten	20.485	-	Gesamte langfristige Verbindlichkeiten	8.171.821	4.788.552	Kurzfristige Verbindlichkeiten	769.857	80.215	Summe Passiva	8.919.507	4.852.746
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	Trendinformation Die Aussichten der Emittentin haben sich seit dem 31. Dezember 2015 nicht wesentlich nachteilig verändert. Wesentliche Veränderungen in der Finanzlage und Handelsposition Entfällt. Es hat seit dem 31. Dezember 2015 keine wesentlichen Veränderungen in der Finanzlage und Handelsposition der Emittentin gegeben.																																											
B.13	Jüngste Entwicklungen	Entfällt. Es gibt keine Ereignisse aus der jüngsten Zeit der Geschäftstätigkeit der Emittentin, die für die Bewertung ihrer Zahlungsfähigkeit in hohem Maße relevant sind.																																										
B.14	Angabe zur Abhängigkeit von anderen Unternehmen der Gruppe	<i>Siehe Punkt B.19 B.5 für Angaben zur Beschreibung der Gruppe.</i> Entfällt. Die Emittentin ist eine hundertprozentige Tochtergesellschaft der Garantin und hat keine eigenen Tochtergesellschaften. Die Emittentin ist vollständig abhängig von der Garantin.																																										

Punkt	Abschnitt B - Vonovia Finance B.V.	
B.15	Haupttätigkeiten	Die Emittentin agiert als Finanzierungstochter der Garantin. Die Haupttätigkeit der Emittentin besteht in der Gewährung von Darlehen an Mitglieder der Gruppe, die sie aus am Kapitalmarkt aufgenommenen Mitteln, Bankdarlehen und Darlehen von anderen Unternehmen der Gruppe finanziert.
B.16	Hauptanteilseigner	Die Garantin ist alleinige Anteilseignerin der Emittentin. Die Emittentin wird insofern indirekt kontrolliert durch die Hauptanteilseigner der Garantin (siehe Abschnitt B - Vonovia SE - Punkt B.19 B.16).
B.17	Kreditratings der Emittentin oder ihrer Schuldtitel	Entfällt. Die Emittentin ist nicht geratet. [Entfällt. Die Schuldverschreibungen haben kein Rating.][Die Schuldverschreibungen haben ein [Rating einfügen] Rating von [Ratingagentur(en) einfügen] erhalten.]
B.18	Art und Umfang der Garantie	Die von der Emittentin begebenen Schuldverschreibungen profitieren von einer Garantie (die " Garantie ") der Garantin für die Zahlung von Kapital und Zinsen auf die Schuldverschreibungen. Die Garantie begründet eine unwiderrufliche, nicht besicherte und nicht nachrangige Verpflichtung der Garantin, die mit allen sonstigen unbesicherten und nicht nachrangigen Verpflichtungen der Garantin mindestens im gleichen Rang steht. Die Bedingungen der Garantie enthalten auch eine Negativverpflichtung der Garantin. Die Garantie unterliegt deutschem Recht. Die Garantie ist ein Vertrag zu Gunsten der Gläubiger der Schuldverschreibungen (die " Gläubiger ") als begünstigte Dritte gemäß § 328 Absatz 1 BGB.

Punkt	Abschnitt B - Vonovia SE	
B.19 B.1	Gesetzliche und kommerzielle Bezeichnung	Die gesetzliche Bezeichnung der Garantin ist Vonovia SE. Die Garantin und ihre Tochtergesellschaften werden gemeinsam als " Vonovia " oder die " Gruppe " bezeichnet. Die Gruppe agiert unter der kommerziellen Bezeichnung "Vonovia".
B.19 B.2	Sitz, Rechtsform, geltendes Recht, Land der Gründung	Der eingetragene Sitz der Garantin befindet sich in der Münster Straße 248, 40470 Düsseldorf, Bundesrepublik Deutschland. Die Garantin ist eine nach deutschem und europäischem Recht errichtete und in Deutschland gegründete Europäische Gesellschaft (<i>Societas Europaea - SE</i>).
B.19 B.4b	Bereits bekannte Trends, die sich auf die Garantin und die Branchen, in denen sie tätig ist, auswirken	Die Gruppe sowie die gesamte deutsche Immobilienbranche sind stark von aktuellen und voraussichtlichen demographischen Trends betroffen, insbesondere einem Bevölkerungsschwund, einem Anstieg der Zahl von Haushalten mit einer niedrigeren durchschnittlichen Haushaltsgröße sowie einer alternden Bevölkerung. Diese Trends haben dazu geführt und werden voraussichtlich weiterhin dazu führen, dass ein Anstieg der Nachfrage nach Wohnbeständen für Ein- bis Zweipersonen-Haushalte oder für seniorenfreundliches Wohnen besteht. Die Gruppe sowie die Immobilienbranche sind auch von wirtschaftlichen Entwicklungen in Deutschland betroffen. Vonovia generiert zwei

Punkt	Abschnitt B - Vonovia SE	
		wesentliche Einkommensarten: Mieteinnahmen und Einnahmen aus Immobilienverkäufen, die beide sehr von den Marktpreisen für Immobilien beeinflusst werden, welche wiederum Mietniveaus, Leerstände und andere Faktoren, einschließlich Markterwartungen widerspiegeln. Seit 2010 werden die deutsche Wohnimmobilienbranche und die Ergebnisse der Gruppe positiv von den Entwicklungen im Immobilienmarkt beeinflusst.
B.19 B.5	Beschreibung der Gruppe und der Stellung der Garantin innerhalb dieser Gruppe	Die Garantin ist die Holding-Gesellschaft der Gruppe. Die Geschäftstätigkeit der Garantin wird in erster Linie durch die entsprechenden Tochtergesellschaften durchgeführt. In dem folgenden Schaubild ist eine aktuelle Zusammenfassung (in vereinfachter Form) der wesentlichen Tochtergesellschaften der Garantin zum 31. Dezember 2015 unter Berücksichtigung des durchgerechneten Beteiligungsanteils dargestellt. Die dargestellten Beteiligungen umfassen auch Anteile an verbundenen Gesellschaften gemäß §§ 15 ff. Aktiengesetz. Die Kommanditgesellschaften der Gruppe werden über Dritterwerberstrukturen gehalten. Aufgrund der angewandten Berechnungsmethode sind diese in dem folgenden Schaubild nicht dargestellt. Die unten angegebenen Beteiligungen sind auf zwei Nachkommastellen gerundet. Der grau unterlegte Bereich stellt die Finanzierungsgruppe dar, zu der die betreffenden Gesellschaften gehören.
	Vereinfachte Konzernstruktur <pre> graph TD Vonovia[Vonovia SE] Vonovia -- "(teilweise) indirekte Beteiligung" --> DA4[Deutsche Annington Holdings Vier GmbH] Vonovia -- "100,0 %" --> DA5[Deutsche Annington Holdings Fünf GmbH] Vonovia -- "100,0 %" --> DA6[Deutsche Annington Holdings Eins GmbH] Vonovia -- "100,0 %" --> DA7[Deutsche Annington Holdings Zwei GmbH] Vonovia -- "100,0 %" --> VH1[Viterra Holdings Eins GmbH] Vonovia -- "100,0 %" --> VH2[Viterra Holdings Zwei GmbH] Vonovia -- "100,0 %" --> FS[Frankfurter Siedlungsgesellschaft mbH (FSG)] Vonovia -- "100,0 %" --> DAH[Deutsche Annington Acquisition Holding GmbH] Vonovia -- "93,84%" --> GAGFAH_S[GAGFAH S.A.] DA4 -- "100,0 %" --> DA4_1[Deutsche Annington Holdings Vier GmbH] DA5 -- "100,0 %" --> DA5_1[Deutsche Annington Holdings Fünf GmbH] DA6 -- "100,0 %" --> DA6_1[Deutsche Annington Holdings Eins GmbH] DA7 -- "100,0 %" --> DA7_1[Deutsche Annington Holdings Zwei GmbH] VH1 -- "100,0 %" --> VH1_1[Viterra Holdings Eins GmbH] VH2 -- "100,0 %" --> VH2_1[Viterra Holdings Zwei GmbH] FS -- "51,0%" --> TGS[Deutsche TGS GmbH] DAH -- "94,9 %" --> BA[Baugesellschaft Bayern mbH] DAH -- "94,9 %" --> KB[Bundesbahn-Wohnungsbau-gesellschaft Kassel mit beschränkter Haftung] DAH -- "94,9 %" --> KWB[Kieler Wohnungs-baugesellschaft mit beschränkter Haftung] DAH -- "94,9 %" --> BG[Bremische Gesellschaft für Stadterneuerung, Stadtentwicklung und Wohnungsbau mit beschränkter Haftung] GAGFAH_S -- "100,0 %" --> GAGFAH_H[GAGFAH Holding GmbH] GAGFAH_H -- "100,0 %" --> GAGFAH_G[GAGFAH GmbH] GAGFAH_H -- "100,0 %" --> NILEG[NILEG Immobilien Holding GmbH] GAGFAH_H -- "100,0 %" --> WG[WG Norden Asset GmbH & Co. KG] GAGFAH_H -- "100,0 %" --> WBN[WBN Asset GmbH & Co. KG] GAGFAH_H -- "100,0 %" --> NILEG_R[NILEG Residential Asset GmbH & Co. KG] GAGFAH_G -- "100,0 %" --> GAGFAH_I[GAGFAH I Invest GmbH & Co. KG] GAGFAH_I -- "100,0 %" --> GAGFAH_A[GAGFAH Acquisition 1 GmbH] GAGFAH_I -- "100,0 %" --> WOBA[WOBA HOLDING GmbH] GAGFAH_I -- "100,0 %" --> GAGFAH_E[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_1[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_1[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_1[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_2[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_2[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_2[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_3[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_3[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_3[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_4[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_4[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_4[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_5[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_5[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_5[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_6[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_6[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_6[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_7[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_7[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_7[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_8[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_8[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_8[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_9[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_9[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_9[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_10[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_10[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_10[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_11[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_11[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_11[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_12[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_12[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_12[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_13[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_13[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_13[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_14[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_14[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_14[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_15[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_15[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_15[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_16[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_16[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_16[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_17[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_17[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_17[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_18[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_18[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_18[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_19[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_19[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_19[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_20[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_20[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_20[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_21[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_21[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_21[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_22[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_22[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_22[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_23[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_23[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_23[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_24[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_24[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_24[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_25[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_25[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_E_25[GAGFAH Erste Grundbesitz GmbH] GAGFAH_A -- "100,0 %" --> GAGFAH_A_26[GAGFAH Acquisition 1 GmbH] GAGFAH_A -- "100,0 %" --> WOBA_26[WOBA HOLDING GmbH] GAGFAH_A -- "100,0 %" --></pre>	

Punkt	Abschnitt B - Vonovia SE																																																						
	Bestätigungsvermerk zu den historischen Finanzinformationen	31. Dezember 2015 endenden Geschäftsjahre enthalten keine Einschränkungen.																																																					
B.19 B.12	Ausgewählte wesentliche historische Finanzinformationen der Garantin In der nachstehenden Tabelle sind ausgewählte Finanzinformationen der Garantin aufgeführt. Die Finanzinformationen wurden den geprüften konsolidierten Jahresabschlüssen der Garantin (Name bis August 2015: Deutsche Annington Immobilien SE) für die zum 31. Dezember 2014 bzw. 31. Dezember 2015 endenden Geschäftsjahre entnommen. Die geprüften konsolidierten Jahresabschlüsse für die am 31. Dezember 2014 bzw. 31. Dezember 2015 endenden Geschäftsjahre sind gemäß den International Financial Reporting Standards ("IFRS"), wie sie von der Europäischen Union übernommen wurden, und den ergänzend nach § 315a Abs. 1 HGB anzuwendenden handelsrechtlichen Vorschriften erstellt worden.																																																						
	Konzern-Gewinn-und-Verlustrechnung <table><tr><td></td><td colspan="2">Für das Geschäftsjahr endend am 31. Dezember</td></tr><tr><td></td><td><u>2015</u></td><td><u>2014</u></td></tr><tr><td></td><td colspan="2"><i>(in EUR Millionen)</i> <i>(geprüft)</i></td></tr><tr><td>Erlöse aus der Immobilienbewirtschaftung</td><td>2.063,5</td><td>1.156,6</td></tr><tr><td>Ergebnis aus der Veräußerung von Immobilien (IFRS).....</td><td>119,0</td><td>69,0</td></tr><tr><td>Ergebnis aus der Bewertung von Investment Properties.....</td><td>1.323,5</td><td>371,1</td></tr><tr><td>Aktivierte Eigenleistungen</td><td>174,9</td><td>85,6</td></tr><tr><td>Materialaufwand</td><td>(972,5)</td><td>(542,6)</td></tr><tr><td>Personalaufwand.....</td><td>(359,7)</td><td>(184,6)</td></tr><tr><td>Abschreibungen</td><td>(13,4)</td><td>(7,4)</td></tr><tr><td>Sonstige betriebliche Erträge</td><td>73,1</td><td>65,3</td></tr><tr><td>Sonstige betriebliche Aufwendungen.....</td><td>(263,5)</td><td>(152,4)</td></tr><tr><td>Finanzerträge</td><td>8,0</td><td>8,8</td></tr><tr><td>Finanzaufwendungen</td><td>(418,4)</td><td>(280,3)</td></tr><tr><td>Ergebnis vor Steuern.....</td><td>1.734,5</td><td>589,1</td></tr><tr><td>Ertragssteuern</td><td>(739,8)</td><td>(179,4)</td></tr><tr><td>Periodenergebnis.....</td><td>994,7</td><td>409,7</td></tr></table>					Für das Geschäftsjahr endend am 31. Dezember			<u>2015</u>	<u>2014</u>		<i>(in EUR Millionen)</i> <i>(geprüft)</i>		Erlöse aus der Immobilienbewirtschaftung	2.063,5	1.156,6	Ergebnis aus der Veräußerung von Immobilien (IFRS).....	119,0	69,0	Ergebnis aus der Bewertung von Investment Properties.....	1.323,5	371,1	Aktivierte Eigenleistungen	174,9	85,6	Materialaufwand	(972,5)	(542,6)	Personalaufwand.....	(359,7)	(184,6)	Abschreibungen	(13,4)	(7,4)	Sonstige betriebliche Erträge	73,1	65,3	Sonstige betriebliche Aufwendungen.....	(263,5)	(152,4)	Finanzerträge	8,0	8,8	Finanzaufwendungen	(418,4)	(280,3)	Ergebnis vor Steuern.....	1.734,5	589,1	Ertragssteuern	(739,8)	(179,4)	Periodenergebnis.....	994,7	409,7
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Punkt	Abschnitt B - Vonovia SE																																		
	Konzernbilanz Zum 31. Dezember <u>2015</u> <u>2014</u> (in EUR Millionen) (geprüft) <table> <tr> <td>Langfristige Vermögenswerte.....</td><td>26.678,6</td><td>12.980,0</td></tr> <tr> <td>Kurzfristige Vermögenswerte.....</td><td>4.280,5</td><td>1.779,2</td></tr> <tr> <td>Summe Aktiva.....</td><td>30.959,1</td><td>14.759,2</td></tr> <tr> <td>Eigenkapitalanteil der Anteilseigner der Garantin</td><td>10.620,5</td><td>4.932,6</td></tr> <tr> <td>Eigenkapital der Hybridkapitalgeber</td><td>1.001,6</td><td>1.001,6</td></tr> <tr> <td>Nicht beherrschende Anteile.....</td><td>244,8</td><td>28,0</td></tr> <tr> <td>Eigenkapital.....</td><td>11.866,9</td><td>5.962,2</td></tr> <tr> <td>Langfristige Schulden</td><td>17.405,0</td><td>8.292,9</td></tr> <tr> <td>Kurzfristige Schulden</td><td>1.687,2</td><td>504,1</td></tr> <tr> <td>Schulden</td><td>19.092,2</td><td>8.797,0</td></tr> <tr> <td>Summe Passiva.....</td><td>30.959,1</td><td>14.759,2</td></tr> </table>		Langfristige Vermögenswerte.....	26.678,6	12.980,0	Kurzfristige Vermögenswerte.....	4.280,5	1.779,2	Summe Aktiva.....	30.959,1	14.759,2	Eigenkapitalanteil der Anteilseigner der Garantin	10.620,5	4.932,6	Eigenkapital der Hybridkapitalgeber	1.001,6	1.001,6	Nicht beherrschende Anteile.....	244,8	28,0	Eigenkapital.....	11.866,9	5.962,2	Langfristige Schulden	17.405,0	8.292,9	Kurzfristige Schulden	1.687,2	504,1	Schulden	19.092,2	8.797,0	Summe Passiva.....	30.959,1	14.759,2
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	Trendinformation Die Aussichten der Garantin haben sich seit dem 31. Dezember 2015 nicht wesentlich nachteilig verändert. Wesentliche Veränderungen in der Finanzlage und Handelsposition Mit Ausnahme der Nichterreichung der Mindestannahmequote des Übernahmeangebots für die Deutsche Wohnen AG und Portfolio-Verkäufe (wie unter " <i>Jüngste Entwicklungen</i> " beschrieben), hat es seit dem 31. Dezember 2015 keine wesentlichen Veränderungen in der Finanzlage und Handelsposition der Garantin gegeben.																																		
B.19 B.13	Jüngste Entwicklungen	Am 14. Oktober 2015 gab die Garantin ihre Absicht bekannt, die Deutsche Wohnen AG durch ein freiwilliges öffentliches Übernahmeangebot in Form eines kombinierten Bar- und Tauschangebotes an die Aktionäre der Deutschen Wohnen AG zu übernehmen. Das Übernahmeangebot, das in einer am 1. Dezember 2015 veröffentlichten Angebotsunterlage an die Aktionäre der Deutsche Wohnen AG übermittelt wurde, erreichte nicht die nötige Mindestannahmequote und wurde daher nicht abgeschlossen. Um die Qualität ihres Portfolio zu optimieren und dessen geografische Konzentrierung in Deutschland zu diversifizieren, hat Vonovia ein Portfolio mit etwa 13.800 vorwiegend in Nordrhein-Westphalen belegenen Einheiten an die LEG Immobilien AG verkauft. Der Verkauf wurde am 31. März 2016 abgeschlossen. Der Kaufpreis für dieses Portfolio beträgt etwa EUR 600 Millionen. Zudem hat Vonovia zum 31. Dezember 2015 ein etwa 6.000 in Norddeutschland belegene Einheiten umfassendes Portfolio für etwa EUR 245,5 Millionen an eine andere Käufergruppe verkauft. Am 15. Februar 2016 hat Thomas Zinnöcker den Vorstand der Garantin verlassen. Der Vorstand der Garantin besteht zum Zeitpunkt dieses Prospektes damit noch aus vier Mitgliedern.																																	

Punkt	Abschnitt B - Vonovia SE	
B.19 B14	Angabe zur Abhängigkeit von anderen Unternehmen der Gruppe	<i>Siehe Punkt B.19 B.5 für Angaben zur Beschreibung der Gruppe.</i> Entfällt. Die Garantin ist die Obergesellschaft der Vonovia Gruppe und es bestehen keine Abhängigkeiten von anderen Unternehmen der Vonovia Gruppe.
B.19 B.15	Haupttätigkeiten	Nach Abschluss der Übernahme der Gagfah S.A. ("Gagfah") und ihrer konsolidierten Tochtergesellschaften (zusammen der "Gagfah Konzern") im Wege eines kombinierten Bar- und Umtauschangebotes gegen neu begebene Aktien der Garantin und eine Barzahlung (die "Gagfah Übernahme") am 6. März 2015, ist die Vonovia aufgrund ihrer internen Marktanalyse der Auffassung, das größte Wohnungsunternehmen im privatwirtschaftlichen Sektor in Deutschland gemessen am beizulegenden Zeitwert ihres Portfolios und der Anzahl der ihr gehörenden Wohneinheiten zu sein. Die Vonovia geht ebenso davon aus, dass sie gemessen am beizulegenden Zeitwert des Portfolios der Gruppe auch das zweitgrößte börsennotierte Immobilienunternehmen auf dem europäischen Festland ist. Zum 31. Dezember 2015 umfasste das Immobilienportfolio der Gruppe 357.117 Wohneinheiten, 89.746 Garagen und Stellplätze sowie 3.399 gewerbliche Einheiten mit einem zusammengekommen beizulegenden Zeitwert in Höhe von EUR 24.2 Mrd. Auf Grundlage ihrer erweiterten Marktposition in Deutschland wird die Vonovia Zugang zu einer noch größeren Anzahl von Haushalten samt ihrem Konsumverhalten und somit weiteren Absatzmöglichkeiten haben. Außerdem ist die Vonovia der Auffassung, bestens aufgestellt zu sein, um eine führende Rolle in der sich verstärkenden Konsolidierung auf dem deutschen Immobiliensektor zu spielen. Aufgrund ihrer gestiegenen Bedeutung auf europäischer Ebene dürfte die Vonovia auch in der Lage sein, mit anderen führenden internationalen Immobiliengesellschaften auf Augenhöhe zu konkurrieren. Nach der Übernahme der Gagfah erwartet die Vonovia, einheitliche Strukturen und Prozesse zu etablieren, die sich in einer Vielzahl von operativen und finanziellen Synergien auswirken. Sämtliche Gebäudeeinheiten und Geschäftstätigkeiten der Gruppe befinden sich in Deutschland und profitieren von dem Wachstum der deutschen Wirtschaft im Allgemeinen und dem Wachstum des deutschen Immobilienmarktes. Zum 31. Dezember 2015 befanden sich ungefähr 75 % des gesamten Portfolios der Gruppe (in Wohneinheiten gemessen) in deutschen Städten mit über 100.000 Einwohnern. Durch Binnen- und Ausenzuwanderung verzeichnen große Städte zunehmend wachsende Bevölkerungen wohingegen ländliche Gebiete Bevölkerungsverluste verzeichnen. Ungefähr 88 % Portfolios befand sich in den alten Bundesländern einschließlich Berlins. Aufgrund des Umfangs ihres geografisch breit gefächerten Immobilienportfolios und Geschäftsbetriebs geht die Vonovia davon aus, dass Veränderungen auf einzelnen lokalen Märkten keine wesentlichen Auswirkungen auf die Leistungsfähigkeit der Gruppe haben werden.

Punkt	Abschnitt B - Vonovia SE	
		Auf Basis einer ausgewogenen Mischung von örtlichen und zentralen Betriebsstrukturen betreibt Vonovia ihr Geschäft auf eine effiziente, integrierte und automatisierte Weise. Während Arbeitsprozesse, bei denen Skalen- und Verbundeffekte erzielt werden, zentralisiert durchgeführt werden, werden Abläufe, die eingehende Kenntnisse eines einzelnen lokalen Markts oder das enge Zusammenwirken mit den Kunden der Gruppe erfordern, derzeit durch die 37 lokalen Geschäftseinheiten der Gruppe durchgeführt. Diese Geschäftseinheiten sind in vier Regionen organisiert. Im Zusammenhang mit der Gagfah Übernahme erwarb die Vonovia sechs regionale Niederlassungen und 34 örtliche Kundendienstzentren, die in die neue Zielstruktur der örtlichen Liegenschaftsverwaltung im Hinblick auf die Verbesserung der örtlichen Liegenschaftsverwaltung und die Vermeidung von Ineffizienzen integriert werden. In Zukunft will die Gruppe ihr Portfolio in 38 lokalen Geschäftseinheiten organisieren, die in sechs Regionen zusammengefasst sind. Auch wird von der Vonovia derzeit ein Zentrum für unternehmensweite Dienstleistungen aufgebaut, das zu einem effizienteren Kontrollsystem, Produktivitätssteigerungen und Kostensenkungen führen soll. Die Gruppe macht sich ihre Größe zunutze, um ihre Wohnungsvermietungstätigkeiten durch ausgewählte, werterhöhende Dienstleistungen zu ergänzen und dadurch die Kundenzufriedenheit zu steigern. Im Geschäftsjahr 2011 begann die Gruppe bestimmte Funktionen im Vermietungsgeschäft einzugliedern und hat ihre eigene Hausmeisterorganisation und Handwerkerorganisation gegründet, die insbesondere die Deutsche TGS GmbH, ein Gemeinschaftsunternehmen mit B&O Service & Messtechnik AG, umfasst. Zum 31. Dezember 2015 beschäftigt die gesamte Handwerkerorganisation etwa 1.984 Mitarbeiter. Die Hausmeisterorganisation erbringt Vor-Ort-Dienstleistungen und beschäftigt rund 800 Mitarbeiter (einschließlich SÜDEWO). Durch ihre Tochtergesellschaft Deutsche Multimedia Service GmbH erbringt Vonovia, unter anderem in Zusammenarbeit mit ihrem strategischen Partner, der Deutschen Telekom, Kabelfernsehen- und Internet-Dienstleistungen für ihre Mieter. Großeinkäufe ermöglichen der Vonovia, ihren Mietern attraktive Preise anbieten zu können.
B.19 B.16	Hauptanteilseigner	Zum Datum dieses Prospekts haben die folgenden Aktionäre eine direkte oder indirekte meldepflichtige Beteiligung an den Namensaktien der Garantin und den Stimmrechten. Die in der nachstehenden Tabelle angegebenen Prozentsätze entsprechen dabei der Anzahl der von dem jeweiligen Aktionär in Bezug auf den angegebenen Stichtag zuletzt der Garantin nach §§ 21 ff. des Wertpapierhandelsgesetzes (WpHG) gemeldeten Stimmrechte im Verhältnis zu dem zum Datum des Prospekts ausgegebenen Grundkapital der Garantin. Dabei ist zu beachten, dass die zuletzt gemeldete Anzahl an Stimmrechten sich seit diesen Stimmrechtsmitteilungen geändert haben könnte, ohne dass der betreffende Aktionär zur Abgabe einer Stimmrechtsmitteilung verpflichtet gewesen wäre, wenn keine meldepflichtigen Schwellenwerte

Punkt	Abschnitt B - Vonovia SE																	
		erreicht oder über- oder unterschritten wurden. Unmittelbare oder mittelbare Beteiligung an der Vonovia SE (in %) <table><tr><th>Aktionäre</th><th>Stimmrechtsanteil</th></tr><tr><td>Norges Bank ⁽¹⁾</td><td>7,84</td></tr><tr><td>BlackRock ⁽²⁾</td><td>8,14</td></tr><tr><td>The Wellcome Trust Ltd ⁽³⁾</td><td>3,43</td></tr><tr><td>Wellington Management Company LLP ⁽⁴⁾</td><td>2,41</td></tr><tr><td>Sun Life Financial ⁽⁵⁾</td><td>3,10</td></tr><tr><td>Lansdowne Partners ⁽⁶⁾</td><td>5,37</td></tr><tr><td>Summe</td><td>30,29</td></tr></table> (1) Beteiligungshöhe zum 26. Oktober 2015, wie am 27. Oktober 2015 schriftlich von Norges mitgeteilt. Die letzte Stimmrechtsmitteilung nach den Vorschriften des WpHG von Norges erfolgte am 25. August 2014 und weist eine Beteiligungshöhe von 8,85 % auf Basis eines Grundkapitals von EUR 240.242.425 aus. (2) BlackRock, Inc. werden insgesamt 8,14 % der Stimmrechte der Garantin nach § 22 zugerechnet (Stichtag: 26. November 2015). (3) Die Aktien werden unmittelbar von The Wellcome Trust Ltd gehalten (Stichtag: 6. März 2015). (4) Die letzte Stimmrechtsmitteilung nach den Vorschriften des WpHG von Wellington Management erfolgte am 17. März 2015 und weist eine Beteiligungshöhe von 3,18 % auf Basis eines Grundkapitals von EUR 354.106.228 aus. (5) Sun Life Financial Inc.; Sun Life Global Investments Inc., Sun Life Assurance Company of Canada-U.S. Operations Holdings, Inc., Sun Life Financial (U.S.) Holdings, Inc., Sun Life Financial (U.S.) Investments LLC und Sun Life of Canada (U.S.) Financial Services Holdings, Inc. werden jeweils 3,10 % der Stimmrechte nach § 22 Abs. 1 Satz 1 Nr. 6 i.V.m. Satz 2 WpHG zugerechnet. Der Massachusetts Financial Services Company (MFS) werden 2,89 % der Stimmrechte der Garantin nach § 22 Abs. 1 Satz 1 Nr. 6 i.V.m. Satz 2 WpHG und 0,20 % (insgesamt 3,10 %) nach § 22 Abs. 1 Satz 1 Nr. 6 i.V. m. Satz 2 WpHG zugerechnet (jeweiliger Stichtag: 11. März 2015). (6) Insgesamt 5,37 % der Stimmrechte der Garantin werden Lansdowne Partners International Ltd. nach § 22 WpHG zugerechnet (Stichtag: 26. November 2015), wobei 5,37 % der Stimmrechte Lansdowne Partners (UK) LLP zugerechnet werden.	Aktionäre	Stimmrechtsanteil	Norges Bank ⁽¹⁾	7,84	BlackRock ⁽²⁾	8,14	The Wellcome Trust Ltd ⁽³⁾	3,43	Wellington Management Company LLP ⁽⁴⁾	2,41	Sun Life Financial ⁽⁵⁾	3,10	Lansdowne Partners ⁽⁶⁾	5,37	Summe	30,29
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Summe	30,29																	
B.19 B.17	Kreditratings der Garantin oder ihrer Schuldtitel	Standard & Poor's ² hat das langfristige Kreditrating der Garantin auf "BBB+" (Ausblick: stabil) festgesetzt.																

Punkt	Abschnitt C - Die Schuldverschreibungen	
C.1	Gattung und Art der Schuld-	Gattung Die Schuldverschreibungen sind nicht besichert.

² Standard & Poor's hat seinen Sitz in der Europäischen Gemeinschaft und ist gemäß der Verordnung (EG) Nr. 1060/2009 des Europäischen Parlaments und des Rates vom 16 September 2009 über Ratingagenturen, in der jeweils aktuellen Fassung (die **Ratingverordnung**), registriert. Die Europäische Wertpapier- und Marktaufsichtsbehörde veröffentlicht auf ihrer Internetseite (www.esma.europa.eu/page/list-registered-and-certified-CRAs) ein Verzeichnis der nach der Ratingverordnung registrierten Ratingagenturen. Dieses Verzeichnis wird innerhalb von fünf Werktagen nach Annahme eines Beschlusses gemäß Artikel 16, 17 oder 20 der Ratingverordnung aktualisiert. Die Europäische Kommission veröffentlicht das aktualisierte Verzeichnis im Amtsblatt der Europäischen Union innerhalb von 30 Tagen nach der Aktualisierung.

Punkt	Abschnitt C - Die Schuldverschreibungen	
	verschreibungen / Wertpapierkennnummer	[Im Fall von festverzinslichen Schuldverschreibungen, einfügen:] Die Schuldverschreibungen werden mit einem festen Zinssatz über die gesamte Laufzeit der Schuldverschreibungen verzinst.] [Im Fall von variabel verzinslichen Schuldverschreibungen, einfügen:] Die Schuldverschreibungen werden mit einem Zinssatz verzinst [(angepasst um die anwendbare Marge)], der auf der Basis eines Referenzzinssatzes bestimmt wird, der auf der vereinbarten Bildschirmseite eines Kursdienstes angezeigt wird.] ISIN [•] Common Code [•] WKN [•]
C.2	Währung	Die Schuldverschreibungen sind in [Euro ("EUR")] [U.S. Dollar ("USD")] [•] begeben.
C.5	Beschränkungen der freien Übertragbarkeit der Schuldverschreibungen	Entfällt. Es gibt keine Beschränkungen für die freie Übertragbarkeit der Schuldverschreibungen.
C.8	Mit den Schuldverschreibungen verbundene Rechte, Rangordnung, Beschränkungen der Rechte	Negativverpflichtung Die Schuldverschreibungen enthalten eine Negativverpflichtung der Emittentin und beschreiben die Negativverpflichtung der Garantin im Rahmen der Garantie.
		Besteuerung Alle in Bezug auf die Schuldverschreibungen zu zahlenden Beträge werden ohne Einbehalt oder Abzug von gegenwärtigen oder zukünftigen Steuern oder Abgaben gleich welcher Art gezahlt, die von oder im Namen der Niederlande, ihrer Bundesländer oder einer steuererhebungsberechtigten Gebietskörperschaft oder Steuerbehörde im Wege des Abzugs oder Einhalts an der Quelle auferlegt oder erhoben werden, es sei denn, ein solcher Abzug oder Einbehalt ist gesetzlich vorgeschrieben. Vorbehaltlich der üblichen Ausnahmen wird in diesem Fall die Emittentin diejenigen zusätzlichen Beträge zahlen, die erforderlich sind, damit die den Gläubigern zufließenden Nettobeträge nach einem solchen Einbehalt oder Abzug jeweils den Beträgen entsprechen, die ohne einen solchen Einbehalt oder Abzug von den Gläubigern erhalten worden wären.
		Verpflichtungserklärungen der Garantin Beschränkungen für das Eingehen von Finanzverbindlichkeiten Die Garantie beschränkt die Möglichkeit der Garantin, zusätzliche Verbindlichkeiten einzugehen oder Sicherungsrechte an Vermögenswerten zu bestellen. Die Garantin hat sich in der Garantie

Punkt	Abschnitt C - Die Schuldverschreibungen	
		verpflichtet Finanzverbindlichkeiten nur einzugehen und sicherzustellen, dass ihre Tochtergesellschaften nach dem Begebungstag Finanzverbindlichkeiten nur eingehen, soweit bestimmte Kennzahlen (vorbehaltlich bestimmter Ausnahmen) nicht verletzt werden. Einhaltung des Konsolidierten Deckungsgrads Die Garantin hat sich zudem in der Garantie verpflichtet, dass nach dem Begebungstag der Schuldverschreibungen der konsolidierte Deckungsgrad der Gruppe (der das Verhältnis des Gewinns vor Zinsen, Steuern, Abschreibungen (auf Sachanlagen) und Abschreibungen (auf immaterielle Vermögensgegenstände) der Gruppe für einen Zeitraum zu dem Gesamtbetrag der Zinskosten in demselben Zeitraum ist) (vorbehaltlich bestimmter Ausnahmen) nicht unter einen bestimmten Wert fällt. Einhaltung des Gesamtbetrags des Unbelasteten Vermögens Die Garantin hat sich in der Garantie weiterhin verpflichtet, dass ab dem Begebungstag das unbelastete Vermögen der Garantin und ihrer Tochtergesellschaften zu keinem Zeitpunkt (vorbehaltlich bestimmter Ausnahmen) einen festgelegten Wert unterschreitet.
		Status der Schuldverschreibungen Die Schuldverschreibungen begründen unmittelbare, unbedingte, unbesicherte und nicht nachrangige Verbindlichkeiten der Emittentin, die untereinander und mit allen anderen unbesicherten und nicht nachrangigen Verbindlichkeiten der Emittentin gleichrangig sind, soweit diesen Verbindlichkeiten nicht durch zwingende gesetzliche Bestimmungen ein Vorrang eingeräumt wird. Die Garantin hat eine Garantie (die "Garantie") für die Zahlung von Kapital-, Zins- und sonstigen auf die Schuldverschreibungen zahlbaren Beträge übernommen.
		[Im Fall vorzeitiger Rückzahlung bei festverzinslichen Schuldverschreibungen, einfügen: Vorzeitige Rückzahlung Die Schuldverschreibungen können vor Ablauf ihrer festgelegten Laufzeit [[nach Wahl] [der Emittentin] [und] [oder] [der Gläubiger],] aus steuerlichen Gründen, aufgrund eines Kontrollwechsels [, aufgrund eines geringen ausstehenden Gesamtnennbetrages] [, bei Eintritt eines transaktionsbezogenen Ereignisses] oder bei Eintritt eines Kündigungsereignisses zurückgezahlt werden.]
		[Im Fall vorzeitiger Rückzahlung bei variabel verzinslichen Schuldverschreibungen, einfügen: Vorzeitige Rückzahlung Die Schuldverschreibungen können vor Ablauf ihrer festgelegten Laufzeit aus steuerlichen Gründen, aufgrund eines Kontrollwechsels [, aufgrund eines geringen ausstehenden Gesamtnennbetrages] [, bei Eintritt eines transaktionsbezogenen Ereignisses] oder bei Eintritt eines Kündigungsereignisses zurückgezahlt werden.]

Punkt	Abschnitt C - Die Schuldverschreibungen	
		[Im Fall vorzeitiger Rückzahlung von festverzinslichen Schuldverschreibungen nach Wahl der Emittentin zu dem Vorzeitigen Rückzahlungsbetrag, einfügen: Vorzeitige Rückzahlung nach Wahl der Emittentin zu dem Wahl-Rückzahlungsbetrag Die Schuldverschreibungen können nach Wahl der Emittentin nach Kündigung unter Einhaltung der festgelegten Kündigungsfrist gegenüber den Gläubigern zum höheren des (i) Nennbetrags je Schuldverschreibung oder (ii) dem Abgezinsten Marktwert, in jedem Fall zuzüglich etwaiger bis zum Wahl-Rückzahlungstag (ausschließlich) aufgelaufener Zinsen, zurückgezahlt werden. Der "Abgezinsten Marktwert" einer Schuldverschreibung wird von der Berechnungsstelle errechnet und entspricht dem abgezinsten Wert der Summe des Nennbetrags je Schuldverschreibung und der verbleibenden Zinszahlungen bis zum Fälligkeitstag. Der abgezinsten Wert wird von der Berechnungsstelle errechnet, indem der Nennbetrag je Schuldverschreibung und die verbleibenden Zinszahlungen bis zum Fälligkeitstag auf einer jährlichen Basis, bei Annahme eines 365-Tage Jahres bzw. eines 366-Tages Jahres und der tatsächlichen Anzahl von Tagen, die in einem solchen Jahr abgelaufen sind, unter Anwendung der [Benchmark-Rendite einfügen] zuzüglich [Prozentsatz einfügen]% auf den vorzeitigen Rückzahlungstag abgezinst werden.]
		[Im Fall vorzeitiger Rückzahlung bei festverzinslichen Schuldverschreibungen nach Wahl der Gläubiger zu dem(n) festgelegten Rückzahlungsbetrag/-beträgen, einfügen: Vorzeitige Rückzahlung nach Wahl der Gläubiger zu dem(n) festgelegten Rückzahlungsbetrag/-beträgen Die Schuldverschreibungen können nach Wahl der Gläubiger nach Kündigung unter Einhaltung der festgelegten Kündigungsfrist gegenüber der Emittentin an dem bzw. den festgelegten Tag(en) vor Ablauf ihrer festgelegten Laufzeit zu dem(n) festgelegten Rückzahlungsbetrag/-beträgen nebst etwaiger bis zum jeweiligen Rückzahlungstag (ausschließlich) aufgelaufener Zinsen zurückgezahlt werden.]
		Vorzeitige Rückzahlung aus steuerlichen Gründen Die vorzeitige Rückzahlung der Schuldverschreibungen zum Nennbetrag nebst etwaiger bis zum jeweiligen Rückzahlungstag (ausschließlich) aufgelaufener Zinsen aus steuerlichen Gründen ist zulässig, falls als Folge einer Änderung oder Ergänzung der Gesetze oder Vorschriften (einschließlich einer Änderung oder Ergänzung der Anwendung oder der offiziellen Auslegung dieser Gesetze oder Vorschriften) der Niederlande (oder im Falle der Garantin, der Bundesrepublik Deutschland) oder deren politischen Untergliederungen oder Steuerbehörden, die Emittentin zur Zahlung zusätzlicher Beträge auf die Schuldverschreibungen verpflichtet ist (oder, im Falle von Zahlungen unter der Garantie, die Garantin zur Zahlung von zusätzlichen Beträgen verpflichtet ist).

Punkt	Abschnitt C - Die Schuldverschreibungen	
		Vorzeitige Rückzahlung bei Vorliegen eines Kontrollwechsels Die Schuldverschreibungen sehen ein Recht der Gläubiger vor, bei Vorliegen eines Kontrollwechsels in Bezug auf die Garantin eine vorzeitige Rückzahlung der Schuldverschreibungen zu ihrem Nennbetrag nebst etwaiger bis zum jeweiligen Rückzahlungstag (ausschließlich) aufgelaufener Zinsen zu verlangen.
		[Im Fall vorzeitiger Rückzahlung aufgrund eines geringen ausstehenden Gesamtnennbetrages, einfügen: Vorzeitige Rückzahlung aufgrund eines geringen ausstehenden Gesamtnennbetrages Die Schuldverschreibungen können von der Emittentin zum Nennbetrag nebst etwaiger bis zum jeweiligen Rückzahlungstag (ausschließlich) aufgelaufener Zinsen zurückgezahlt werden, falls die Garantin oder ein mit ihr verbundenes Unternehmen Schuldverschreibungen in einem Gesamtnennbetrag von 80% oder mehr des ursprünglich begebenen Gesamtnennbetrages der Schuldverschreibungen erworben hat.]
		[Im Fall vorzeitiger Rückzahlung nach Wahl der Emittentin zum Wahlrückzahlungsbetrag bei Eintritt eines transaktionsbezogenen Ereignisses, einfügen: Vorzeitige Rückzahlung bei Eintritt eines transaktionsbezogenen Ereignisses Die Emittentin ist berechtigt, die Schuldverschreibungen (insgesamt oder teilweise) durch eine Transaktions-Mitteilung mit Wirkung zum jeweiligen Rückzahlungstag zu dem [Rückzahlungsbetrag einfügen] nebst etwaiger bis zum jeweiligen Rückzahlungstag (ausschließlich) aufgelaufener Zinsen, zu kündigen. "Transaktions-Mitteilung" bezeichnet eine Mitteilung der Emittentin an die Anleihegläubiger innerhalb der Transaktionskündigungsfrist, dass die Transaktion vor ihrem Abschluss beendet wurde oder dass die Transaktion aus irgendeinem Grund nicht durchgeführt wird oder dass die Garantin öffentlich erklärt hat, dass sie nicht länger beabsichtigt, die Transaktion zu verfolgen. Die Transaktions-Mitteilung hat ferner den jeweiligen Rückzahlungstag zu bezeichnen. "Transaktion" bezeichnet [Beschreibung der geplanten Transaktion für deren Finanzierung die Schuldverschreibungen begeben werden]. "Transaktionskündigungsfrist" bezeichnet den Zeitraum ab dem [Begebungstag einfügen] bis zum [Datum Ende des Zeitraums einfügen].]
		Vorzeitige Rückzahlung bei Eintritt eines Kündigungsereignisses (einschließlich Drittverzug) Die Schuldverschreibungen sehen Kündigungsgründe (einschließlich einer Kündigung im Fall eines Drittverzugs (Cross-Default)) vor, die die Gläubiger berechtigen, die unverzügliche Rückzahlung ihrer Schuldverschreibungen zum Nennbetrag nebst etwaiger bis zum jeweiligen Rückzahlungstag (ausschließlich) aufgelaufener Zinsen zu

Punkt	Abschnitt C - Die Schuldverschreibungen	
		verlangen.
		Gläubigerbeschlüsse In Übereinstimmung mit dem Gesetz über Schuldverschreibungen aus Gesamtemission von 2009 (<i>Schuldverschreibungsgesetz, "SchVG"</i>) sehen die Schuldverschreibungen und die Garantie vor, dass die Gläubiger durch Beschluss Änderungen der Emissionsbedingungen und/oder der Garantie (mit Zustimmung der Emittentin und/oder der Garantin) zustimmen und gewisse sonstige Maßnahmen in Bezug auf die Schuldverschreibungen bzw. der Garantie beschließen können. Ordnungsgemäß gefasste Beschlüsse sind für alle Gläubiger verbindlich. Beschlüsse der Gläubiger, durch welche der wesentliche Inhalt der Emissionsbedingungen bzw. der Garantie geändert wird, bedürfen einer Mehrheit von mindestens 75% der an der Abstimmung teilnehmenden Stimmrechte. Sonstige Beschlüsse bedürfen der einfachen Mehrheit der teilnehmenden Stimmrechte.
C.9	Verzinsung und Rückzahlungen, Rendite, Vertreter der Gläubiger der Schuldverschreibungen	<i>Siehe Punkt C.8 für Angaben zu mit den Schuldverschreibungen verbundenen Rechten, Rangordnung sowie Beschränkungen der mit den Schuldverschreibungen verbundenen Rechte.</i>
	Zinssatz	<i>[Im Fall von festverzinslichen Schuldverschreibungen, einfügen: [●]% p.a.]</i> <i>[Im Fall von variabel verzinslichen Schuldverschreibungen, einfügen: [EURIBOR] [LIBOR für die festgelegte Währung] [[zuzüglich] [abzüglich] der Marge in Höhe von [●]%] für jede Zinsperiode]</i>
	Verzinsungsbeginn	Begebungstag der Schuldverschreibungen.
	Zinszahlungstage	[●]
	Basiswert auf dem der Zinssatz basiert	<i>[Im Fall von festverzinslichen Schuldverschreibungen, einfügen: Entfällt. Der Zinssatz basiert nicht auf einem Basiswert.]</i> <i>[Im Fall von variabel verzinslichen Schuldverschreibungen einfügen: [EURIBOR] [LIBOR für die festgelegte Währung]</i>
	Fälligkeitstag, Tilgung einschließlich Rückzahlungsverfahren	<i>[Im Fall von festverzinslichen Schuldverschreibungen stets einfügen, im Fall von variable verzinslichen Schuldverschreibungen soweit anwendbar: Soweit nicht zuvor bereits ganz oder teilweise zurückgezahlt oder angekauft und entwertet, werden die Schuldverschreibungen zum Nennbetrag am [●] zurückgezahlt.]</i> <i>[Im Fall von variabel verzinslichen Schuldverschreibungen einfügen soweit anwendbar: Soweit nicht zuvor bereits ganz oder teilweise zurückgezahlt oder angekauft und entwertet, werden die Schuldverschreibungen zum Nennbetrag am Zinszahlungstag, der in [den Rückzahlungsmonat] fällt zurückgezahlt.]</i> Zahlung von Kapital in Bezug auf die Schuldverschreibungen erfolgt an das Clearingsystem oder dessen Order zur Gutschrift auf den Konten der

Punkt	Abschnitt C - Die Schuldverschreibungen	
		jeweiligen Kontoinhaber des Clearingsystems.
	Angabe der Rendite	<i>[Im Fall von festverzinslichen Schuldverschreibungen, einfügen: [●] %]</i> <i>[Im Fall von variabel verzinslichen Schuldverschreibungen einfügen: Entfällt. Es wird keine Rendite berechnet.]</i>
	Name des Vertreters der Inhaber der Schuldverschreibungen	Entfällt. In den Emissionsbedingungen der Schuldverschreibungen wurde kein gemeinsamer Vertreter der Gläubiger bestellt.
[C.10]	Erläuterung wie der Wert der Anlage beeinflusst wird, falls die Schuldverschreibungen eine derivative Komponente bei der Zinszahlung aufweisen	<i>Siehe Punkt C.9.</i> Entfällt. Die Schuldverschreibungen haben keine derivative Komponente bei der Zinszahlung.]
C.11	Zulassung zur Börsennotierung und zum Handel an einem regulierten Markt oder einem gleichwertigen Markt / Angabe des Markts, an dem die Schuldverschreibungen künftig gehandelt werden und für den ein Prospekt veröffentlicht wurde	[Die Zulassung zur Börsennotierung und zum Handel [im regulierten Markt der Luxemburger Wertpapierbörse] [●] wurde beantragt.] [Entfällt. Die Emittentin beabsichtigt nicht, einen Antrag auf Handel der Schuldverschreibungen an einer Börse zu stellen.]

Punkt	Abschnitt D - Risiken, die der Emittentin eigen sind	
D.2	Zentrale Angaben zu den zentralen Risiken, die der Emittentin oder ihrer Branche eigen sind	
	Die Emittentin ist abhängig von der Garantin und anderen Mitgliedern der Gruppe.	

Punkt	Abschnitt D - Risiken, die der Garantin eigen sind
D.3	Zentrale Angaben zu den zentralen Risiken, die der Garantin oder ihrer Branche eigen sind
	Marktbezogene Risiken • Vonovia ist von der wirtschaftlichen und demografischen Entwicklung in Deutschland und in den regionalen Teilmärkten, in denen sich ihre Immobilien befinden, abhängig. Weiterhin ist die Gruppe von ihrer Fähigkeit abhängig, ihre Geschäftstätigkeit im Wohnungswesen diesen Entwicklungen anzupassen. • Die langsame und unsichere Erholung der Weltwirtschaft, die anhaltende Staatsschulden- und Finanzkrise in der Eurozone, der wirtschaftliche Abschwung in China und die aktuelle geopolitischen Krisen in der Ukraine, Syrien und den Balkanstaaten könnten unvorhersehbare und erheblich nachteilige Auswirkungen auf den Euro und die Mitgliedstaaten der Eurozone haben und könnten wirtschaftliche Instabilität, eingeschränkten Zugang zur Fremd- und Eigenkapitalfinanzierung sowie potenzielle Zahlungsausfälle von Geschäftspartnern der Gruppe zur Folge haben. • Das gegenwärtige makroökonomische Umfeld zeichnet sich durch niedrige Zinssätze und vergleichbar hohe Bewertungen von Wohnimmobilienportfolien in Deutschland aus. Jeder Zinsanstieg könnte nachteilige Auswirkungen auf den deutschen Immobilienmarkt und auf Vonovia haben. • Es könnte für Vonovia schwieriger werden, ihre Strategie des Erwerbs von Wohnimmobilienportfolien und Immobilienunternehmen zu günstigen Bedingungen umzusetzen, wobei dies insbesondere auf den jüngsten Anstieg der Marktpreise für Immobilienportfolien und Immobilienunternehmen und die zunehmende Konsolidierung auf dem deutschen Wohnimmobilienmarkt zurückzuführen ist. Eine solche Entwicklung könnte das Unternehmenswachstum der Gruppe beeinträchtigen und könnte verhindern, dass die Gruppe zusätzliche Skaleneffekte erzielt und die Qualität ihres gesamten Portfolios durch Akquisitionen verbessert. Risiken im Zusammenhang mit der Geschäftstätigkeit der Gruppe • Vonovia ist Risiken ausgesetzt, die aus der strukturellen Beschaffenheit ihrer Immobilien sowie der Modernisierung und Instandhaltung resultieren. Einige Verträge der Gruppe verpflichten Vonovia, bestimmte Beträge in bestimmte Portfolien zu investieren. Aufgrund dieser Verpflichtungen können die Mittel möglicherweise nicht optimal zugewiesen werden. • Vonovia ist möglicherweise nicht in der Lage, einen Teil oder ihr gesamtes Portfolio zu günstigen Bedingungen zu verkaufen. • Der Gruppe entstehen Risiken in Zusammenhang mit möglichen Akquisitionen und Investitionen. Zu diesen Risiken gehören unerwartete Haftungsfälle, eine höhere Verschuldung, höhere Zinsaufwendungen, höhere Entschädigungen und Herausforderungen bei der Eingliederung der neu erworbenen Unternehmen sowie der Erreichung der erwarteten Synergien und Skaleneffekte. Des Weiteren könnten sich die Transaktionskosten für Immobilienkäufe aufgrund der deutschen Regelungen zur Grunderwerbsteuer erhöhen. Weiterhin entwickeln sich Immobilienportfolien oder -unternehmen, die in Zukunft erworben werden können, möglicherweise nicht so vorteilhaft wie erwartet. • Zukünftige Akquisitionen können nicht, nicht wie ursprünglich geplant oder überhaupt nicht abgeschlossen werden, zum Beispiel aufgrund von Bedingungen des Kaufvertrages oder infolge des Scheiterns finaler Vereinbarungen über die Finanzierung. • Vonovia plant erhebliche Investitionen in Modernisierungsmaßnahmen, welche nicht die erwarteten Renditen erzielen könnten.

	• Im Zusammenhang mit einigen wichtigen Akquisitionen ging Vonovia vertragliche Verpflichtungen ein oder übernahm indirekt solche Verpflichtungen durch erworbene Unternehmen, z. B. durch sogenannte Sozialchartas, durch die ihre Fähigkeit, Teile ihres Portfolios frei zu veräußern, Beschäftigungsverhältnisse zu übertragen oder zu beenden und Mieten für bestimmte Einheiten zu erhöhen, eingeschränkt wird und welche im Fall einer Verletzung zu erheblichen Vertragsstrafen führen kann. Dies kann die Gruppe möglicherweise daran hindern, den größtmöglichen Wert aus den betroffenen Immobilien zu erzielen. • Zum Zwecke des Insourcings von Vor-Ort-Diensten hat Vonovia eine Hausmeister- und Handwerkerorganisation gegründet, für die sie eine große Anzahl an Beschäftigten eingestellt hat. Ferner hat Vonovia eine Organisation aufgebaut, welche mit der Infrastruktur ihrer Portfolios befasst ist. Diese Insourcing-Strategie führte und wird zu einem deutlichen Anstieg der Personalaufwendungen und der sonstigen Fixkosten der Gruppe führen und stellt weiterhin eine Herausforderung für die Verwaltung dar. • Zusätzlich zu der Wohnimmobilienbewirtschaftung und den Erträgen aus dem Verkauf von Immobilien aus dem Non-Core- oder Non-Strategic-Bereich, gehört zur Geschäftstätigkeit der Gruppe ebenfalls der Verkauf von einzelnen Wohneinheiten (Privatisierung) mit der Folge, dass nicht alle Einheiten einer gebildeten Wohnungseigentümergeinschaft verkauft werden könnten. Für die unverkauften Wohnbestände wird möglicherweise ein größerer Verwaltungsaufwand erforderlich, wobei dies zu zusätzlichen Aufwendungen und anderen nachteiligen Folgen für die Gruppe führen kann. • Vonovia könnte Risiken durch Altlasten einschließlich Kriegsmunition, Bodenbeschaffenheit und Schadstoffen in Baumaterialien sowie durch potenzielle Verstöße gegen Bauvorschriften ausgesetzt sein. Einige der Gebäude in dem Immobilienportfolio der Gruppe liegen in Bergbaugebieten und können durch Bergbauaktivitäten beschädigt werden. • Vonovia hat eine strategische Partnerschaft mit dem Deutsche Telekom Konzern, wonach Vonovia verpflichtet ist, für Wohnungen festgelegte Gebühren zu zahlen, unabhängig davon ob es der Gruppe möglich ist, diese Kosten auf ihre Mieter umzulegen. Zudem bedient sich Vonovia einer großen Anzahl an Dienstleistern und ist von deren vertragsgerechter Leistung abhängig. • Vonovia haftet möglicherweise für Mietausfälle gemäß einer einem Immobilienfonds gegebenen Garantie. • Vonovia hat Subventionen der öffentlichen Hand erhalten, wodurch das Niveau der Mieten, die verlangt werden können, bei einem Teil des Immobilienportfolios begrenzt ist. Darlehensgeber der geförderten Darlehen könnten ihr Recht, den Zins für diese Darlehen anzuheben, einseitig ausüben. • Der Gruppe könnten erhebliche Verluste dadurch entstehen, dass Schäden nicht von ihrer Versicherung gedeckt sind oder die Schadenshöhe die Deckungssumme des Versicherungsschutzes übersteigt. • Vonovia beschäftigt eine relativ kleine Anzahl an Angestellten in zentralen Funktionen und in der Geschäftsleitung, die das Geschäft überwachen. Falls Vonovia nicht in der Lage ist, wichtiges Personal zu ersetzen, könnte dies in Zukunft eine Herausforderung darstellen. • Vonovia ist von der vertrauensvollen Zusammenarbeit mit ihren Beschäftigten, dem Betriebsrat (Mitarbeitervertretungen) sowie der Gewerkschaft ver.di abhängig. • Eine Schädigung der Reputation der Gruppe und unzureichende Kundenzufriedenheit könnte die Nachfrage nach den Wohneinheiten der Gruppe reduzieren und es der Gruppe erschweren, Kapital zu attraktiven Konditionen oder überhaupt aufzunehmen.

- Das EDV-System der Gruppe könnte fehlerhaft funktionieren oder beeinträchtigt werden.
- Vonovia hat erhebliche Pensions- und andere Versorgungsverpflichtungen, deren Barwert sich unter anderem bei Veränderungen der zur Bemessung der Verpflichtungen dienenden Parameter erheblich erhöhen kann. Zudem können bestimmte Mitgliedschaften in Altersversorgungsplänen im öffentlich-rechtlichen Bereich zu erheblichen zusätzlichen Zahlungsverpflichtungen führen. Somit muss die Garantin künftig möglicherweise weitere wirtschaftliche Belastungen feststellen.

Risiken im Zusammenhang mit der Gagfah Übernahme

- Die Eingliederung der Gagfah Gruppe in die Vonovia könnte nicht erfolgreich sein oder nicht wie geplant vonstatten gehen und höhere Kosten als veranschlagt mit sich bringen.
- Die erwarteten Synergien im Zusammenhang mit der Eingliederung der Gagfah Gruppe könnten ausbleiben oder nur in einem geringeren Umfang erreicht werden oder die erreichten Synergien könnten höhere Kosten als veranschlagt mit sich bringen.

Risiken im Hinblick auf die Bewertung der Immobilien der Vonovia

- Im Falle einer Zinssatzänderung, einer Verschlechterung der Marktbedingungen oder ungünstiger Entwicklungen des Mietniveaus oder der Leerstandsquote der Gruppe kann sich Vonovia gezwungen sehen, die beizulegenden Zeitwerte der Investment Properties anzupassen und bedeutende Verluste hinzunehmen.
- Die Bewertung von Immobilien ist von Natur aus subjektiv, mit Unsicherheiten verbunden und auf Annahmen gegründet, die sich als fehlerhaft herausstellen können oder durch Faktoren beeinflusst werden, die außerhalb der Kontrolle der Gruppe oder eines externen Gutachters liegen.

Finanzielle Risiken

- Vonovia ist zur Weiterverfolgung der Finanzierungsstrategie von ihrem bestehenden Investment Grade Rating abhängig, insbesondere im Zusammenhang mit der Deckung ihres zukünftigen Finanzierungsbedarfs durch die Ausgabe unbesicherter Schuldverschreibungen und Schuldscheine.
- Der Schuldenstand der Gruppe ist beträchtlich, so dass Vonovia darauf angewiesen ist, signifikante Beträge, die in den nächsten Jahren fällig werden, zu refinanzieren. Es kann schwierig oder kostspielig werden, neue Finanzierungsquellen aufzutun.
- Sofern die Garantin oder andere Gesellschaften der Gruppe gegen Finanzkennzahlen (*Financial Covenants*) oder gegen sonstige Bestimmungen im Zusammenhang mit etwaigen bestehenden oder zukünftigen Anleihen, Schuldverschreibungen oder sonstigen Finanzinstrumenten oder mit etwaigen bestehenden oder zukünftigen Darlehensverträgen verstoßen, kann Vonovia verpflichtet sein, höhere Zinsen zu zahlen oder die betreffenden Schuldverschreibungen, Schuldscheine, hypothekarisch gesicherte Anleihen (*Commercial Mortgage Backed Securities, CMBS*) oder Bankdarlehen vor Endfälligkeit vollständig zurückzuzahlen. Zudem könnten Treuhänder der Sicherheiten und Gläubiger bedeutende Sicherheiten, die von der Gruppe gestellt wurden, pfänden oder verwerten.
- Der Einnahmenüberschuss der Garantin und potenzielle zukünftige Dividendenzahlungen hängen von der Rentabilität ihrer Tochtergesellschaften ab.

Regulatorische und rechtliche Risiken

- Die Möglichkeiten der Gruppe, die Mieten zu erhöhen, sind durch das deutsche Recht begrenzt, das in dieser Hinsicht einschränkender geworden ist.
- Nach deutschem Recht genießen die Mieter einen umfangreichen Schutz gegen Kündigungen und Zwangsräumungen. Zudem verwendet Vonovia standardisierte Mietverträge und standardisierte Vertragsbestimmungen, die von deutschen Gerichten streng

	geprüft werden. • Die Geschäftstätigkeit der Gruppe ist von den allgemeinen rechtlichen Rahmenbedingungen in Deutschland abhängig. Jede nachteilige Veränderung der rechtlichen Rahmenbedingungen, wie etwa verbindliche Vorschriften über umweltbedingte Modernisierungsmaßnahmen, Einschränkungen der Modernisierungsmöglichkeiten oder Vorschriften (einschließlich Steuern), die Kosten im Falle eines Verkaufs von Grundstücken verursachen, könnten sich nachteilig auf die Geschäftstätigkeit der Gruppe auswirken. • Vonovia kann für einen mehrjährigen Zeitraum nach dem Verkauf von Immobilien Haftungsansprüchen ausgesetzt sein. • Die Kontroll- und Präventionsvorkehrungen des Compliance Systems der Gruppe könnten nicht ausgereicht haben oder nicht ausreichen, um Gruppe angemessen vor allen rechtlichen oder finanziellen Risiken zu schützen. Unregelmäßigkeiten könnten zu behördlichen Ermittlungen oder Ansprüchen Dritter gegen die Gruppe führen, die wiederum einen erheblichen negativen Einfluss auf das Geschäft, die Vermögens-, Finanz- und Ertragslage, die Liquidität und das operative Ergebnis sowie die Reputation der Gruppe haben könnten. Steuerliche Risiken • Vonovia unterliegt den allgemeinen steuerlichen Rahmenbedingungen in Deutschland. Durch Änderungen der Steuergesetze oder deren Anwendung oder Auslegung könnte sich die Steuerlast der Gruppe bezüglich der steuerlichen Behandlung von Dividendenzahlungen, aktueller oder zukünftiger Steuerbescheide, Steuerprüfungen oder Gerichtsverfahren erhöhen. • Die Übertragung von 95 % oder mehr Aktien an der Garantin oder einer Tochtergesellschaft innerhalb eines Zeitraums von fünf Jahren kann Grunderwerbsteuer auslösen. • Aufgrund von Unsicherheiten bei den deutschen Regelungen zur Zinsschranke könnten die Steuerbehörden nicht für alle Zinsaufwendungen in der Vergangenheit die steuerliche Abzugsfähigkeit anerkennen. Weiterhin könnte sich die Steuerlast der Gruppe durch den Erwerb der Gagfah-Aktien und anderen getätigten Käufen von Immobilien-Portfolios oder durch eine zukünftige Änderung in der Beteiligungs- und/oder Unternehmensstruktur der Garantin erhöhen. • Steuerpflichtige Veräußerungsgewinne aus der Veräußerung von Immobilien können möglicherweise nicht vollständig durch die steuerliche Übertragung stiller Reserven neutralisiert werden. • Aufgrund von früheren oder zukünftigen Änderungen in ihrer Aktionärsstruktur könnte Vonovia nicht in der Lage sein, ihre steuerlichen Verlustvorträge und Zinsvorträge zu verwenden. • Erhebliche Umstrukturierungen der Gruppe in der Vergangenheit können zu einer zusätzlichen Steuerbelastung führen. • Vonovia unterliegt bestimmten steuerlichen Risiken im Zusammenhang mit der Refinanzierung der GRAND-Verbriefung. • Es kann nicht ausgeschlossen werden, dass die Finanzbehörden keine umsatzsteuerliche Organschaft für einzelne Einheiten der Vonovia Gruppe anerkennen. • Vonovia unterliegt zukünftigen Änderungen in der Besteuerung von Unternehmen in Deutschland und der Europäischen Union. • Passive Foreign Investment Company Considerations Relevant to US Holders.

D.3	Abschnitt D - Risiken, die den Schuldverschreibungen eigen sind
	Zentrale Angaben zu den zentralen Risiken, die den Schuldverschreibungen eigen sind Risikofaktoren in Bezug auf die Schuldverschreibungen umfassen die folgenden Risiken: • Eignung: Potentielle Anleger sollten in Schuldverschreibungen nur investieren, wenn sie (selbst oder durch ihre Finanzberater) über die nötige Expertise verfügen, um die Entwicklung der Schuldverschreibungen unter sich verändernden Bedingungen, die Folgen für den Wert der Schuldverschreibungen sowie die Auswirkungen einer solchen Anlage auf ihr Gesamtportfolio einschätzen zu können. • [Im Fall von festverzinslichen Schuldverschreibungen, einfügen: Festverzinsliche Schuldverschreibungen: Ein Gläubiger von festverzinslichen Schuldverschreibungen ist dem Risiko ausgesetzt, dass der Kurs einer solchen Schuldverschreibung infolge von Veränderungen des aktuellen Marktzinssatzes sinkt.] • [Im Fall von variabel verzinslichen Schuldverschreibungen einfügen: Variabel verzinsliche Schuldverschreibungen: Ein Gläubiger von variabel verzinslichen Schuldverschreibungen ist dem Risiko eines schwankenden Zinsniveaus und ungewisser Zinserträge ausgesetzt. Ein schwankendes Zinsniveau macht es unmöglich, die Rendite von variabel verzinslichen Schuldverschreibungen im Voraus zu bestimmen.] • Risiko einer vorzeitigen Rückzahlung: Die Emittentin kann das Recht haben, alle ausstehenden Schuldverschreibungen zurückzuzahlen, wenn die Emittentin verpflichtet wäre, zusätzliche Beträge auf die Schuldverschreibungen wegen Einbehalts oder Abzugs von gegenwärtigen oder zukünftigen Steuern bzw. geschuldeten Steuern zu zahlen (bzw. die Garantin verpflichtet wäre, zusätzliche Beträge auf die Garantie zu zahlen) [Im Fall vorzeitiger Rückzahlung aufgrund eines geringen ausstehenden Gesamtnennbetrags einfügen: oder aufgrund eines geringen ausstehenden Gesamtnennbetrags]. [Im Fall vorzeitiger Rückzahlung von Schuldverschreibungen nach Wahl der Emittentin einfügen: Des Weiteren können Schuldverschreibungen nach Wahl der Emittentin zurückgezahlt werden]. In diesem Fall ist der Gläubiger solcher Schuldverschreibungen dem Risiko ausgesetzt, dass infolge der vorzeitigen Rückzahlung seine Kapitalanlage eine geringere Rendite als erwartet aufweisen wird. Weiterhin könnte nach einer solchen vorzeitigen Rückzahlung eine Wiederanlage des Rückzahlungsertrags in ein vergleichbares Wertpapier zu einem effektiven Zinssatz in gleicher Höhe wie der der Schuldverschreibungen nicht möglich sein. • Kreditrisiko: Gläubiger sind dem Risiko ausgesetzt, dass die Emittentin bzw. die Garantin, Zins- und/oder Tilgungszahlungen, zu denen die Emittentin bzw. die Garantin im Zusammenhang mit den Schuldverschreibungen bzw. der Garantie verpflichtet ist, teilweise oder vollumfänglich nicht leisten kann. Darüber hinaus kann der Marktwert der Schuldverschreibungen gemindert werden, wenn sich die Kreditwürdigkeit der Emittentin bzw. der Garantin verschlechtert. • Kein aktiver Markt für den öffentlichen Handel: Die Schuldverschreibungen sind neue Wertpapiere, die möglicherweise nicht sehr breit gestreut sind und für die derzeit kein liquider Markt besteht. Es gibt keine Gewissheit, dass sich künftig ein liquider Markt für die Schuldverschreibungen entwickelt oder ein liquider Markt künftig aufrechterhalten wird. In einem illiquiden Markt könnte es sein, dass ein Anleger seine Schuldverschreibungen nicht jederzeit zu angemessenen Marktpreisen veräußern kann. Die Möglichkeit, Schuldverschreibungen zu veräußern, kann darüber hinaus aus landesspezifischen Gründen eingeschränkt sein. • Inflationsrisiko: Die reale Rendite aus einer Anlage in die Schuldverschreibungen wird durch

Inflation geschmälert.

- **Risiko einer strukturellen Nachrangigkeit der Schuldverschreibungen oder der Garantie:** Die Schuldverschreibungen und die Garantie können gegenüber Verbindlichkeiten der Vonovia Gruppe strukturell nachrangig sein, sofern diese Verbindlichkeiten durch Vermögenswerte besichert werden, die nicht gleichzeitig die Schuldverschreibungen besichern.
- **Risiken hinsichtlich der unter den Schuldverschreibungen und der Garantie bestehenden Beschränkungen für die Emittentin und die Garantin:** Die Schuldverschreibungen und die Garantie enthalten lediglich begrenzte einschränkende Verpflichtungen, die die Begründung neuer Schulden, die Gewährung von Sicherheiten oder andere Maßnahmen, die die Gläubiger benachteiligen können, durch die Vonovia Gruppe einschränken. Diese Beschränkungen ermöglichen gleichwohl die Begründung von erheblichen zusätzlichen (besicherten oder unbesicherten) Schulden, die Gewährung von neuen Sicherheiten für bestehende oder zukünftige Verpflichtungen sowie die Durchführung von Transaktionen, einschließlich Umwandlungen, Fusionen, Übernahmen oder anderen vergleichbaren gesellschaftsrechtlichen Maßnahmen, durch die Garantin oder eine Tochtergesellschaft, die die Gläubiger benachteiligen können.
- **Transaktionskosten/Gebühren:** Nebenkosten können Erträge aus den Schuldverschreibungen erheblich mindern oder gar aufzehren.
- **Besteuerung:** Potenzielle Käufer und Verkäufer der Schuldverschreibungen sollten sich vergegenwärtigen, dass sie gegebenenfalls verpflichtet sind, Steuern oder andere Gebühren oder Abgaben zu zahlen.
- **Marktpreisrisiko:** Gläubiger der Schuldverschreibungen sind dem Risiko einer nachteiligen Entwicklung der Marktpreise für ihre Schuldverschreibungen ausgesetzt, wenn sie ihre Schuldverschreibungen vor Fälligkeit veräußern.
- **Volatiler Handelsmarkt:** Der Marktpreis für von der Emittentin begebene Schuldtitel ist von einer Reihe zusammenhängender Faktoren abhängig und der Preis, zu dem ein Gläubiger seine Schuldverschreibungen vor Fälligkeit verkaufen kann, kann beträchtlich unter dem Ausgabepreis oder unter dem Kaufpreis, den der Gläubiger für die Schuldverschreibungen bezahlt hat, liegen.
- **Risiko einer Ratingänderung:** Der Marktpreis und der Kurswert der Schuldverschreibungen werden unter anderem durch die Kreditwürdigkeit der Emittentin oder der Garantin und eine Anzahl weiterer Faktoren beeinflusst, einschließlich, jedoch ohne Beschränkung hierauf, der Aussichten und Erwartungen des Marktes, des Marktzinses, der Renditen und der Restlaufzeit der Schuldverschreibungen.
- **Gesetzesänderung:** Die Emissionsbedingungen unterliegen deutschem Recht, wie es zum Datum dieses Prospekts Anwendung findet. Dabei kann keine Zusicherung dahingehend abgegeben werden, welche Auswirkungen mögliche Gerichtsentscheidungen oder Änderungen der Rechtslage oder Verwaltungspraxis oder der offiziellen Anwendung oder Auslegung deutschen Rechts nach dem Datum dieses Prospekts haben können.
- **Unabhängige Einschätzung und Beratung:** Ohne eine unabhängige Einschätzung und Beratung ist ein Anleger möglicherweise nicht in der Lage, die Risiken, die mit einer Anlage in die Schuldverschreibungen verbunden sind, ausreichend zu verstehen, und kann daher einen teilweisen oder vollständigen Verlust seines investierten Kapitals erleiden, ohne vor einer Anlage in die Schuldverschreibungen diese oder andere Risiken in Betracht gezogen zu haben.
- **Kontrollwechsel:** Obgleich der Eintritt eines bestimmten Kontrollwechsels die Gläubiger berechtigt, die Rückzahlung oder den Rückkauf ihrer Schuldverschreibungen zu verlangen, ist

	die Emittentin oder die Garantin möglicherweise nicht in der Lage, die Schuldverschreibungen zurückzuzahlen oder zurückzukaufen bzw. Zahlungen auf die Garantie vorzunehmen. • Kündigungsgründe: Beim Eintritt bestimmter Kündigungsgründe kann jede Serie von Schuldverschreibungen nur dann gekündigt werden, wenn Gläubiger von mindestens 10 Prozent des Gesamtnennbetrages der zu diesem Zeitpunkt noch ausstehenden Schuldverschreibungen der betreffenden Serie ihre Schuldverschreibungen kündigen und die Wirksamkeit dieser Kündigung nicht durch einen ablehnenden Mehrheitsbeschluss der Gläubiger dieser Serie von Schuldverschreibungen entfällt. • Beschlüsse der Gläubiger: Die Emissionsbedingungen der jeweiligen Schuldverschreibungen oder die Garantie (sowie andere Maßnahmen hinsichtlich der Schuldverschreibungen und der Garantie) können durch Mehrheitsbeschluss der Gläubiger dieser Schuldverschreibungen geändert werden und ein Gläubiger ist dem Risiko ausgesetzt, durch einen Beschluss der Gläubiger überstimmt zu werden. • Gemeinsamer Vertreter: Im Falle einer Bestellung eines gemeinsamen Vertreters durch Mehrheitsbeschluss der Gläubiger, ist es für einen Gläubiger möglich, dass sein persönliches Recht zur Geltendmachung und Durchsetzung seiner Rechte aus den Emissionsbedingungen bzw. die Garantie gegenüber der Emittentin auf den gemeinsamen Vertreter übergeht • Schuldverschreibungen in Fremdwährung: Gläubiger von Schuldverschreibungen, die auf eine fremde Währung lauten, sind insbesondere dem Risiko von Änderungen der Währungswechselkurse ausgesetzt. • Währungsrisiken: Ein Investor, der seine Finanzaktivitäten grundsätzlich in einer anderen als der für eine Serie von Schuldverschreibungen angegeben Währung abwickelt, muss sich bewusst sein, dass eine Anlage in die Schuldverschreibungen mit Währungsrisiken verbunden sein kann. • FATCA: Mit dem US-amerikanischen Gesetz zur Regelung des US-Steuer-Reportings ausländischer Finanzinstitute, dem Foreign Account Tax Compliance Act (kurz FATCA), ist ein neues Meldesystem und eine potenzielle Quellensteuer in Höhe von 30 % auf bestimmte Zahlungen eingeführt worden. Jeder Gläubiger von Schuldverschreibungen sollte seinen eigenen Steuerberater hinsichtlich möglicher Auswirkungen in seinem konkreten Fall konsultieren. • Finanztransaktionssteuer: Am 14. Februar 2013 hat die Europäische Kommission einen Vorschlag für eine Richtlinie für eine allgemeinen Finanztransaktionssteuer in Belgien, Deutschland, Estland, Griechenland, Spanien, Frankreich, Italien, Österreich, Portugal, Slowenien und der Slowakei gemacht. Die von der Europäischen Kommission vorgeschlagene Finanztransaktionssteuer könnte nach ihrer Einführung den Handel von bestimmten Wertpapieren unter bestimmten Bedingungen betreffen. Die von der Europäischen Kommission vorgeschlagene Finanztransaktionssteuer kann zusätzliche Transaktionskosten bezüglich der Wertpapiere für die Gläubiger hervorrufen.

Punkt	Abschnitt E – Angebot der Schuldverschreibungen	
E.2b	Gründe für das Angebot und Zweckbestimmung der Erlöse, sofern diese nicht in der Gewinnerzielung und/oder der Absicherung bestimmter Risiken liegen	[•]

E.3	Beschreibung der Angebotskonditionen	<i>[Emissionsvolumen einfügen]</i> <i>[Ausgabepreis einfügen]</i> <i>[Mindestzeichnung einfügen]</i> <i>[Art des Vertriebs einfügen]</i> <i>[Beginn und Ende der Vertriebs- oder Zeichnungsfrist einfügen]</i> <i>[Emissionsübernahme oder Platzierung durch Platzeure oder Vertriebsstellen einfügen]</i> <i>[andere oder weitere Angebotskonditionen einfügen]</i>
E.4	Beschreibung aller für die Emission/das Angebot wesentlichen, auch kollidierenden Interessen.	[•]
E.7	Schätzung der Ausgaben, die dem Anleger von der Emittentin oder dem Anbieter in Rechnung gestellt werden.	[•]

RISK FACTORS

Below is a description of risk factors that are material for the assessment of the market risk associated with the Notes issued under the Programme and risk factors that may affect each of the Issuer's ability to fulfil its obligations under the Notes and, as applicable, the Guarantor's ability to fulfil its obligations under the Guarantee and Negative Pledge. Any of these risks could have a material adverse effect on the financial condition and results of operations of Vonovia. The market price of the Notes could decline due to any of these risks, and investors could lose all or part of their investments.

Potential investors should carefully consider the specific risk factors outlined below in addition to all other information in this Prospectus and consult with their own professional advisors should they deem it necessary before deciding upon the purchase of Notes issued under the Programme. In addition, investors should bear in mind that several of the described risks can occur simultaneously and thus have, possibly together with other circumstances, a stronger impact. The order in which the risks are described neither indicates the probability of their occurrence nor the gravity or significance of the individual risks nor the scope of their financial consequences. Additional risks of which Vonovia is not presently aware could also affect the business operations of Vonovia and have a material adverse effect on Vonovia's business activities and financial condition and results of operations.

Words and terms that are defined in the "Terms and Conditions of the Notes" below or elsewhere in this Prospectus have the same meaning in this section "Risk Factors".

Potential investors should, among other things, consider the following:

Risk factors relating to the Issuer

The Issuer is dependent on the Guarantor and other entities of the Group.

The Issuer acts as financing subsidiary of the Guarantor. The principal activity of the Issuer is the provision of loans to members of the Group financed with funds acquired from the capital market, bank loans and loans from other companies of the Group. Its assets mainly consist of financial investments in Group companies, receivables from loans to Group companies, and other receivables owed by Group companies. The Issuer may issue Notes under the Programme in future. As a controlled company, the Issuer has furthermore entered into a control and profit and loss transfer agreement (*Beherrschungs- und Gewinnabführungsvertrag*) with the Guarantor as controlling company pursuant to which the Guarantor is legally obliged to assume all losses of the Issuer (*Verlustübernahme*).

The ongoing business activities of the Issuer depend on the ability of the Guarantor and other companies of the Group to fulfil their payment obligations vis-à-vis the Issuer or the obligation to assume losses. If individual or all members of the Group were unable to meet their payment obligations to the Issuer in due time, this could considerably impair the ability of the Issuer to fulfil its obligations arising from the Notes towards the investors.

Risk factors relating to the Guarantor and the Group

Market risks

Vonovia is dependent on economic and demographic developments in Germany and in the regional sub-markets where its properties are located. Further, the Group is dependent on its ability to adapt its housing activities to these developments.

As Vonovia's properties are dispersed across approximately 770 cities and communities throughout the Federal Republic of Germany ("**Germany**"), Vonovia's business activities are affected by numerous demographic and economic factors. In particular, developments in the residential property market in Germany and in its regional sub-markets are of significant importance for the Group's business and future prospects. These developments play a

decisive role in determining housing prices, rent levels, tenant turnover and vacancy rates, as well as home ownership and rental rates and may vary significantly across Germany and within regional sub-markets.

Studies forecast that demographic change, including a shrinking and ageing population, will cause the nationwide demand in Germany for accommodation to fall in the long term, although the total number of households is, according to forecasts, expected to be 3.0% higher in 2030 than in 2012 due to a trend towards smaller household sizes (*Sources: BBSR – Regional Planning 2035 and Bertelsmann 2014*). As of 31 December 2015, approximately 75% of the Group's residential units were concentrated in cities with more than 100,000 inhabitants. Economic and demographic forecasts for metropolitan areas in Germany differ from forecasts for less densely populated regions. It is expected that regional disparities will intensify further. In structurally weak and rural areas, the exodus will continue. More rapidly decreasing populations in such areas will result in a decreasing demand in the housing markets and thus an oversupply of housing. Although initially it was primarily cities and municipalities in eastern Germany that were experiencing high vacancy rates, a rising number of municipalities in other parts of the country are now also being affected by this development (*Source: Bertelsmann 2014*). Meanwhile, the quickly-growing larger cities have become destinations for national and international migration. In these cities, the number of households could grow strongly in the medium term due to population gains and the trend to smaller household sizes. In the medium term, no relaxation for local and regional housing markets is expected (*Source: Bertelsmann 2014*). Other macro-economic indicators, such as the development of gross domestic product ("GDP"), unemployment rates, purchasing power and the development of the average household size, are also expected to develop in a diverse manner across the different regions in which the Group owns properties.

Economic and demographic developments significantly impact, among other things, the demand for Vonovia's properties, the rents Vonovia is able to charge and the payment behaviour of the Group's tenants. These factors have a significant effect on vacancy rates, the Group's revenues and the value of the Group's properties. Consequently, Vonovia may be negatively affected by unfavourable economic and demographic developments in Germany or in the regions where the Group's properties are located, which in turn, could have material adverse effects on Vonovia's business, financial condition, cash flow and results of operations.

The slow and uncertain recovery of the global economy, the persistent sovereign debt and financial crisis in the Eurozone, the economic downturn in China and the current geopolitical crises in the Ukraine, Syria and the Balkan countries may have unpredictable and materially adverse effects on the euro and the member states of the Eurozone and may result in economic instability, limited access to debt and equity financing and possible defaults by the Group's counterparties.

Notwithstanding improvements in business conditions since the economic and financial crisis of 2008 and 2009, the global economy continues to experience a slow and uncertain recovery. Persistent concerns about the slow pace of economic growth, instability in the credit and financial markets and weak consumer confidence in many countries may continue to put pressure on the global economy. If it proves impossible to effectively resolve the persistent sovereign debt and financial crisis, one or more member states may default and/or leave the Eurozone and re-establish individual national currencies, or the Eurozone may collapse altogether. This may have unpredictable and materially adverse effects, including the decline of the Euro or of individual countries of the Eurozone and their capital markets. In addition, the continuing uncertainties in the capital markets of China and a continuing decline in the economic growth in China and other emerging market countries as well as falling oil prices may have an increasingly negative effect on global economy and, in particular, the global capital markets. In addition, there are the current geopolitical crises in Ukraine, Syria and the Balkan countries, the severe economic sanctions being imposed on the Russian Federation as well as retaliatory actions by the Russian Federation, and the global threat of terrorism. Any of these factors may have negative repercussions for the European economy as a whole. Such instability and the resulting market volatility may also create contagion risks for economically strong countries like Germany and may spread to the German financial sector and the German residential real estate market.

Given the Group's dependence on its ability to access financial markets for the refinancing of its liabilities, the continued instability or a further deterioration of the economic environment or the capital markets may reduce the

Group's ability to refinance its existing and future liabilities. Furthermore, the Group's counterparties, in particular its hedging counterparties, may not be able to fulfil their obligations under the respective agreements due to a lack of liquidity, operational failure, bankruptcy or other reasons.

Any of these risks could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

The current macroeconomic environment is characterised by low interest rates and comparatively high values of residential real estate portfolios in Germany. Any rise in interest rates could have adverse effects on the German real estate market and on Vonovia.

The recent global financial and economic crisis and the sluggish global economic recovery have resulted in increased uncertainty regarding future economic developments. This uncertainty regarding the general economic outlook has made investment opportunities that provide stable and largely predictable cash flows more popular, such as investments in German residential real estate. This trend has been exacerbated by historically low interest rates in Europe. As a result, property prices and the value of residential real estate companies have increased.

These developments could reverse themselves if, for example, interest rates were to rise, as observed in some parts of the world. A rise in interest rates could be driven by economic conditions and could result in increased investor interest in investments with a higher risk profile and a decrease in the attractiveness of real estate investments. Rising interest rates could adversely impact Vonovia in a number of ways, including:

- Increases in interest rates may make houses difficult to afford for potential customers. Demand for new homes is sensitive to changes in housing affordability. Most new home purchasers finance their home purchases through lenders providing financing through mortgages and land charges. Lack of availability of such financing at acceptable rates therefore reduces demand for homes. Even if potential customers do not need such financing, changes in interest rates and in the availability of financing products that are secured by security interests in real property may make it harder for them to sell their current homes to potential buyers who themselves may need such financing.
- The discount rate used to calculate the value of the Group's properties recorded on the Guarantor's balance sheet in accordance with International Accounting Standard ("IAS") 40 (such value hereinafter referred to as the "**Fair Value**") tends to increase in an environment of rising interest rates, which in turn could result in the Group's properties having a lower Fair Value. For more information, see "*Risks Related to the Valuation of Vonovia's Properties - If interest rates change, the market conditions deteriorate or the Group's rent levels or vacancy rates develop unfavourably, Vonovia may be required to adjust the current Fair Values of its investment properties and recognise significant losses*".
- The Group's strategy of disposing of assets from its "Non-Core" portfolio segment at or around Fair Value and pursuing sales of assets from its "Privatise" portfolio segment at a premium to Fair Value could be jeopardised. Income from the sale of properties constitutes an important source of both profit (fiscal year 2014: EUR 69.0 million, fiscal year 2015: EUR 119.0 million) and cash flow (fiscal year 2014: EUR 329.6 million, fiscal year 2015: EUR 449.1 million) for Vonovia. At present, the Group's disposal strategy is benefiting from the low-interest environment and the prevailing perception of residential real estate as a low-risk investment opportunity. If any of these factors change, Vonovia could be prevented from increasing its portfolio quality and operational efficiency through divestments of assets allocated to the "Privatise" and "Non-Core" portfolio segments.
- In connection with its acquisition activities, such as its recently completed takeover of Gagfah S.A. ("**Gagfah**" and, together with its consolidated subsidiaries, the "**Gagfah Group**") or the indirect takeover of Süddeutsche Wohnen GmbH ("**SÜDEWO**", and together with its affiliated companies the "**SÜDEWO Group**"), Vonovia has acquired or will acquire a substantial amount of goodwill. Any acquired goodwill is subject to regular impairment tests. An increased discount rate could result in lower present values of the

expected future cash flows and may require goodwill amortisation. Any impairment may negatively affect the consolidated income statement and other key financial figures of the Guarantor.

- The Group's business model is currently based on borrowing against its properties. When negotiating financing agreements or extending such agreements, Vonovia depends on its ability to agree to terms and conditions that will provide for interest payments that will not impair its targeted profit, and for amortisation schedules that do not restrict its ability to pay intended dividends. Further, the Group may be unable to enter into hedging instruments that may become necessary if variable interest rates are agreed upon or may only be able to do so at significant costs. If the current low-interest rate environment is followed by one in which high rates prevail, the Group's financing costs, including costs for hedging instruments, may increase.
- As of 31 December 2015, Vonovia took out interest rate hedges for an aggregate of 92.3% of its loans that bear interest at a variable rate. As of 31 December 2015, loans with a total amount of EUR 4,306.0 million had variable interest rates. The valuation of hedging instruments, which, in turn, depends on the level of interest rates, also impacts the Group's equity and results of operations. Any increase in interest rates would result in an increase in the Group's equity and would have a negative effect on its results of operations.

Any increase in interest rates could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

It could become more difficult for Vonovia to implement its strategy of acquiring residential real estate portfolios or real estate companies on attractive terms, particularly due to the recent increase in market prices for real estate portfolios and real estate companies and the increasing consolidation in the German residential real estate market. Any such development could impair the growth of the Group's business and could prevent Vonovia from generating additional economies of scale and from improving its overall portfolio quality through acquisitions.

As part of its business strategy, Vonovia seeks to capture external growth opportunities by acquiring residential real estate portfolios and real estate companies when these are deemed to enhance the value of the Group. Such acquisitions may only be implemented, however, if attractive real estate portfolios or real estate companies are available for purchase at economically reasonable prices. Given the current high demand for residential real estate in Germany, such portfolios and companies may be unavailable or available only on unfavourable terms. Due to the increasing consolidation in the German residential real estate market, the number of available real estate portfolios has further decreased. In addition, competitors with asset acquisition objectives similar to those of the Group may possess greater financial resources and lower costs of capital than Vonovia. Furthermore, it cannot be guaranteed that the Group will be able to generate sufficient funds to finance such envisaged acquisitions in the future.

Additionally, the supply of real estate portfolios might be limited, for example, due to fewer sales of real estate portfolios by public and private long-term owners. If public long-term owners cease privatising or if they reduce their privatisation activities, supply could be constricted, which could increase competition for acquisitions that would be suitable for the Group and result in the prices of residential properties on the German market increasing further. As a consequence of these factors, the Group could be forced to pay higher prices or to acquire fewer (if any) properties.

Any inability of Vonovia to acquire residential real estate portfolios or real estate companies could not only impair Vonovia's strategy to capture external growth opportunities but could also jeopardise Vonovia's efforts to improve the quality of its portfolio and the administrative burden per unit through active acquisitions.

Any inability of the Group to acquire suitable properties on attractive terms could limit its growth and could have material adverse effects on its business, cash flow and results of operations.

Conversely, in the case of an oversupply in sub-markets, Vonovia may not be able, or may be able only to a limited extent, to achieve the planned improvement of the quality of its portfolio through disposals.

Risks related to the Group's business

Vonovia is exposed to risks related to the structural condition of its properties and their modernisation and maintenance. Some of the Group's agreements require Vonovia to invest specified amounts in certain portfolios. Such requirements may lead to a sub-optimal funds allocation.

In order to ensure the safety of a rental property's inhabitants, sustain demand for a rental property and generate adequate revenue over the long term, a property's condition must be maintained or improved to a standard that satisfies technical requirements and meets market demand. Failure to maintain a building in such condition may pose a risk to the health and safety of the Group's tenants and employees. Typically, the costs associated with maintaining a rental property at market standards are borne primarily by the property owner. As a result of changing legal or market requirements (e.g. with regard to energy efficiency or health and safety requirements), the property owner may be burdened with substantial additional expenses for maintenance and modernisation. In Germany, rent increases may be introduced to compensate for these expenses only under certain conditions, and these rent increases may not exceed a certain percentage of the costs incurred in connection with certain modernisation measures. In addition, Vonovia may not be able to increase rents to the extent legally permissible as a result of prevailing market conditions or the inability of tenants to afford these increased rents.

Although Vonovia has a reporting system in place to monitor and budget necessary maintenance and modernisation measures, numerous factors may generate substantial unbudgeted costs for maintenance and modernisation. These factors may include the material and substances used at the time of construction or currently unknown building code violations.

Additional unexpected costs may also be incurred if the actual costs of maintaining or modernising its properties were to exceed the Group's estimates. In addition, hidden defects may be discovered during the implementation of maintenance and modernisation measures, which are not covered by insurance or contractual warranties and thus may lead to additional costs for the Group.

In addition with respect to some of the properties in its portfolio, Vonovia also entered into obligations under its loan and purchase agreements and social charters to spend minimum average amounts per sqm on maintenance and/or modernisation.

A failure to undertake appropriate maintenance and modernisation work could adversely affect the rental income earned from affected properties. Such a failure could entitle tenants to withhold or reduce rental payments or even to terminate existing tenancy agreements. Any such event could have material adverse effects on the Group's business, financial condition and results of operations.

Vonovia may be unable to sell a portion or the whole of its portfolio on favourable terms.

The real estate market in which Vonovia invests and operates is characterised by limited liquidity. The Group's general ability to sell parts of its real estate portfolio depends on the state of investment markets and on market liquidity. If Vonovia were to be required to sell parts of its real estate portfolio, including for the purpose of raising cash to support its operations, there is no guarantee that the Group would be able to sell such parts, or the whole, of its portfolio on favourable terms or at all. In the case of a forced sale of all or part of Vonovia's real estate portfolio, for example, if creditors of the Group realise collateral, it is possible for there to be a significant shortfall between the price obtained and the carrying amount of the portfolio sold.

In addition, certain contractual obligations under existing purchase agreements or social charters restrict the Guarantor's or some of the Guarantor's subsidiaries' ability to sell certain parts of their portfolio. As of 31 December 2015, approximately 98,000 residential units were subject to such restrictions. This could result in Vonovia being unable to maximize revenues with regard to the relevant residential units.

Such events could have material adverse effects on the Group's business, financial condition and results of operations.

The Group bears risks in connection with possible acquisitions and investments. These risks include unexpected liabilities, greater indebtedness, higher interest expenses, higher compensations and challenges with respect to the integration of newly acquired businesses and achieving anticipated synergies and economies of scale. In addition, transaction costs for the acquisition of real estate may increase due to the German real estate transfer tax ("RETT"). Furthermore, real estate portfolios or real estate companies that may be acquired in the future may not develop as favourably as expected.

As part of Vonovia's strategy, Vonovia evaluates property portfolios and real estate companies in order to identify those that might fit both its existing property portfolio and its current management platform and which Vonovia believes might improve the quality of its portfolio. In the past, Vonovia has acquired, in particular, several real estate companies, including, for example, the purchase of companies comprising a portfolio of approximately 11,300 managed residential units under a share purchase agreement with the shareholders of DeWAG Holdings S.à r.l. and DeWAG LT Holdings S.à r.l. ("**DeWAG Acquisition**" and the acquired companies together "**DeWAG**") that closed on 1 April 2014, the takeover of certain companies of the Vitus Real Estate Group ("**Vitus Group Takeover**"), and the takeover of the Gagfah Group comprising a portfolio of approximately 143,400 residential units and approximately 1,700 commercial units which closed on 6 March 2015 (the "**Gagfah Takeover**"). Furthermore, Vonovia directly and indirectly acquired a portfolio of approximately 5,100 residential units and approximately 210 commercial units from CitCor Residential Group, a joint venture of Citigroup Property Investors and CORPUS SIREO ("**CitCor**"), with effect as of 1 April 2015 (the "**Franconia Takeover**" or "**Franconia**"). In the summer of 2015, Vonovia acquired the SÜDEWO Group comprising a portfolio of approximately 19,400 residential units from a group of investors (the "**SÜDEWO Takeover**"). These residential units which are mainly located in Baden-Wuerttemberg were managed by affiliated companies of PATRIZIA Immobilien AG. The purchase agreement for the purchase of the shares in the SÜDEWO Group was closed on 8 July 2015. Furthermore, at the end of November 2015 the Guarantor signed a purchase agreement for the acquisition of approximately 2,400 residential units, which was closed on 1 January 2016. The 2,400 residential units are located in the cities of Göppingen, Munich, Mannheim, Braunschweig, Bremen and Karlsruhe. In addition to this portfolio acquisition, Vonovia acquired two real estate management companies with effect as of 1 January 2016.

Direct and indirect investments in property involve considerable risk. Apart from the risks associated with the acquired properties or companies themselves, acquisitions occupy management resources that then cannot be deployed elsewhere in Vonovia. The Guarantor's acquisition of additional property portfolios and real estate companies can be financed by taking on additional debt or by issuing new shares in the capital markets or by a combination thereof. If the Group is unable to obtain the necessary capital on reasonable terms, it may be unable to make further acquisitions, may be able to do so only to a limited extent or, if debt financing is available, may be able to do so only by taking on additional debt. Any additional debt incurred in connection with future acquisitions could have a significant negative impact on the Group's performance indicators net asset value ("**NAV**") calculated in accordance with the recommendations of the European Public Real Estate Association ("**EPRA**") ("**EPRA NAV**") and loan to value ratio ("**LTV-Ratio**") and could result in higher interest expenses for the Group. If Vonovia is no longer able to obtain the debt or equity financing it needs to acquire additional property portfolios, or if it is able to do so only on unfavourable terms, its further business development and competitiveness could be severely constrained. In addition, acquisitions could have a negative impact on some performance indicators that are relevant for Vonovia's rating or could result in a breach of financial covenants (see "*Financial Risks - Vonovia is dependent on its current corporate investment grade rating to pursue its financing strategy, including the satisfying of its future financing needs through the issuance of unsecured corporate bonds and notes*").

Furthermore, Vonovia may only be able to conduct limited due diligence on the properties, entities or companies in question. Accordingly, the Group may not be in a position to examine whether the original owners of the properties

obtained all required permits for new buildings, satisfied all permit conditions, obtained all necessary licenses and fire, health and safety certificates or satisfied all comparable requirements and/or whether the properties comply with all required criteria. In addition, the properties may suffer from hidden defects, such as contamination, and may thus require significant investments. Moreover, Vonovia may not be in a position to carry out all follow-up investigations, inspections and appraisals/inventories (or to obtain the results of such inquiries). In addition, in the course of the acquisition of companies or residential and other property portfolios, specific risks may not be, or might not have been, identified or evaluated correctly. As a result, legal and economic liability may be, or might have been, overlooked or misjudged. Although sellers typically make various warranties in purchase agreements that Vonovia enters into in connection with such property acquisitions, it is possible that these warranties do not cover all risks or that they fail to cover such risks sufficiently. Additionally, a warranty made by a seller may be unenforceable due to the seller's insolvency or for other reasons. In some cases, a seller makes no representation or warranty as to the completeness and correctness of the information that is made available in the context of due diligence, or as to whether such information remains correct during the period between the conclusion of the due diligence and the closing of the relevant acquisition.

As a consequence, in particular in the case of acquisitions of large-volume property portfolios, such as the recently closed DeWAG Acquisition, the Vitus Group Takeover, the Gagfah Takeover, the Franconia Takeover or the SÜDEWO Takeover, Vonovia could overestimate earning potential and synergies, underestimate the rental and cost risks and consequently pay a purchase price higher than the portfolio's actual value. Furthermore, the property portfolios could be inaccurately appraised by Vonovia for other reasons, even if they were acquired on the basis of valuation reports and due diligence reviews. Therefore, neither a particular target return from rentals, nor, if applicable, a certain price upon resale can be guaranteed with respect to acquired property portfolios.

Comparable risks could arise if Vonovia acquires shares in real estate companies. Here, too, Vonovia could overestimate the earning potential and synergies associated with the shares to be acquired, or could underestimate the liability and risks inherent in the real estate company in which it is to acquire a share, and could consequently pay a purchase price higher than the actual value of the investment.

Accordingly, such risks can arise despite a due diligence, and they could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

In addition, in a public takeover such as the Gagfah Takeover, the Guarantor must rely on publicly available information in determining the value of the target company. Such publicly available information is not always up-to-date and not all material facts that are relevant for such evaluation have always been publicly disclosed. Moreover, public takeovers are subject to strict legal requirements which may increase the complexity of a transaction and which may result in legal disputes with an adverse effect, in particular if several jurisdictions are concerned. For example, as a result of the Gagfah Takeover, the remaining minority shareholders of Gagfah could take the view that they are entitled to certain claims against Vonovia on the basis of Luxembourg takeover and corporate law or the offer document dated 18 December 2014. The Guarantor cannot rule out that the remaining minority shareholders will ultimately be successful in enforcing such claims. Furthermore, in such connection, former Gagfah shareholders who accepted the takeover offer might assert additional claims and enforce such claims in court. This may result in substantial additional payments or disadvantages, if applicable. The completion of acquisitions without access or with limited access to up-to-date information on the target company or the legal disputes that may arise in connection with such acquisitions could have material adverse effects on the Group's business, financial condition and results of operations.

Further, since the introduction of section 1 para. 3a of the German Real Estate Transfer Tax Act (*Grunderwerbsteuergesetz* – "**GrEStG**"), the payment of RETT can generally only be avoided if the direct and indirect holdings of the Guarantor in newly acquired companies holding real estate, when taken together, do not reach 95% (see "*Regulatory and Legal Risks - A transfer of 95% or more of the shares in the Guarantor or in a subsidiary within a five-year period may trigger RETT*"). Accordingly, if Vonovia intends to purchase companies holding real estate in a tax-neutral way, it may have to partner with one or more third parties that acquire more than 5% in the company. This may make the acquisition process significantly more complex, may result in stronger

minority rights for the partner and may ultimately increase acquisition costs and future administrative burdens in respect of the newly acquired entity.

Moreover, portfolios and companies that may be acquired in the future may not develop as favourably as expected. For example, targeted rent increases may not be implemented as planned due to a lack of tenants who are willing or able to pay increased rents, or vacancy rates may increase due to unfavourable demographic or economic developments.

A failure to achieve the desired results via acquisitions or investments could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Future acquisitions may not close as originally contemplated or at all, for example, due to conditions in the purchase agreement or a failure to reach final agreements on acquisition financing.

In planned acquisitions of real estate, real estate portfolios or real estate companies, unforeseen problems could arise, for example, in the form of substantial economic or legal impediments to a takeover. For example, some of these transactions may be subject to a number of closing conditions and certain rights of withdrawal for both parties may be agreed. If certain conditions precedent set out in the investment agreement are not fulfilled or if the parties fail to reach final agreements, for example, with respect to the loan documentation entered into in connection with the relevant transaction, such transactions might not occur in the form and/or within the timeframe originally contemplated.

In the event of a failure of any planned acquisitions, Vonovia would have to bear the associated transaction costs without receiving any of the intended results and benefits from the envisaged acquisition. The materialisation of this risk could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia plans significant investments in modernisation measures, which may not generate the expected return.

Vonovia targets a yield of approximately 7% on the capital invested in modernisation measures and expects that this yield will contribute approximately 1% to the targeted annual Group-wide in-place rent growth from fiscal year 2015 onwards. The Group intends to invest between EUR 430 million and EUR 500 million in 2016. In the medium-term, it is intended to maintain this level of investment. The planned measures focus on energy-efficient modernisation of buildings, modernisation of individual apartments for senior living and refurbishments in locations where fully refurbished apartments are expected to deliver a rental premium and, to a lesser extent, on the construction of new housing.

While the Group was able in the past to generate a yield of approximately 7% on the capital invested in modernisation measures, no assurance can be given that such yield will continue to be generated in future. In particular, the attainment of the yield targets may be jeopardised by contractually agreed investment obligations (including obligations under social charters). In addition, the Group's expectations that the future demand for apartments suitable for senior living and energy-efficient apartments will increase may turn out to be inaccurate, or customer preferences may change. Furthermore, due to challenges to oversee and organise such large investment programmes, Vonovia may not be in a position to find sufficient investment opportunities to invest the budgeted amount per year. Management may make investment decisions that turn out to be less profitable than expected as a result of insufficient information or lack of expertise. Furthermore, with regard to some residential units in its portfolio, Vonovia is subject to contractual requirements which impose restrictions on the selection and scope of its modernisation measures. For example, so-called luxury modernisations (*Luxusmodernisierungen*) that go beyond the usual scope and would result in rent increases may be prohibited. In addition, Vonovia may not be able to pass on the costs of these modernisation measures to its customers if the customers are unable to afford rent increases as a result of the modernisation measures. Further, the Group may be restricted in its ability to finance the investment programmes through loans or other debt instruments depending on the Group's current and future debt level and structure.

The materialisation of any of the risks described above could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

In connection with several key acquisitions, Vonovia has entered into contractual obligations, or assumed such obligations indirectly through acquired entities, inter alia in the form of social charters, which restrict its ability to freely divest parts of its portfolio, to transfer or terminate employment relationships or to increase rents for certain units and which could lead to substantial contract penalties in case of breach. Each of the foregoing may prevent the Group from generating the maximum value from the affected properties.

Real estate transactions often include contractual clauses for the protection of tenants and employees which, for example, restrict a buyer's right to divest the acquired portfolio, to increase rent on the acquired units or to terminate existing tenancy agreements, which reduces the attractiveness of the affected units for prospective purchasers. Such contractual obligations, including, inter alia, restrictions and in many cases also duties to act, such as investment obligations, often appear in the form of social charters, which are especially common in connection with the privatisation of publicly-owned property, where the selling public authorities intend to mitigate potential social effects of such transactions, or when these portfolios are subsequently transferred to third parties. In many cases, these obligations lapse in full or in part after a certain period of time. As of 31 December 2015, approximately 209,000 of the Group's residential units were subject to one or more contractual restrictions and other obligations. These restrictions include in particular:

- *Restrictions on sales.* In total, as of 31 December 2015, approximately 98,000 residential units were subject to selling restrictions (excluding preferential occupancy rights), of which approximately 75,000 residential units may not be freely sold before a certain date. Such selling restrictions include total or partial bans on divesting residential units and provisions which require the consent of specified delegates of the original seller before a sale. Depending on the contractual arrangements, 72% of these selling restrictions will lapse by 31 December 2016 or in the course of 2016.
- *Preferential pre-emptive purchase rights.* Approximately 9,000 residential units of the sub-portfolio Privatiser may only be sold if the tenants are given preferential pre-emptive purchasing rights, meaning that Vonovia is required to offer the residential units to such tenants at a discount of up to 15% of the price that would be achievable if the residential units in question were sold to a third party.
- *Restrictions on the termination of tenancy agreements.* Restrictions on termination of tenancy agreements affect approximately 75,000 residential units. These restrictions include termination for reasons of personal need (*Eigenbedarf*) or appropriate commercial use (*angemessene wirtschaftliche Verwertung*). In some cases, even a lifelong protection against termination applies.
- *Minimum maintenance spending and restrictions on modernisation and maintenance.* Approximately 141,000 residential units fall within the scope of a covenant to spend a weighted average of at least EUR 13.33 per sqm per year on maintenance and modernisation. In addition, approximately 157,000 residential units are affected by restrictions on modernisation and maintenance measures aimed at changing the socioeconomic mix of tenants (prevention of so-called luxury modernisations (*Luxusmodernisierungen*)). In some cases, the restrictions to prevent luxury modernisations have been agreed on a permanent basis.
- *Restrictions on rent increases.* Restrictions on rent increases (including consent requirements for so-called luxury modernisations) affect approximately 107,000 residential units. These restrictions may prevent Vonovia from fully realising the potential rents of the affected units.
- *Special protection for employees against dismissal.* As of 31 December 2015, approximately 1,300 employees of the Group benefit from a special protection against dismissal. For example, 672 employees benefit from guarantees that their employment cannot be terminated for operational reasons (*betriebsbedingte Gründe*) or for reasons of a transfer of business (*Betriebsübergang*). This special

protection against dismissal will expire for approximately 120 employees on 31 December 2016, for approximately 360 employees on 30 September 2018 and for approximately 90 employees on 8 February 2020. Approximately 105 employees benefit from a lifelong special protection against dismissal.

In many cases in which portfolios are transferred in whole or in parts or individual residential units are sold, the aforementioned obligations must be assumed by purchasers with the requirement to impose such obligations also on any further purchasers. Breaches of such obligations often lead to substantial contractual penalties. In addition, any alleged breach may result in Vonovia becoming a matter of public discussion and suffering a severe loss of reputation. Therefore, an actual or alleged breach may have material adverse effects on the Group's operations and thus on its results of operations.

In light of the restrictions set out above, it is necessary to implement various internal control systems to ensure compliance with the aforementioned, restrictions and obligations in order to avoid any penalty; however, such internal controls and policies may be insufficient to monitor compliance so that accidental breaches may occur.

In addition to these contractual obligations entered into in connection with acquisitions, Vonovia has received subsidies from public authorities which restrict the level of rents chargeable on a part of Vonovia's portfolio. See *"Vonovia has received subsidies from public authorities which restrict the level of rents chargeable on a part of Vonovia's portfolio. Providers of the subsidised loans may also unilaterally exercise their right to increase the rate of interest payable on such loans"*. Vonovia has also entered into loan agreements subject to covenants restricting the sale of properties or prescribing minimum selling prices. For more information on the risks related to these covenants, see *"Financial Risks - If the Guarantor or other Group companies breach financial covenants or other provisions in connection with any existing or future bonds, notes or other financial instruments or under any existing or future loan agreements, Vonovia may be required to pay higher interest or fully repay the relevant bonds, notes, CMBS or loans before they become due, and security trustees or creditors could seize or realise significant collateral furnished by the Group."*

Some of the aforementioned obligations may limit Vonovia's ability to attractively market parts of its portfolio, which in turn could force Vonovia to forego opportunities for streamlining and generating profit. This could result in a decrease of the Fair Value of the Group's property portfolio and limit its ability to generate cash flow from selective divestitures. In addition, the materialisation of one or more of the risks described above could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia has established a caretaker and craftsmen organisation to insource its on-site support services for which it has recruited a large number of employees. In addition, Vonovia has established an organisation to deal with the infrastructure of its portfolios. This insourcing policy has significantly increased and will significantly increase the Group's personnel expenses and other fixed costs and continues to pose a management challenge.

In late 2011, Vonovia started insourcing certain caretaker and craftsmen services previously performed by third parties with the objective of improving customer satisfaction and targeting cost savings through savings on value-added tax (*Umsatzsteuer*) ("VAT") and on margins previously charged by third-party providers. The Group established its own caretaker organisation, which performs traditional caretaker tasks as well as local quality management and coordination, and the Craftsmen Organisation, which handles maintenance and repairs. In this context, Vonovia hired more than 2,000 new employees, roughly doubling its headcount. The increase in headcount led to a rise in personnel expenses and other fixed costs and will continue to negatively affect such fixed costs in the future. In addition, as part of the Gagfah Takeover and the Vitus Group Takeover, Vonovia took over part of the caretakers and craftsmen of these groups, which resulted in a further increase in the headcount as of 30 June 2015. Furthermore, the acquisition of an organisation dealing with the infrastructure of the portfolios from the Vitus Group inspired Vonovia to establish a similar organisation. This organisation is currently being combined with a comparable organisation of the Gagfah Group.

Further, the insourcing of personnel has placed and may continue to place a strain on the Group's management and administrative, operational and financial infrastructure. The Group's ability to manage its operations and growth requires the continuous improvement of operational, financial and management controls, reporting systems and procedures. Additionally, if, as a result of business or economic conditions, Vonovia was to scale down its business operations, it would be substantially more difficult for the Group to reduce its headcount than to reduce the services provided by third-party contractors. Any of these circumstances could result in higher costs than expected. Vonovia may not be able to compensate for these increased costs by generating the targeted savings.

Despite existing quality control procedures, the quality of services rendered by the Group's own employees could fall below the level of the services previously performed by third-party contractors and reduce the attractiveness of the Group's properties. Moreover, if services rendered by the Group's Craftsmen Organisation are not performed as scheduled or if the quality of work falls below applicable standards, Vonovia may face claims from its tenants or may not be in a position to re-let vacant units that require maintenance and modernisation before new tenants can move in. Since these tasks are performed within the Group, Vonovia will not be in a position to claim compensation for damages from third parties resulting from non-performance or improper performance by the Group's Craftsmen Organisation.

The materialisation of any of the risks described above could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

In addition to residential property management and income from the sale of non-core or non-strategic properties, the Group's business includes single unit sales (privatisations), which may result in some units of the developed condominiums remaining unsold. The unsold units may require greater administrative resources and may lead to additional expenses and other negative consequences for the Group.

As part of its business strategy, Vonovia intends to selectively sell individual residential units to owner-occupants or small capital investors in single unit sales (privatisations). In general, individual residential units can be sold at a premium compared to bulk sales of residential properties and at prices exceeding their Fair Value. In executing these sales, Vonovia sells individual units but not necessarily all units within a building.

Management of partially sold properties may require greater administrative resources than the management of units in properties entirely owned by the Group. For example, owners of units in a residential property may decide on measures which concern the property as a whole by majority vote at the owners' assembly convened by the facility manager. If Vonovia sells only individual units in a property it currently owns, it may lose its ability to control decision-making and could be forced to accept decisions, and financially support their implementation, which are passed by a majority of the owners of other units in the relevant property with respect to property management, such as the performance of maintenance and modernisation, which may be unreasonable from the Group's economic perspective and may result in the incurrence of additional costs. This could adversely affect Vonovia's profitability.

The materialisation of any of these risks could have material adverse effects on Vonovia's business, financial condition, cash flow and results of operations.

Vonovia could be exposed to risks from residual pollution including wartime ordnance, soil conditions and contaminants in building materials, as well as possible building regulation violations. Some of the buildings in Vonovia's real estate portfolio are located at mining sites and may suffer damage caused by mining activities.

It is possible that the properties Vonovia owns or acquires may contain soil contamination, hazardous materials, other residual pollution or wartime ordnance. For example, in several of the Group's units, so-called floor-flex plates that contain small quantities of asbestos were used as floor covering. These floor-flex plates contain non-friable asbestos from which asbestos fibres are usually not released without external interference. Except in the event of structural alterations and damage, there is generally no obligation to remove such non-friable asbestos under currently applicable German federal state asbestos regulations (*Asbest-Richtlinien*). Nevertheless, Vonovia

bears the risk of cost-intensive remediation and removal of the aforementioned hazardous materials, other residual pollution, wartime ordnance or soil contamination.

In addition, some properties previously owned by Vonovia, which have been sold in the meantime, were exposed to petrol and chemical soil contamination and Vonovia was required by the competent authorities to carry out on-site remediation of this residual pollution with respect to such properties. The Group has made provisions for the future cost of such remediation measures but the provisions may prove to be insufficient. The discovery of further residual pollution or risks associated with old wartime ordnance, particularly in connection with the lease or sale of properties, can also trigger claims for rent or purchase price reductions, damages and other breach of warranty claims or lease terminations.

The remediation of residual pollution or wartime ordnance and related additional measures may negatively affect Vonovia and involve considerable additional costs. Vonovia is also exposed to the risk that it may no longer be able to take recourse against prior polluters or the prior owners of the properties. The existence or even suspected existence of wartime ordnance, hazardous materials, other residual pollution or soil contamination can negatively affect the value of a property and the Group's ability to lease or sell such property. Moreover, building components may contain hazardous substances (such as asbestos, polychlorinated biphenyl, dichlorodiphenyltrichloroethane, pentachlorophenol and Lindane), or properties acquired may pose other environmental risks and Vonovia may be responsible for their removal.

The Group's business is also exposed to risks associated with noncompliance with building codes or environmental regulations. These regulations are often implemented retroactively, affecting previously acquired properties. In such cases Vonovia may be required to modernise existing buildings so that they comply with these stricter standards. Even though the Guarantor conducts inspections in connection with the acquisition of individual properties, there is a risk that building codes or environmental regulations were not complied with.

It is also possible that landlord responsibilities could be further expanded, particularly with respect to fire protection and environmental protection, which could require additional maintenance and modernisation measures (see "*Regulatory and Legal Risks - The Group's business is subject to the general legal framework in Germany. Any disadvantageous changes in the legal framework, such as mandatory environmental modernisation provisions, restrictions regarding modernisation measures or provisions (including taxes) that result in the incurrence of costs in the event of a property sale may have adverse effects on the Group's business.*"). In addition, the properties owned by the Group have an average age of approximately 54 years (age of the buildings as of 31 December 2015 weighted by rental space) which may lead to an additional need for modernisation and maintenance measures. The projected cost of such measures is based on the assumption that the required permits are issued promptly and in accordance with the Group's plans. It is possible, however, that the required permits for such measures will not always be issued promptly. If such permits are not issued promptly, or are issued subject to unexpected conditions, substantial delays in addressing the concerns can occur and can result in costs exceeding those projected and reduce residential in-place rents for the relevant properties in the meantime.

As of 31 December 2015, approximately 15,200 of Vonovia's buildings were located in the Ruhr region; approximately 1,700 buildings thereof were located on sites affected by mining activities conducted at depths of up to 100 metres below the surface. Of these 1,700 buildings, Vonovia has, based on a risk evaluation, identified approximately 1,090 buildings as being located at sites which present a risk of future clean-up costs due to their location.

If mining activities (mining operations) cause damage to anything on the surface (mining damage), the mining operator is, pursuant to the applicable German Federal Mining Act (*Bundesberggesetz*), obliged to pay compensation for that damage.

However, in many cases, it is no longer legally possible to enforce claims against former operators, complete legal succession is unclear or such operators may lack sufficient assets to settle the liability and therefore or due to the fact that Vonovia has waived its claims, Vonovia may no longer be able to take recourse against them.

Furthermore, when real estate is damaged by past or current underground mining activities in the northern Ruhr area of Germany, the Guarantor's ability to recover the costs of remediation of mining damage to the building which may be incurred or to claim compensation from the relevant mining companies could be impaired by waiver agreements entered into with certain mining companies.

The presence of any mining damage, or the failure to remediate such damage properly, could also adversely affect the Group's ability to sell or lease affected real estate or to obtain financing using the real estate as collateral. It is impossible to completely mitigate the risk of injury to tenants by mining damage, for which the Guarantor may be required to pay compensation. Despite the implementation of a dedicated mining risk management, there remains some small risk.

The materialisation of any of these risks could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia has a strategic partnership with Deutsche Telekom Group under which Vonovia is obligated to pay fixed fees per residential units regardless of the Group's ability to pass on those costs to its tenants. In addition, Vonovia employs and works together with a large number of service providers and is dependent on their performance in accordance with the various relevant contracts.

At the end of fiscal year 2011, Vonovia entered into a strategic partnership with Deutsche Telekom Group with the aim to equip 145,000 residential units throughout Germany with cable television and equip most of those units with modern fibre-optic technology. Work started on implementing the project at the beginning of 2012, and by the end of fiscal year 2015 more than 55,000 residential units were connected. As part of the cooperation, Deutsche Multimedia Service GmbH ("**DMS**"), a wholly-owned subsidiary of the Group, is obligated to order the supply of basic television and radio signals for 170,000 residential units and to pay a fixed monthly fee for each residential unit supplied, irrespective of Vonovia's ability to resell television and radio signals to its tenants. Furthermore, DMS has agreed to pay a staggered share of the costs required for modernising the cable network according to mandatory legal requirements. As of 31 December 2015, the Group had recognised financial liabilities of EUR 119.6 million with respect thereto. The Group's successful completion of this project on commercially reasonable terms depends on the acceptance, cooperation and consent of third parties. In particular, Vonovia is dependent on its ability (i) to terminate contracts with existing cable service providers, (ii) to facilitate the switching of signals by cable service providers and prepare tenants to receive the new Deutsche Telekom Group signals, and (iii) to modernise the existing residential cable networks of the housing units that may be owned by third parties or to install new cable networks. In addition, if German legislation concerning the basic supply of television and radio signals by landlords were to change and restrict the revenues from charges passed on to tenants, this could substantially affect the Group's business model.

Vonovia employs and collaborates with a large number of service providers, including energy providers and providers of gardening, house cleaning and *winter services* and therefore depends on their performance. In addition, Vonovia intends to intensify and further expand its provision of services. No assurance can be given that such services will be rendered in a timely manner or that their quality will comply with the Guarantor's requirements.

Moreover, certain contractors may experience operational or solvency issues and certain services may become unavailable to the Group as a result. Any defects or deficiencies in the services of contractors may result in delays and additional expenses for the Group.

The materialisation of any of these risks could have material adverse effects on the Group's business, financial conditions, cash flow and results of operations.

Vonovia may be liable to cover rent shortfalls pursuant to a guarantee given to a real estate fund.

One of the Guarantor's subsidiaries, Deutsche Annington Immobilien-Dienstleistungen GmbH ("**DAID**"), was engaged in 1998 by a closed-end real estate fund held by DB Real Estate (the "**DB Fund**"), a subsidiary of Deutsche Bank Aktiengesellschaft, to construct a residential building consisting of 510 residential units, ten

commercial units and 255 parking spaces in the centre of Berlin. Following the completion of this building, the DB Fund granted DAID an extended usage right expiring on 31 August 2044. In exchange, DAID agreed to make annual payments to the DB Fund pursuant to a schedule providing that such payments will increase annually through 2044. The annual payments DAID is obligated to make to the DB Fund do not correlate to the number of units leased, i.e., DAID must pay rent regardless of the extent to which the units are leased at the relevant time. At present, Vonovia expects that the rents receivable from tenants in this building will be sufficient to cover the amounts payable by DAID but there can be no assurance that the DAID will succeed in letting a sufficient number of units to cover its own costs in the future. If the number of let units falls below the required minimum, DAID will not be able to recover the payments made to the DB Fund. In accordance with the International Financial Reporting Standards as adopted by the European Union ("**IFRS**"), DAID's obligations with respect to the DB Fund are treated as a finance lease. In accordance with IAS 40, such lease obligations are included as liabilities in the Guarantors consolidated balance sheet at their net asset value. The residential building continues to be included as an asset in the Guarantor's consolidated balance sheet and is recorded at Fair Value. As of 31 December 2015, the Group's liabilities with respect to the DB Fund amounted to EUR 93.1 million. Any decline in the aggregate rent receivable from tenants in this building would not only affect the Group's rental income but also the Fair Value of the residential building as reflected in the Guarantor's financial statements. This could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia has received subsidies from public authorities which restrict the level of rents chargeable on a part of Vonovia's portfolio. Providers of the subsidised loans may also unilaterally exercise their right to increase the rate of interest payable on such loans.

Vonovia receives grants from public authorities in the form of construction subsidies, expenses subsidies, expenses loans and low-interest loans that impose certain limitations on the Group. As of 31 December 2015, approximately 13.4% of the Group's properties (approximately 48,000 residential units) were rent-restricted due to subsidies provided by publicly owned investment and development banks. Most of the subsidies are granted in the form of low-interest long-term loans. As of 31 December 2015, Vonovia had received subsidised loans which carry a book value of EUR 848 million under IFRS, due to the applied effective interest method, but a nominal value of EUR 949 million. The public bodies granting a subsidised loan impose maximum rent levels on the properties constructed, acquired or modernised using such subsidised loan. Although the rent levels set by the public bodies are significantly below current market rents for a number of rent-restricted residential units, it may be difficult to increase rents to market levels after the expiration of subsidy restrictions because of the lack of tenants who are willing or able to pay market level rents for such properties. Rent restrictions are scheduled to expire on approximately 2,000 units in 2016, on approximately 900 units in 2017 and on approximately 4,600 units in 2018.

Moreover, the Group's subsidised loan agreements contain a clause pursuant to which the lender is granted the right to unilaterally increase the interest rates of the loans up to a specific maximum amount per year. In such an event, Vonovia is entitled to increase its rents accordingly. The lenders under these agreements have exercised this right only selectively in the recent past. It cannot be excluded, however, that the lenders may exercise this right more frequently in the future. In such case, Vonovia may not be in a position (although it would be entitled) to increase its rents either because tenants might not be able to pay the increased rents or the increased rent would exceed the market rents for comparable units or otherwise.

If Vonovia fails to adapt its rent levels to market rent levels after the expiration of the subsidised loans, or if the lenders exercise their rights to increase interest rates and Vonovia is not in a position to adjust rents accordingly, this could have material adverse effects on the Group's business, financial condition, cash flow and results of operations

Vonovia could sustain substantial losses from damage not covered by, or exceeding the coverage limits of, its insurance policies.

The Group's properties are all insured against losses due to fire, natural hazards and specified other risks. However, its insurance policies may not provide adequate coverage as they are subject to exclusions and limitations of

liability, including with respect to losses resulting from damages from mining, nuclear power or war. In addition, the general acceptance conditions of insurance providers may result in Vonovia being unable to insure all properties against all risks. Vonovia may, therefore, have limited or no coverage for losses that are excluded, exceed the respective coverage limitations or cannot be insured. In addition, the Group's insurance providers could become insolvent. Should an uninsured loss or a loss in excess of the Group's insurance limits occur, Vonovia could lose capital invested in the affected property as well as anticipated income and capital appreciation from that property. Moreover, the Group may incur further costs to repair damage caused by uninsured risks. Vonovia could also be held liable for any debt or other financial obligation related to such a property. Thus, the Group may experience material losses in excess of insurance proceeds, which could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia has a relatively small number of employees in central functions and in senior management positions overseeing its business. Any inability to replace key personnel may be a challenge for Vonovia in future.

Vonovia only has a small number of senior management executives responsible for managing its core business. The Group's success depends significantly on the performance of its management executives and qualified employees in key positions, particularly members of the Group's management board (the "**Management Board**") and other management executives with substantial sector expertise. It will be important for Vonovia to hire additional qualified employees to the extent that an expansion exceeds its available resources or to replace departed employees. The departure of one or more Management Board members or other key employees, also in connection with changes of internal structures at Vonovia, and the challenge to recruit new highly-qualified management executives could impair the Group's growth and make it difficult for the Guarantor to manage its business operations effectively.

The materialisation of one or more of the risks described above could have material adverse effects on the Group's business, financial condition and results of operations.

Vonovia is dependent on cooperative relations with its employees, the works council (employee representatives) and the trade union ver.di.

The Guarantor and some of its subsidiaries have concluded several collective agreements (*Tarifverträge*) or, due to their membership in employees' associations, are bound by regional collective agreements that regulate work conditions and remuneration. These collective agreements are subject to renegotiation with the trade unions from time to time. A certain number of the Group's employees are members of trade unions. Vonovia maintains and aims to continue to maintain a good and constructive relationship with its employees, works councils and trade unions. Nevertheless, Vonovia faces the risk that it may become subject to strikes or other industrial action in the course of labour negotiations, all of which could have adverse effects on the Group's business, financial condition, cash flow and results of operations. These risks may even occur if Vonovia is not involved in the talks between the employees' associations and the trade unions.

Damage to the Group's reputation and inadequate customer satisfaction may result in reduced demand for the Group's residential units and may make it more difficult for the Group to raise capital on favourable terms or at all.

If the Group is unable to maintain its reputation and high level of customer service, customer satisfaction and demand for its services and properties could suffer. In particular, harm to the Group's reputation could make it more difficult for the Group to let its residential units and could lead to delays in rental payments or the termination of rental contracts by its tenants. Any reputational damage due to the Group's inability to meet customer service expectations could limit its ability to retain existing and attract new customers. Furthermore, harm to the Group's reputation could impair the Group's ability to raise capital on favourable terms or at all. Any of the risks described above could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

The Group's information technology systems could malfunction or become impaired.

The Group's information technology systems are essential for its business operations and success. Any interruptions in, failures of or damage to its information technology systems, such as the Group's SAP software or its voice-over-internet protocol (VoIP) telephone system, could lead to delays or interruptions in the Group's business processes. In particular, the Group's information technology systems may be vulnerable to security breaches and cyber-attacks from unauthorised persons outside and within the Group. Any malfunction or impairment of the Group's computer systems could interrupt its operations, lead to increased costs and may result in lost revenue. Vonovia cannot guarantee that anticipated or recognised malfunctions can be avoided by appropriate preventive security measures in every case. The materialisation of one or more of these risks could have material adverse effects on the Group's business.

Vonovia has substantial pension obligations and other employee benefit obligations, the present value of which may significantly increase, inter alia, in the event of changes in parameters used to measure the obligations. Further, certain memberships in pension schemes for the public sector may trigger significant additional payment obligations. The Guarantor may thus have to recognise additional economic burdens in the future.

Vonovia has substantial pension obligations and other employee benefit obligations, most of which are not covered by underlying plan assets. As of 31 December 2015, the defined benefit obligation ("DBO") of Vonovia (including Gagfah and SÜDEWO) amounted to EUR 516.7 million. The DBO was calculated on the basis of 2,234 commitments of former Deutsche Annington Immobilien SE outstanding as of 31 December 2014, 1,858 commitments of Gagfah outstanding as of February 28, 2005 and 54 commitments of SÜDEWO outstanding as of 1 July 2015, in each case using a discount rate of 2.15%. Total provisions recognised for these commitments amounted to EUR 495.2 million as of 31 December 2015. The amount of Vonovia's DBO depends on the development of the present value of the obligations and the fair value of the assets available to fund such obligations. The present value of the pension obligations and other long-term benefit obligations is significantly influenced by the discount rate used. Furthermore, the longevity and actuarial profile of plan participants may have a negative impact on pension obligations. Pension obligations and other long-term benefit obligations may also be affected by legal and regulatory developments and changes in case law. The amount determined is based on various assumptions, and any change in legal requirements or in the interpretation thereof with regard to the calculation of pension obligations or other long-term benefit obligations may have a material impact on the amount of the pension and benefit obligations and thus on their present value.

For historical reasons, some companies of the Group are members of the Versorgungsanstalt des Bundes und der Länder (pension institution of the Federal Republic and the Federal States), a pension institution for employees in the public sector, and of the Zusatzversorgungskasse des Kommunalen Versorgungsverbands Baden-Wuerttemberg (supplementary pension fund of the Baden-Wuerttemberg municipal pension association), one of the biggest municipal supplementary pension institutions in Germany, which must be qualified as multi-employer defined benefit plans and are funded, in principle, on a pay-as-you-go basis (*Umlagefinanzierung*). The participation may be terminated by the participating employer and, under certain circumstances, also by the pension institutions. In particular, a pension institution may terminate the participation of any company if the employment conditions for the employees in such company are no longer deemed essentially similar to those applicable to employees in the public sector or if a material part of the employees is transferred to an employer who is not a member of the relevant pension institution. In the event of a termination, the employer would be obliged to compensate the pension institutions for all future expenses arising from the fulfilment of pension obligations towards the pensioners and employees with vested pension rights. As of 31 December 2015, provisions in the amount of EUR 75.5 million were recognised. In addition, the pension institutions may demand additional contributions in the form of recapitalisation payments (*Sanierungsgelder*) from the participating employers to cover additional funding needs.

Any increase in the present value of Vonovia's pension obligations and other long-term benefit obligations and any significant decrease of the fair value of the plan assets, and the obligations in connection with the participation in

pension institutions of the public sector, may have material adverse effects on the Group's business, financial condition, cash flow and results of operations, and there can be no assurance that sufficient cash flows to meet these obligations can be generated.

Risks Related to the Gagfah Takeover

The integration of the Gagfah Group into Vonovia may not be successful or may not proceed as planned and involve higher costs than expected.

The integration of the Gagfah Group into Vonovia is expected to take several years and may require considerable personnel capacities and financial resources. There can be no assurance that the integration will proceed as smoothly as expected or within the expected period of time, which would increase the opportunity costs for Vonovia.

For a successful integration, it is also important to integrate previously separate organisations and staffs, connect different company cultures, harmonise IT-Systems and put into place common processes for the integrated group. This integration process may impact the availability, quality and efficiency of existing processes and services. In addition, the integration may result in negative effects for contractual or legal positions of any of the two groups.

In connection with the Gagfah Takeover, Vonovia has assumed the secured debt of the Gagfah Group which it plans to refinance through unsecured debt in accordance with its financing strategy. Should such refinancing fail or be delayed, this could have a negative impact on the Guarantor's long-term corporate debt rating (see "*Financial Risks - Vonovia is dependent on its current corporate investment grade rating to pursue its financing strategy, including the satisfying of its future financing needs through the issuance of unsecured corporate bonds and notes.*").

Should any of these risks materialise, this may have material adverse effects on the net assets, financial condition and results of operations of the Group.

The expected synergies in connection with the integration of the Gagfah Group may not be realised, or only realised to a lesser extent, or the achieved synergies may create higher costs than planned.

The Guarantor expects that the concentration of both portfolios will result in a variety of synergies and economies of scale. In particular, Vonovia expects that such effects will result from the broader utilisation of its property management process platform, the further development of the Craftsmen Organisation as well as the development of a combined management organisation, the development of a shared central customer service and back-office, the development of a purchasing cooperative, the expansion of Vonovia's multimedia business to the Gagfah Group, an optimised local management that is based on the division of labour, the shared use of information technology and the reduction of interest expenses through more favourable refinancing conditions and an upgrade of its rating. The Guarantor, however, cannot exclude that the expected synergies and economies of scale are delayed or will not occur, or will only occur to a lesser extent, than originally planned (for example, some provisions in the social charters (*Sozialchartas*) of certain Gagfah subsidiaries or similar agreements may restrict integration measures that would have been necessary in order to realise certain synergies and economies of scale). In addition, the costs required to achieve these synergies may be higher than anticipated. The portfolio of the Gagfah Group could develop differently than originally assumed by the Guarantor in its evaluation. In case the situation on the debt capital markets becomes more challenging, financial synergies may not be achieved.

As of 31 December 2015, Vonovia recorded in its balance sheet (i) goodwill in an amount of EUR 2.3 billion in connection with the Gagfah Takeover and (ii) goodwill in an amount of EUR 0.3 billion in connection with the SÜDEWO Takeover (according to the preliminary purchase price allocation). The acquired goodwill is subject to regular impairment tests, which may necessitate a significant write-down if the expected synergy effects of the Gagfah Takeover or SÜDEWO Turnover turn out to be lower than expected or cannot be achieved within the planned timeframe or if the weighted average cost of capital (WACC) based on a market peer analysis increases. Any such write-down of goodwill could have a significant negative impact on the consolidated income statement.

These and other factors may have material adverse effects on the net assets, financial condition and results of operations of Vonovia and may negatively affect the economic results of the takeover.

Risks related to the valuation of Vonovia's properties

If interest rates change, the market conditions deteriorate or the Group's rent levels or vacancy rates develop unfavourably, Vonovia may be required to adjust the current Fair Values of its investment properties and recognise significant losses.

Vonovia values its investment properties (i.e., properties that are held for the purpose of earning rental income, for appreciation or both and are not used by the Group) at Fair Value in accordance with IAS 40 in conjunction with IFRS 13. Valuation is based on the discounted cash flow ("DCF") methodology ("DCF Methodology"). Under the DCF Methodology, the expected future income and costs associated with each property are generally forecast over a 10-year period and discounted as net present value to the valuation date. To determine the forecasted cash flows, various parameters such as market rent, probable rent increases, vacancy rates and maintenance expenses are taken into consideration. The market rent is derived for each location from the respective rent index (*Mietspiegel*) and from market data from external service providers. In addition, the terminal value of the property at the end of the 10-year period is determined using the expected stabilised cash flow and again discounted to the valuation date as the net present value. The discount rate applied reflects the market situation, location, type of the property, special property features (e.g., inheritable rights, rent restrictions), the yield expectations of a potential investor and the risk associated with the forecast future cash flows. If the market situation deteriorates, for example, because interest rates rise or rent levels decrease or vacancy rates increase, Vonovia will have to revise the values of the total portfolio on the consolidated balance sheet downwards. Vonovia derives the market value by deducting from the present value any transaction costs customary in the market such as real estate transfer tax, brokers' and notaries' fees.

Any significant negative Fair Value adjustments Vonovia is required to recognise would have significant negative effects on its performance indicators NAV and LTV-Ratio and could have material adverse effects on the Group's net assets, financial condition and results of operations (see "*Financial Risks - If the Guarantor or other Group companies breach financial covenants or other provisions in connection with any existing or future bonds, notes or other financial instruments or under any existing or future loan agreements, Vonovia may be required to pay higher interest or fully repay the relevant bonds, notes, CMBS or loans before they become due, and security trustees or creditors could seize or realise significant collateral furnished by the Group.*").

Real estate valuation is inherently subjective, subject to uncertainties and based on assumptions which may prove to be inaccurate or affected by factors outside the Group's or an external appraiser's control.

The valuation report comprising valuations made in accordance with IAS 40 in conjunction with IFRS 13 of the residential real estate portfolio of Vonovia included in this Prospectus as of December 31, 2015 ("**Valuation Report**") was prepared by the independent appraiser CBRE GmbH ("**CBRE**"), some of the employees of which are also members of the Royal Institution of Chartered Surveyors (RICS). The market value of the individual properties was determined using the DCF Methodology in accordance with the provisions of IAS 40 and an independent valuation was carried out by CBRE according to the provisions of the Royal Institution of Chartered Surveyors (RICS) pursuant to the Red Book and in accordance with international valuation standards (IVS) on the basis of a DCF model. Therefore, the Valuation Report is based on standard valuation principles and represents the opinion of the respective independent appraiser. The Valuation Report is based on assumptions that could subsequently turn out to have been incorrect. Data provided by Vonovia and used in the Valuation Report were examined and verified for plausibility on a random sampling basis. The valuation of real estate is based on a multitude of factors that also include the appraiser's subjective judgment. These factors include, for example, the general market environment, conditions in the rental market and the quality of the location. The valuation of real estate contained in the Valuation Report is therefore subject to numerous uncertainties. The past or future assumptions underlying the property valuations may later be determined to have been erroneous.

The values assigned to the appraised properties in the Valuation Report and in the Group's existing or future published annual or interim financial information may exceed the proceeds that Vonovia can actually generate from the sale of the appraised properties. This could also be the case for sales that occur on, or shortly after, the valuation date. Accordingly, valuation reports do not necessarily represent future or current achievable sales prices of the Group's properties or property portfolio.

Real estate valuation is inherently subjective, subject to uncertainties and based on assumptions which may prove to be inaccurate or affected by factors outside the Group's or an external appraiser's control. If any of the information or assumptions on which a valuation is based are subsequently found to be incorrect, the valuation figures may also be incorrect and may have to be reconsidered. In connection with the acquisition of property portfolios and upon occurrence of other unforeseeable events, this could result in Vonovia being unable to achieve its expected returns. This could have material adverse effects on the Group's net assets, financial condition or results of operations.

Financial Risks

Vonovia is dependent on its current corporate investment grade rating to pursue its financing strategy, including the satisfying of its future financing needs through the issuance of unsecured corporate bonds and notes.

In 2013, Vonovia changed its financing strategy to satisfy a significant portion of its future financing needs through the issuance of unsecured corporate bonds and notes. To facilitate the issuance of unsecured bonds and notes, the Guarantor sought and obtained a corporate investment grade rating of "BBB" from Standard & Poor's Credit Market Services Europe Limited (Niederlassung Deutschland) (German Branch) ("**Standard & Poor's**"), which was upgraded to "BBB+" on 10 March 2015. Issuers with a "BBB" rating are considered by Standard & Poor's to have adequate capacity to meet financial commitments but are relatively exposed to the risk of adverse economic conditions or changing circumstances causing a weakened capacity of the issuers to meet their financial commitments. The subordinated hybrid bond received a "BBB-" rating from Standard & Poor's on 10 March 2015.

If Vonovia were to lose its investment grade rating, future issuances of unsecured bonds and notes may become significantly more expensive or may not be possible in the targeted amounts. Standard & Poor's could downgrade the Group if the value of the Group's assets or the Group's debt-service or interest coverage ratio were to fall below certain values, if the Group's debt-to-capital ratio were to exceed certain values, if the Group were unable to keep or render sufficient values of its assets unencumbered or if the residential real estate market in Germany deteriorates in general. For example, in connection with the Gagfah Takeover, the Group's unencumbrance ratio dropped from 50% to 32%. Standard & Poor's has granted Vonovia a grace period until September 30, 2016 to again reach a 50% unencumbrance ratio. Vonovia is planning to achieve this by prepaying secured loans and by generally reducing secured financings. At the end of fiscal year 2015, the Guarantor again attained an unencumbrance ratio of 40%, which is intended to be increased in the course of the current year to above 50% by further reducing secured financings. There can be no assurance, however, that Vonovia will be able to implement this refinancing plan within the required timeframe or at all.

If any of the risks described above were to materialise, it would be more difficult for the Group to pursue its current financing strategy, which could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

The Group has a substantial level of debt and Vonovia's ability to repay existing debt with loans and other debt instruments could be limited. It may be difficult or expensive to obtain new sources of financing.

Vonovia has a substantial level of debt; the nominal amount of Vonovia's outstanding financial indebtedness was approximately EUR 15.7 billion as of 31 December 2015 (consisting of outstanding non-derivative financial liabilities of approximately EUR 14.7 billion, and a hybrid bond in a nominal amount of EUR 1.0 billion which is classified as equity under IFRS). Vonovia is dependent on refinancing significant amounts that will become due over the next few years. In the past, Vonovia raised debt capital through commercial mortgage-backed security

("CMBS"), by issuing bonds and notes and by borrowing from commercial banks, mortgage banks and the Kreditanstalt für Wiederaufbau ("KfW").

In the future, Vonovia intends to refinance maturing debt with new bonds, notes and loans (or by extending the maturity of such debt). Vonovia's ability to repay existing financial obligations by raising new debt capital (or by extending the maturity of existing debt) could be limited, for example, as a result of market conditions, its business condition or the level of debt of Vonovia or of other Group companies. Large-volume debt financing like loans underlying CMBS structures could require costly restructuring in order to facilitate a refinancing. Although Vonovia was able to refinance and reduce its debt and extend maturities of various financial liabilities in the past, its current level of debt could lead capital markets and banks to refuse to make new debt funding available to Vonovia, or to do so only on less favourable financial terms or with the requirement of additional security.

Any of the risks described above could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

If the Guarantor or other Group companies breach financial covenants or other provisions in connection with any existing or future bonds, notes or other financial instruments or under any existing or future loan agreements, Vonovia may be required to pay higher interest or fully repay the relevant bonds, notes, CMBS or loans before they become due, and security trustees or creditors could seize or realise significant collateral furnished by the Group.

As of 31 December 2015, the Group had outstanding financial indebtedness in a nominal amount of approximately EUR 15.7 billion, consisting of outstanding non-derivative financial liabilities of approximately EUR 14.7 billion, of which EUR 7.0 billion are secured financial liabilities and a hybrid bond in a nominal amount of EUR 1.0 billion which is classified as equity under IFRS. In addition, the Group's outstanding financial indebtedness comprises unsecured corporate bonds, partly issued under its EUR 8.0 billion medium-term debt issuance programme, subordinated hybrid bonds, secured bank loans, a working capital facility and loans under CMBS instruments.

The existing or future holders of bonds and notes issued by the Group and the Group's lenders are entitled to terminate their financing agreements and bonds or notes, as applicable, if Group companies breach material contractual terms and are not in a position to cure such breaches. The terms of the existing loan agreements and of the bonds and notes require, in particular, that Vonovia complies with certain financial covenants, such as a maximum LTV-Ratio, a minimum debt-service or interest coverage ratios, a minimum ratio of unencumbered properties and other assets and restrictions on the sale of properties. A failure to comply with such financial covenants or other material terms of the financing agreements and the bonds and notes could have severe consequences, including that:

- the lenders or the bondholders and noteholders, as applicable, and their respective representatives may have the right to terminate the relevant loan agreement or the bonds or notes, and the outstanding amounts could become immediately due and payable;
- other lenders, bondholders or noteholders could be entitled to terminate their financing agreements or bonds or notes with the Group as a result of cross-default or cross-acceleration provisions;
- the lenders may be entitled to extraordinary (partial) prepayments or higher interest rates and the bondholders or noteholders could be entitled to require the Group to redeem, in whole or in part, the bonds and notes, as applicable, at their principal amount including accrued interest; in addition, Vonovia may be liable for damages, prepayment penalties or other fines; or
- the right of the Guarantor or its subsidiaries to distribute profits and income from the properties which serve as security for the respective loans (or future secured bonds or notes) may be restricted and may therefore limit the Group's ability to service its other obligations or distribute profits to its shareholders.

- If the bonds, notes, other debt instruments or one or more of the Group's other loans should become due as a result of an early termination or cross-default, Vonovia might be unable to refinance its liabilities as they become due, or might be able to do so only on less favourable terms.
- To secure its financial liabilities, Vonovia, under certain financing agreements (other than the bonds and unsecured notes and the working capital facility), has provided land charges and mortgages on properties owned by Group companies and has assigned, as security, claims under tenancy and leasing agreements, potential insurance claims and potential claims under real estate sales programmes. Vonovia has also pledged or agreed to pledge shares in certain Group companies as well as bank accounts to lenders. If Vonovia is unable to perform the obligations under its financing agreements, Vonovia's lenders could seize and realise collateral, including real estate, pledged shares and bank accounts, without further negotiations. This could cause Vonovia to lose parts of its real estate portfolio in a forced sale on economically unfavourable terms. Contractual restrictions limit the right to voluntarily sell properties ahead of a forced sale, which could have an amplified negative effect of such forced sale.
- Approximately 9.7% of all residential real estate units owned by the Group were built on the basis of hereditary building rights (*Erbbaurechte*). The consent of the legal owners is required for a registration of land charges and mortgages on these units as well as for their sale. Although the owners are legally required to grant such consent if and to the extent a requested encumbrance does not exceed a customary level (and in case of a sale, if the purchaser of the building to which the hereditary building right relates is also able and willing to fulfil the obligations under the hereditary building right), it is difficult and time-consuming to actually obtain these consents or to obtain them in the requested amount.

The materialisation of any of the aforementioned risks could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

The Guarantor's surplus revenues and possible future dividend payments are dependent on the profitability of its subsidiaries.

The Guarantor is a holding company that does not conduct its operating business itself but does so through its subsidiaries. To cover its running costs and to enable dividend payments, the Guarantor relies on, among other things, distributions that it receives from its subsidiaries and other investment interests, fees for management services provided or, as the case may be, scheduled repayments of loans it has granted to its subsidiaries. The distributions by the subsidiaries or their ability to provide surplus cash to the Guarantor within the scope of the group cash management depend, in turn, on the subsidiaries' operating results and surplus cash flows and their ability to transfer that cash under applicable law. There can be no assurance that such funds will be sufficient in the future to satisfy all payment obligations. If the funds are insufficient, Vonovia could be required to raise additional funds.

Vonovia will most likely refrain from paying dividends if available cash is insufficient for the payment thereof. If it should decide to borrow money to facilitate paying dividends, this could have material adverse effects on Vonovia's business and financial condition and results of operations.

Regulatory and Legal Risks

The Group's ability to increase rents is limited by German law which has become more restrictive in this regard.

The ability of landlords to increase rent under existing tenancy agreements is limited under German law. If the parties to a tenancy agreement have not agreed on a stepped rent (*Staffelmiete*) or an indexation of rents (*Indexmiete*) – which is permissible only in specific cases – and the tenant refuses to amend the tenancy agreement, a rent increase may be effected unilaterally only within the limits set forth below:

- Subject to statutory and contractual requirements and if the rent has remained unchanged during the 15 months preceding the intended increase, the landlord may exercise a right of contractual adjustment of up to the locally prevailing comparative levels of rent (*ortsübliche Vergleichsmiete*). The locally prevailing rents are generally set forth in rent indices (*Mietspiegel*), which are usually published by the respective municipalities every second year. If a particular rent index is produced according to accepted scientific principles and adopted by the municipality or by representatives of local tenants and landlords, the rent index is recognised as a so-called qualified rent index (*qualifizierter Mietspiegel*). Qualified rent indices, as opposed to simple rent indices, qualify by law as (rebuttable) presumptive evidence that the listed rent levels reflect the reference rent customary in the municipality. Generally, the rent may not be increased by more than 20% in three years (capping limit). Pursuant to the Tenancy Law Amendment Act (*Mietrechtsänderungsgesetz*), which entered into force on May 1, 2013, the capping limit may be reduced to 15% by the German federal states for those municipalities or parts of municipalities in which the supply of affordable housing is determined to be threatened. So far, ten German state governments (*Landesregierungen*) (Bavaria, Baden-Wuerttemberg, Berlin, Brandenburg, Bremen, Hamburg, Hesse, North Rhine-Westphalia, Rhineland-Palatinate and Schleswig-Holstein) have adopted such regulations to reduce the capping limit, and it remains possible that other state governments will do the same.
- In addition, the landlord may, subject to statutory or contractual requirements, shift costs for modernisation measures through which (i) sustainable energy savings (energy-related modernisation measures, *energetische Modernisierung*) are achieved or (ii) sustainable reductions in water consumption are produced or (iii) sustainable increases in the utility value (*Gebrauchswert*) of the rented property are achieved or (iv) permanent improvements to the housing conditions are achieved or for (v) modernisation measures that are conducted due to circumstances for which the landlord is not responsible and which do not qualify as maintenance measures, to the tenants by way of an increase of the annual rent in the amount of 11% of the cost incurred (less the costs that would have been incurred for maintenance measures anyway), unless the tenant can prove that the rent increase constitutes undue hardship. Following a rent increase, tenants may have a special termination right.
- Additional difficulties may arise if the respective municipality does not produce or publish rent indices – something municipalities are not obligated to do. If municipalities publish rent indices, they are required to update the rent indices every two years. If municipalities publish qualified rent indices they must adjust these for market trends every two years and produce a new qualified rent index at least every four years. Some municipalities regularly use longer intervals to update rent indices, which makes it difficult for landlords to adjust the rent to actual prevailing market levels. If municipalities do not publish rent indices, landlords may commission independent surveyor reports for assessing the appropriate rent level and adjusting the rent accordingly. Alternatively, both parties to a tenancy agreement may voluntarily agree on rent increases; such possibility may, however, not yield the desired results and may give the impression that the tenant is obliged to agree to higher rents.

Moreover, the act to curb rental increases on tight housing markets and to strengthen the principle in housing agency that the costs for the services of an agent must be borne by the commissioning party – Tenancy Law Revision Act (*Gesetz zur Dämpfung des Mietanstiegs auf angespannten Wohnungsmärkten und zur Stärkung des Bestellerprinzips bei der Wohnungsvermittlung – Mietrechtsnovellierungsgesetz*) which came into force on 1 June 2015 – limits rent increases and establishes maximum rent levels for new leases (so-called "rent ceiling" (*Mietpreisbremse*)). The Act limits rent increases for a period of five years for new leases to a maximum of 10% above the higher of the locally prevailing comparative rent level or the previous tenant's rent in municipalities or parts of municipalities in which the supply of affordable housing is determined to be threatened. New or fully modernised buildings are excluded from the limitation on rent increase at their first lease. For a period of five years from the date on which the Act came into force, the federal states may designate regions in which the rent ceiling shall apply and may enact ordinances to designate such regions until 2020. So far, Berlin, Brandenburg, Bremen,

Hamburg, Hesse, North Rhine-Westphalia, Bavaria, Rhineland-Palatinate, Baden-Wuerttemberg, Schleswig-Holstein and Thuringia have issued such ordinances under which the rent ceiling applies in certain regions. Lower Saxony is expected to also issue a similar ordinance in the course of the 2016. The limitations on rent increases arising from the rent ceiling may impair the value of the properties concerned which may have a significant negative impact on the value of Vonovia's real estate portfolio.

In addition, there are current political attempts to further limit a landlord's ability to pass on modernisation costs to tenants. The success of these attempts could adversely affect the Group's business.

Other changes in the European or German legal framework may further negatively impact the Group's ability to increase rents. Affordable housing is a political topic that attracts a high level of attention. Tightened rent restrictions may impair the Group's ability to increase rents, which in turn could have material adverse effects on its business, financial condition and results of operations.

Under German law, tenants enjoy substantial protection against termination and tenant eviction. In addition, Vonovia uses standardised tenancy agreements and standardised contract terms, which are closely scrutinised by German courts.

German law and German courts provide tenants with substantial protection against termination and tenant evictions. Extended leases or delayed evictions resulting from these protections can lead to substantial losses until the property is actually vacated.

In addition, Vonovia uses standardised tenancy agreements. Under German law, standardised contract terms are required to comply with the statutory law on general terms and conditions, which means that they are subject to rigid fairness control by the courts regarding their content and the way they are presented to the other contractual party by the person using them. As a general rule, standardised terms are invalid if they are not transparent, are not clearly worded, are unbalanced or discriminate against the other party. Due to the frequent changes in the legal framework, particularly as a result of court decisions relating to general terms and conditions, it is impossible to fully mitigate risks associated with the use of such standardised contractual terms. The various German Federal Court of Justice (*Bundesgerichtshof*) decisions regarding the invalidity of clauses concerning minor repairs (so-called decorative repairs), specifically those concerning the type and schedule of the tenant's performance of such repairs, are examples of a change in the legal framework. Recently, the Federal Court of Justice also decided that it is invalid to shift the burden of decorative repairs to the tenant if the apartment had been handed over without being renovated. The invalidity of such clauses causes the landlord to become responsible for maintenance measures and the increased costs incurred in connection therewith. Even if contracts are prepared with legal advice, it is difficult for Vonovia to avoid problems of this nature from the outset or in the future, as changes may continue to occur in the legal framework, particularly via case law. This makes it impossible for Vonovia to avoid the ensuing legal disadvantages.

Vonovia also uses standardised documents, standard form contracts and general terms and conditions (*allgemeine Geschäftsbedingungen*) for agreements other than tenancy agreements. If such documents, standard form contracts or terms and conditions contain provisions which are disadvantageous to Vonovia, or if clauses in such documents or contracts are declared invalid and replaced by statutory provisions which are unfavourable to Vonovia, a large number of standardised documents, standard form contracts or general terms and conditions could be affected. Additionally, standardised terms under German law have to comply with the statutory law on general terms and conditions, which means they are subject to a rigid review of incorporation and reasonableness of terms by the courts regarding their content, clarity and presentation. General terms and conditions are, as a general rule, interpreted against the user, and the review is even more rigid if they are used vis-à-vis consumers. As a general rule, general terms and conditions are invalid if they are not transparent, clearly worded, or if they are unbalanced or discriminate against the other party inappropriately. Due to the frequent changes to the legal framework, particularly with regard to case law on general terms and conditions, it is impossible to fully protect oneself against risks from the use of general terms and conditions. Even if documents, agreements and terms and conditions are prepared with legal advice, it is impossible for Vonovia to avoid problems of this nature from the outset or in the

future, as the changes may continue to occur in the legal framework, particularly via case law. This makes it impossible for Vonovia to avoid the ensuing legal disadvantages.

Any of the aforementioned risks could have material adverse effects on Vonovia's business, financial condition, cash flow and results of operations.

The Group's business is subject to the general legal framework in Germany. Any disadvantageous changes in the legal framework, such as mandatory environmental modernisation provisions, restrictions regarding modernisation measures or provisions (including taxes) that result in the incurrence of costs in the event of a property sale, may have adverse effects on the Group's business.

The Group's business is subject to the general legal framework that applies to housing, such as German tenancy law, as well as special provisions in other legislation, such as social, construction and historic preservation legislation. For example, pursuant to the Bavarian Act on Prohibition of Misuse of Housing Space (*Gesetz über das Verbot der Zweckentfremdung von Wohnraum*), the federal state of Bavaria has authorised municipalities in which the supply of affordable housing is perceived as being threatened to enact regulations that prohibit that (i) housing space remains vacant for a period exceeding three months, (ii) housing space is altered in a way that prevents its use for residential purposes, (iii) housing space is eliminated, and (iv) housing space is used predominantly for professional or commercial purposes. Some German federal states, such as Baden-Wuerttemberg, Berlin, Hamburg and North Rhine-Westphalia, and large cities like Munich have adopted regulations with the aforementioned or similar restrictions. For specific risks in connection with German tenancy law, see "*Regulatory and Legal Risks – The Groups ability to increase rents is limited by German law which has become more restrictive in this regard*" and "*Regulatory and Legal Risks - Under German law, tenants enjoy substantial protection against termination and tenant eviction. In addition, Vonovia uses standardised tenancy agreements and standardised contract terms, which are closely scrutinised by German courts*".

Any disadvantageous changes to German federal or state laws, or changes in the interpretation or application thereof, could thus have a negative effect on Vonovia. In particular, an expansion of tenant protection laws in connection with conversions of multi-family houses into condominiums could have negative effects on the sale of condominiums to investors. Changes to provisions governing the tenant's responsibility for ancillary costs (*Betriebskosten*) or modernisation investments could have an adverse effect on the profitability of the Group's investments and results of operations.

More restrictive environmental laws could also result in additional expenses for Vonovia. For example, with effect from 31 December 2013, owners of properties with a centralised hot water production facility have been obliged to test the level of potential legionella contamination and must repeat this test every three years, thereby causing them to incur additional costs only part of which can be passed on to the tenants. The same would hold true if the legal requirements relating to existing and permitted properties and their use were to become more onerous. Of particular significance are construction and environmental requirements. For example, the currently applicable version of the Energy Savings Ordinance (*Energieeinsparverordnung*), which was amended with effect from 1 May 2014, prescribes specified investments in renovation work aimed at reducing energy consumption (with respect to thermal insulation for instance) and requires the landlord or seller of a property to present an energy certificate that discloses the property's energy efficiency prior to the conclusion of a new tenancy or sale and purchase agreement. Furthermore, if a seller or landlord advertises the property via commercial media, the energy performance indicator of the respective property's existing energy certificate must be stated in the advertisement. Additionally, the amended ordinance requires the landlord to renovate the thermal insulation of the let building. For example, landlords of buildings with heating boilers that were installed prior to 1 January 1985 and that are used with liquid or gaseous fuel are required to exchange those boilers before 2015, and roofs need to meet a minimum heat insulation standard (see "*Risks Related to the Group's business - Vonovia is exposed to risks related to the structural condition of its properties and their modernisation and maintenance. Some of the Group's agreements require Vonovia to invest specified amounts in certain portfolios. Such requirements may lead to a sub-optimal funds allocation*").

For maintenance and modernisation measures to buildings, which are subject to historic preservation laws, the need to comply with the respective legal requirements could, due to conflicts with the objectives of historic preservation, lead to significant delays in the maintenance or modernisation process, or may result in an inability of the landlord to carry out particular maintenance or modernisation measures, or could generate significantly higher costs for the particular project. These factors could also have negative effects on the ability of the Group to sell or rent these properties or to use said properties as security for financing.

Any of these factors could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia could be subject to liability claims for several years after selling properties.

In connection with property sales, Vonovia usually makes representations, warranties and negative declarations of knowledge to the purchasers with respect to certain characteristics of the relevant properties. The resulting obligations usually continue to exist after the sale for a period of several years. In particular, Vonovia could be subject to claims for damages from purchasers, who could assert that Vonovia failed to meet its obligations, or that its representations were untrue. Vonovia could be required to make payments to the purchasers following legal disputes or litigation. If Vonovia has provided warranties to third parties in connection with modernisation and maintenance measures and claims are asserted against Vonovia because of defects, it is not always certain that Vonovia will have recourse against the companies that performed the work.

As a seller of properties, Vonovia is also liable to tenants for any breach of tenancy agreements by the purchaser under certain circumstances, even where Vonovia no longer has any control over the property. Moreover, Vonovia continues to be exposed to claims for breach of contract even if the purchaser resells the property and the subsequent purchaser breaches any tenancy agreement. If, however, Vonovia notifies the tenant of the change in ownership and the tenant fails to avail itself of the opportunity to terminate the tenancy agreement at the earliest permitted termination date, Vonovia is, in general, released from liability. As a rule, when selling properties, Vonovia informs all tenants in writing of the change in landlord either alone or together with the purchaser. Such release from liability does not apply to security deposits (*Mietsicherheiten*) provided by the tenants. If the tenant is unable to receive its security deposit from the purchaser of the property, the liability to repay such security deposit remains with the seller.

Legal or settlement costs, including the costs of defending lawsuits, whether justified or not, as well as potential damages associated with liability for properties that Vonovia has sold, could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

The control and prevention mechanisms of the Group's compliance structure may not have been, or may not be, sufficient to adequately protect Vonovia from all legal or financial risks. Cases of irregularities could lead to official investigations or third-party claims against the Group, which, in turn, could have material adverse effects on the Group's business, net assets, financial condition, cash flow, results of operations and reputation.

To protect Vonovia against legal risks and other potential harm, Vonovia implemented a Group-wide code of conduct on the basis of an agreement with the works council in 2010. This binding policy addresses matters such as conduct, corruption prevention, conflicts of interest, information and data protection, discrimination, environmental protection and protection of company property and applies to all employees and the members of the Management Board. Moreover, Vonovia has introduced a mandatory code of conduct for its major business partners. Legal and compliance risks are addressed by the Group's risk management.

In February 2014, the Management Board adopted a compliance guideline with the goal of implementing a best-practice compliance management system ("CMS") as well as harmonizing and updating all existing rules. As part of the CMS, all compliance competencies are assumed by the Guarantor's general counsel as acting compliance officer who reports to the Management Board. The compliance structure acquired as part of the Gagfah Takeover was transitioned to the Group-wide CMS.

There can be no assurance, however, that the aforementioned compliance arrangements will be sufficient to completely prevent any unauthorised practices, legal infringements or corruption within the Group. Any failure in compliance could have material adverse effects on the Group's net assets, financial condition, cash flow, results of operations and reputation.

Tax Risks

Vonovia is subject to the general tax environment in Germany. The Group's tax burden in relation to the future tax treatment of dividend payments, current or future tax assessments, tax audits or court proceedings may increase due to changes in tax laws or changes in the application or interpretation thereof.

Vonovia is subject to the general tax environment in Germany. The Group's tax burden depends on various aspects of tax laws, as well as their application and interpretation. Amendments to tax laws, for example, an increase of statutory tax rates, may have a retroactive effect and their application or interpretation by tax authorities or courts may change. Furthermore, court decisions are occasionally limited to their specific factual circumstances by tax authorities by way of non-application decrees. This may also increase the Group's tax burden. The Group's tax risks include:

Tax Structure of the Group

As a holding company, the Guarantor's ability to distribute dividends depends to a large extent on dividend payments by its subsidiaries. Among other things, these intra-group distributions are subject to withholding tax (*Kapitalertragsteuer*) on multiple intra-group levels. No assurance can be given that the taxation of intra-group distributions may not negatively affect Vonovia's ability to pay dividends in the future.

Tax Assessments

As some Group entities have historically been late in filing their tax declarations, no tax assessments have been received for some of the Group's companies in recent years. The unavailability of more recent tax assessments increases the uncertainty regarding the tax authorities' interpretations of applicable tax laws for these periods and increases the uncertainty that these interpretations may differ from the Group's interpretations. Any tax assessments that deviate from the Group's expectations could lead to an increase in the Group's tax burden and, additionally, could give rise to interest payable on the additional amount of taxes at a rate of 6% p.a. during a period beginning 15 months after the end of the calendar year in which the relevant tax emerged and ending upon issuance of the tax assessment notice. However, with a view to mitigate such interest risks, Group entities have calculated their tax burdens based on the annual financial statements and have paid prior to the beginning of the interest period, any taxes expected to be outstanding, taking into account already paid tax prepayments.

Tax Audits

Group entities are regularly subject to tax audits in Germany. The Group's most recent tax audit with regard to entities of the Group (excluding entities of the Gagfah Group) was completed in 2013 and covered the fiscal years up to and including 2004. The most recent tax audit with regard to entities of the Gagfah Group was completed in 2014 and covered the fiscal years up to and including 2007. These tax audits and other investigations conducted by the competent tax authorities could result in the assessment of additional taxes. This may be the case, in particular, with respect to changes in the Group's shareholding structure, other reorganisation measures or impairment on properties with regard to which tax authorities could take the view that they ought to be disregarded for tax purposes or otherwise lead to a tax liability. Further, expenses, particularly interest expenses, could be treated as non-deductible, or RETT could be assessed. In addition, tax-consolidated groups (*steuerliche Organschaften*) could be deemed invalid, for instance if one or more profit and loss pooling agreements are considered void, as not having been properly executed or if other requirements for tax-consolidated groups are not recognised. These circumstances could lead to an increase in the Group's tax obligations and could result in interest on back tax payments. Vonovia has established provisions for risks associated with audits based on its past experience. These provisions, however, may prove to be insufficient and when paid may negatively impact cash flow.

Judicial Tax Proceedings

Group entities are or may become party to judicial tax proceedings. The outcome of such tax proceedings may not be predictable and may be detrimental to the Group.

The materialisation of any of these risks could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

A transfer of 95% or more of the shares in the Guarantor or in a subsidiary within a five-year period may trigger RETT.

The Group is functionally divided into service or management companies on the one hand and property companies on the other. RETT is potentially triggered in Germany if, within any period of five years, at least 95% of the shares of a corporation or at least 95% of the interests in a partnership, each holding real estate properties, or at least 95 % of the shares in the Guarantor are directly or indirectly transferred from the current shareholders or partners to new shareholders or partners. In the event of such a transfer, the real estate owning companies would have to pay RETT in an amount of up to 6.5%, or such higher tax rate as may be applicable at the relevant time, of the properties' value as determined in accordance with applicable tax laws.

Various third parties held 5.1% of the ownership rights in each of the Group's significant property holding subsidiaries (hereinafter referred to as "**Third-Party Shareholders**"). Due to a change in law in June 2013, which introduced an economic approach to determine the percentage of a property or a property holding entity acquired by a purchaser, it cannot be ruled out that this new economic approach will also lead to a wider interpretation of direct and indirect transfers of shares in companies or partnership interests by a court or the competent tax authorities in the future. However, there can be no assurance that courts or the competent tax authorities will deem the structure of participations of Third-Party Shareholders to be sufficient to prevent RETT from being triggered, particularly in the event that the current Third-Party Shareholders sell their stakes to other parties that are deemed to be controlled by the Guarantor.

Through its acquisition of the shares of Gagfah in connection with a takeover offer for all Gagfah shares (the "**Gagfah Shares**") to all shareholders of Gagfah (the "**Gagfah Shareholders**"), which was completed on 28 May 2015, Vonovia acquired 93.8% of Gagfah, a holding company with investments in corporations and partnerships with properties throughout Germany. Based on external tax advice received, Vonovia expects that its acquisition of the Gagfah Shares in connection with the Gagfah Takeover Offer should not trigger any RETT liability. However, given the complexity and the scope of the transaction, the acquisition of the Gagfah Shares may nevertheless entail unforeseen adverse tax consequences, it cannot be ruled out that the tax authorities and fiscal courts will not share the Guarantor's view on the tax treatment of the acquisition of the Gagfah Shares. If the acquisition of the Gagfah Shares were to trigger any RETT liability, such liability would generally be calculated on the basis of the fair value multiplied by the applicable tax rate. Such RETT rate differs between the German federal States and currently ranges between 3.5% and 6.5%. The fair value of rental residential properties is calculated taking into account the contractually agreed rent for the use of the developed property for a period of twelve months. In the fiscal year 2014, the annual rent for the entire portfolio of Gagfah amounted to approximately EUR 582 million. However, it remains possible that the annual rent shown in such annual report deviates from the contractually agreed rent defined in section 186 of the German Valuation Act (*Bewertungsgesetz*)).

In addition, in the recent past Vonovia acquired other substantial real estate portfolios, in particular through the DeWAG Acquisition, the Vitus Group Takeover and the Gagfah, Franconia and SÜDEWO Takeovers. These acquisitions were structured, on the basis of tax advice the Guarantor received, in a way so as to avoid triggering any significant RETT liability. However, it remains possible that the tax authorities and fiscal courts will not share Vonovia's view on the tax treatment of these acquisitions, and this may result in significant tax burdens.

In addition, Vonovia has a multi-level structure. Due to this structure, the internal restructurings that Vonovia conducted in the past few years gave rise to complex tax and legal issues. This structure will also continue to increase the legal complexity of corporate restructurings that Vonovia may intend to conduct in the future. There can be no assurance that none of these transactions has led or will lead to negative tax consequences.

The materialisation of any of these risks could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

The tax authorities might not accept all tax deductions for interest payments in the past due to uncertainties regarding German regulation of earning stripping rules. Further, the Group's tax burden may increase as a consequence of the acquisition of the Gagfah Shares and other past acquisitions of real estate portfolios or a future change in the Guarantor's shareholder structure and/or corporate structure.

Several tax rules in Germany restrict the tax deductibility of interest expenses for corporate income and trade tax purposes. Such rules have been amended significantly on several occasions in the recent past. As part of the German Company Tax Reform (*Unternehmenssteuerreform*), Germany abolished the regulation of shareholder debt financing in 2008 and introduced the so-called earning stripping rules (*Zinsschranke*) to limit the deductibility of interest expenses for German tax purposes. According to the earning stripping rules, the tax deductibility of interest expenses depends, among other things, on the difference between interest income and interest expenses, the general tax structure of the Group, the annual tax EBITDA and the tax EBITDA of previous years and on whether the equity ratios of the group (specified for these purposes) and of particular branches within this group do not differ significantly from each other. As a general rule, the tax deductibility of interest expenses is limited to 30% of the tax EBITDA for the relevant fiscal year, unless certain exceptions apply. For example: interest expense is fully deductible where (i) the interest expense exceeding a business' interest income is less than EUR 3 million (*de minimis rule*); (ii) the business in question does not belong to a group, i.e., it does not have to be consolidated with other businesses (the "**Stand-Alone Clause**"); or (iii) the equity ratio test is met, i.e., the equity ratio of the business in question is by no more than a maximum of 2 percentage points lower than the equity ratio of the consolidated group (the "**Escape Clause**"). However, the Stand-Alone Clause and the Escape Clause can be applied only if no detrimental shareholder loan (*Gesellschafterdarlehen*) within the meaning of section 8a para. 2 and 3 of the German Corporate Income Tax Act (*Körperschaftsteuergesetz*) exists. To the extent that 30% of the tax EBITDA is not used for a deduction of interest expenses, the remaining amount can be carried forward for up to five years.

Certain Group entities (including the former Gagfah Group entities) have relied on the Escape Clause in the past and have been able to achieve a nearly full deduction of interest expenses, except for fiscal year 2009. As the interpretation of the earning stripping rules is not entirely clear and no fiscal year in which the earning stripping rules apply has yet been audited, it cannot be ruled out that the German tax authorities will deny the application of the Escape Clause by the Group's entities. If such risk were to materialise, the deductibility of interest expenses owed under existing and possibly future debt would be restricted to 30% of the tax EBITDA for the respective financial year, thus increasing the tax burden.

The DeWAG Acquisition, the Vitus Group Takeover, the Gagfah Takeover, the Franconia Takeover and the SÜDEWO Takeover as well as the capital and financing measures undertaken by Vonovia in connection with these acquisitions add complexity to the financing structure of the Group and will change the Group's equity ratios. This could lead to an increase in non-deductible interest expenses of the Group in the future and thereby increase the Group's tax burden. This would have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Taxable capital gains arising out of sale of real property may not be completely offset by tax transfer of built-in gains.

Under the German Income Tax Act (*Einkommensteuergesetz*), the possibility of a tax-neutral transfer of built-in gains (*stille Reserven*) to newly acquired or constructed properties within a certain period of time is available, subject to certain conditions for a disposal of the property (section 6b of the German Income Tax Act (*Einkommensteuergesetz*)). The taxable capital gain realised upon sale of the properties can either be deducted from the costs of acquisition or production (as determined for tax purposes) of the new property in the same fiscal year or used for setting up a reserve ("**6b Reserve**") and for a later deduction from the costs of acquisition or production (as determined for tax purposes) of new properties acquired or constructed in the near future. If the 6b Reserve is

not utilised within four years (or, under certain conditions, within six years), then generally it has to be dissolved, thereby increasing the taxable income. In addition, in such case the taxable income is increased by 6% for each full fiscal year for which the 6b Reserve existed.

Vonovia has restructured, acquired or disposed of a significant amount of its portfolio in the past few years and may continue to pursue this strategy in the future. These transactions are generally subject to income tax. However, subject to certain conditions, the relevant capital gains can be transferred according to section 6b of the German Income Tax Act. Based, *inter alia*, on binding information from the competent tax authorities, the Group's management believes that built-in gains in sufficient amounts can be transferred in order to be able to offset capital gains that arose from these transactions in the past.

However, if these assumptions turn out to be wrong or if the competent tax authorities decide otherwise, Vonovia may be unable to transfer in a tax-neutral manner capital gains arising out of past or, as the case may be, future disposals of property.

Further, on 16 April 2015, the European Court of Justice ruled in case C-591/13 (European Commission versus Federal Republic of Germany) that section 6b of the German Income Tax Act is incompatible with Article 49 of the Treaty on the Functioning of the European Union and Article 31 of the Agreement on the European Economic Area of 2 May 1992. While this ruling extends the application of section 6b of the German Income Tax Act also to newly acquired or newly produced capital assets forming part of the assets of a permanent establishment located within the territory of the European Union or the European Economic Area, it cannot be ruled out that this decision will prompt legislative review as to the justifications of this tax benefit. Such review may result in a partial or full repeal of section 6b of the German Income Tax Act. Any change in the scope or applicability of section 6b of the German Income Tax Act may result in Vonovia being no longer able to offset taxable capital gains arising out of sale of real property by a transfer of built-in gains, which may lead to an increase of Vonovia's tax burden.

The materialisation of any of these risks could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia may, due to past or future changes in its ownership structure, not be able to make use of its tax loss carry-forwards and interest carry-forwards.

As of 31 December 2014, *i.e.*, prior to the acquisition of the Gagfah Shares by the Guarantor which might be considered to be a harmful acquisition by the tax authorities (see below), the entities which today belong to the Vonovia Group (disregarding entities acquired in the Franconia Transactions) recognised corporate income tax loss carry-forwards in the amount of EUR 3.6 billion (EUR 1.8 billion thereof attributable to entities belonging to the Gagfah Group), trade tax loss carry-forwards in the amount of EUR 1.8 billion (EUR 0.9 billion thereof attributable to entities belonging to the Gagfah Group) and interest carry-forwards in the amount of EUR 0.3 billion (EUR 0.3 billion thereof attributable to entities belonging to the Gagfah Group).

These tax loss carry-forwards and interest carry-forwards may, subject to certain restrictions, reduce future taxable income and taxable trade profit. However, unused tax loss carry-forwards and interest carry-forwards will be lost at the level of the Guarantor and its direct and indirect subsidiaries if, within a period of five years, more than 50% of the shares or voting rights of the Guarantor will be transferred directly or indirectly to an acquirer (or any party related to the acquirer or a group of acquirers whose interests are aligned) or a comparable event occurs. If, directly or indirectly, more than 25% up to and including 50% of the shares or voting rights are transferred to an acquirer (or any party related to the acquirer or a group of acquirers whose interests are aligned), the loss carry-forwards and interest carry-forwards and the accrued losses pertaining to the current fiscal year are lost only in proportion to the shares or voting rights transferred. It cannot be ruled out that past or future changes in Vonovia's ownership structure did result or will result in a full or partial loss of these tax loss carry-forwards and interest carry-forwards. However, loss carry-forwards will be retained despite any harmful acquisition of shares to the extent that such loss carry-forwards do not exceed the acquired company's built-in gains (*stille Reserven*) taxable in Germany existing at the time of the transfer ("**Built-in Gains Clause**").

The Guarantor believes that the acquisition of the Gagfah Shares by the Guarantor constituted a harmful acquisition which may generally result in the full or partial loss of Gagfah Group's tax loss carry-forwards and interest carry-forwards. Nevertheless, the Guarantor assumes that it will be able to retain the majority of the tax loss carry-forwards and interest carry-forwards of entities belonging to the former Gagfah Group due to the applicability of the Built-in Gains Clause. However, no assurance can be given as to whether and to what extent the fiscal authorities will agree with the Guarantor's view that, at the time of acquisition of the Gagfah Shares, there were sufficient built-in gains (*stille Reserven*) taxable in Germany to retain most part of Gagfah Group's tax loss carry-forwards and interest carry-forwards.

Since the shares of the Guarantor are freely traded in the regulated market segment (*Regulierter Markt*) of the Frankfurt Stock Exchange (*Frankfurter Wertpapierbörse*) with simultaneous admission to the sub-segment of the regulated market (Prime Standard), a harmful acquisition may take place as a result of daily exchange trading without the Guarantor being able to influence it.

The materialisation of any of these risks could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Significant reorganisations that the Group has undergone in the past may result in an additional tax burden.

In the tax years not yet audited, Vonovia underwent significant reorganisations, involving, among other things, the transfer of legal or beneficial title to real estate. In certain transactions which could potentially be seen as a direct or indirect transfer of legal or beneficial title to a property, binding information was issued by the tax authorities. However, given the complexity and the scope of these transactions, they may nevertheless entail unforeseen tax consequences that may have adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia is subject to certain tax risks in connection with the refinancing of the GRAND securitisation.

In December 2012, Vonovia refinanced the collateralised real estate funding notes (the "**REF Notes**") that were issued and sold by the Group to German Residential Asset Note Distributor P.L.C. ("**GRAND**") in the course of a complex securitisation transaction in 2006. Since real estate was transferred, it cannot be ruled out that negative tax consequences have been triggered under certain laws. Therefore, the GRAND restructuring may result in significant adverse tax consequences for the Guarantor.

Vonovia changed the terms of various classes of REF Notes and converted some of these notes into subordinated Class "S" REF Notes in consideration of tax advice. Nevertheless, it cannot be ruled out that negative tax consequences may be triggered by the changes made to the REF Notes.

Certain taxes may be levied on the Group in Germany in connection with the transfer of properties as part of the GRAND restructuring. A part of the Group's real property portfolio has been transferred to newly established partnerships (the transfer of properties is hereinafter referred to as the "**McKinley Split**" and the new entities are referred to as the "**McKinley New Subsidiaries**").

Before entering into the GRAND restructuring, Vonovia assessed and sought tax advice with respect to several general tax risks, including the risk that (i) potential trade tax losses in one of the Group's subsidiaries cannot be offset by the profits of another McKinley New Subsidiary or the profits of its partners, (ii) RETT may be triggered upon the sale and transfer of the assets to the McKinley New Subsidiaries, (iii) RETT may be triggered by future changes in the shareholder structure of the Group, (iv) the McKinley Split or previous restructurings of the portfolio may result in a retroactive loss of the tax exemption used for the transfer of real estate in preparation for and in the course of the securitisation transaction in 2006, (v) the transfer of the real property to the McKinley New Subsidiaries may trigger VAT (*Umsatzsteuer*) or require an input tax adjustment (*Vorsteuerkorrektur*), and (vi) the change of general partners and limited partners of the Group's property holding partnerships may result in taxable capital gains. Nevertheless, no assurance can be given that these tax risks will not result in material adverse tax consequences.

Based on the audited fixed assets movement schedules (*Anlagespiegel*) of Deutsche Annington Vermögensgesellschaft mbH & Co. KG, Deutsche Annington Bestands GmbH & Co. KG and Deutsche Annington Bewirtschaftungs GmbH & Co. KG, most of the real estate has been owned by these companies since 1 January 2006 and thus may qualify for the beneficial treatment specified in section 6b of the German Income Tax Act (*Einkommensteuergesetz*).

However, no assurance can be given that built-in gains (*stille Reserven*) have accrued at the level of Deutsche Annington Beteiligungsverwaltungs GmbH ("**DABG**") and will be transferrable to the McKinley New Subsidiary in order to offset capital gains from the real property transfers in connection with the McKinley Split.

The McKinley Split structure aims at enabling the McKinley New Subsidiaries to make use of the Escape Clause by ensuring that sufficient equity exists for the McKinley New Subsidiaries to have an equity ratio that corresponds to the equity ratio of DABG for purposes of the earning stripping rules. Nevertheless, no assurance can be given that the McKinley New Subsidiaries will continue to be able to rely on the Escape Clause.

If any of the Group's tax-related assumptions related to the refinancing of the GRAND securitisation should prove to be wrong or if the competent tax authorities decide in contradiction to the Group's position, the Group's tax burden may increase significantly. This could have material adverse effects on the Group's business, financial condition, cash flow or results of operations.

It cannot be excluded that the fiscal authorities will not recognise the existence of a VAT consolidated group for some entities of the Vonovia Group.

The past acquisitions and inclusion in the scope of consolidation of Vonovia's VAT consolidated group (*umsatzsteuerliche Organschaft*) have resulted and will result in a significant extension of such scope of consolidation. In view of the increased complexity of the Group's structure associated therewith and due to unresolved legal questions in connection with the conditions for a VAT consolidated group, it is impossible to eliminate the risk that the fiscal authorities will decline to recognise the existence of a VAT consolidated group at least for some of the Group's entities. This would result in intragroup services being subject to VAT, which may trigger a considerable VAT liability and interest on back-tax payments. This could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Vonovia is subject to possible future changes in the taxation of enterprises in Germany and in the European Union.

There are currently several initiatives being considered at both the German and the European Union level which could have an effect on the taxation of German enterprises. The initiatives relate, *inter alia*, to changes to the limitation of interest deductions in connection with hybrid financial instruments and the establishment of a common consolidated corporate income tax base. As the initiatives are still at an early stage of the consideration process, it is presently uncertain whether and to what extent the suggested changes will eventually be implemented and whether and to what extent they may have a negative effect on the Group's financial conditions and results of operations.

If these risks were to materialise, they could have material adverse effects on the Group's business, financial condition, cash flow and results of operations.

Passive Foreign Investment Company Considerations Relevant to US Holders.

The Guarantor may be treated as a passive foreign investment company (a "**PFIC**") for US federal income tax purposes. In general, a non-US corporation is a PFIC if, in any taxable year, either (1) at least 75% of its gross income is passive income or (2) at least 50% of its assets (based on quarterly averaging) are assets that produce or are to produce passive income, in each case taking into account such corporation's proportionate share of the income and assets of any subsidiaries, in which the corporation owns at least a 25% share. The proportion of the Guarantor's real property that currently is treated as producing or held to produce passive income for this purpose, and thus the Guarantor's status as a PFIC, is uncertain. Whether an entity is a PFIC is determined annually. Therefore, even if the Guarantor is not a PFIC for the year in which the V Offer Shares are issued, the Guarantor

could become a PFIC for subsequent years based on changes in its assets or value thereof, including the value of its goodwill as indicated by its market capitalisation, or on changes in its activities or in the structure through which it holds its assets.

Risk factors relating to Notes

The Notes may not be a suitable investment for all investors.

Potential investors should consider whether an investment in the Notes is appropriate in their respective circumstances and should consult with their legal, business, and tax advisors to determine the consequences of an investment in the Notes and to get their own idea about the investment.

An investment in the Notes is only suitable for investors who

- (i) possess sufficient knowledge and experience in financial and business matters to make a meaningful evaluation of the chances and risks of an investment in the Notes and the information contained or incorporated by reference into the Prospectus or any supplement thereto and any applicable Final Terms;
- (ii) have access to, and knowledge of, appropriate analytical tools to evaluate such chances and risks in the context of the potential investor's particular financial situation and to evaluate the impact the Notes will have on their overall investment portfolio;
- (iii) understand thoroughly the terms of the relevant Notes and are familiar with the behaviour of the financial markets;
- (iv) are capable of bearing the economic risk of an investment in the Notes until the maturity of the relevant Notes, including where the currency for principal or interest payments is different from the potential investor's currency;
- (v) know that it may not be possible to dispose of the Notes for a substantial period of time, if at all before maturity, and;
- (vi) are able to evaluate (either alone or with the help of a financial advisor) possible scenarios for economic, interest rate and other factors that may affect its investment and ability to bear the applicable risks.

The market-value of Notes with fixed interest rates is dependent on market interest rates.

A Holder of a fixed interest rate Note carries the risk that the prices of the Notes can fall as a result of changes in the interest rate on the market. While the nominal interest rate of a Note with a fixed interest rate is fixed for the entire duration of such Notes, the current interest rate on the capital market (**market interest rate**) typically changes on a daily basis. As the market interest rate changes, the price of a Note with a fixed interest rate also changes - but in the opposite direction. If the market interest rate increases, the price of a Note with a fixed interest rate typically falls until the yield of such Note approximately equals the market interest rate. If the market interest rate decreases, the price of a fixed interest rate Note typically increases, until the yield of such Note is approximately equal to the market interest rate. If the Holder of a Note with a fixed interest rate holds them until maturity, changes of the market interest rate will be irrelevant, as the Notes will be redeemed at a fixed redemption amount, which is normally the nominal amount of such Notes.

A holder of a Note with floating interest rate is exposed to the risk of fluctuating interest rate levels and uncertain interest income.

Notes with a floating interest rate can be a volatile investment. A Holder of a Note with a floating interest rate is exposed to the risk of fluctuating interest rate levels and uncertain interest earnings. Interest rate fluctuations make it impossible to determine the profitability of Notes with floating interest rates in advance.

Floating interest rate Notes may be structured to include caps or floors, or any combination of those features. The effect of a cap is that the amount of interest will never rise above and beyond the predetermined cap, so that the

holder will not be able to benefit from any actual favourable development beyond the cap. The yield could therefore be considerably lower than that of similar floating interest rate Notes without a cap.

Investors in Notes with floating interest rates should bear in mind that neither the current nor the historical level of the relevant floating interest rate is an indication of the future development of such floating interest rate during the term of any Note.

If the Notes are redeemed prior to maturity, a Holder of such Notes is exposed to the risk of a lower yield than expected.

Unless otherwise specified in the relevant Final Terms in regard to a certain Series of Notes, the Issuer may redeem all outstanding Notes for reason of minimal outstanding amount (if provided for in the relevant Final Terms) or if the Issuer is obligated to pay additional amounts in respect to the Notes due to withholding or deduction or on account of, any current or future taxes or any other dues imposed, levied, collected, or withheld by or on behalf of The Netherlands, or if the Guarantor is obligated to pay additional amounts in respect to the Guarantee due to withholding or deduction or on account of, any current or future taxes or any other duties imposed, levied, collected, or withheld by or on behalf of Germany, or for its account or from or for the account of an area municipality authorised to raise taxes or an agency in The Netherlands or in Germany. In addition, the Issuer - if it is so specified in the relevant Final Terms in regard to a certain Series of Notes that these can be redeemed at the Issuer's option in certain circumstances - may optionally choose to redeem the Notes if the prevailing interest rates are relatively low or, if applicable, to redeem the Notes early in case of an event described in more detail in the applicable Final Terms (reason for an early redemption). If the Notes are redeemed prior to maturity, a Holder of such Notes is exposed to the risk that due to such early redemption his investment will have a lower than expected yield. In such circumstances, the investor might possibly not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as that of the relevant Notes.

Holders are subject to the risk of a partial or total failure of the Issuer or the Guarantor to make interest and/or redemption payments.

Any person who purchases the Notes is relying on the creditworthiness of the Issuer and the Guarantor and has no rights against any other person. Holders are subject to the risk of a partial or total failure of the Issuer or the Guarantor to make interest and/or redemption payments that the Issuer or the Guarantor is obliged to make under the Notes or the Guarantee, respectively. The worse the creditworthiness of the Issuer or the Guarantor, the higher the risk of loss (see also "*Risks relating to the Guarantor*" above). A materialisation of the credit risk may result in partial or total failure of the Issuer or the Guarantor to make interest and/or redemption payments under the Notes or the Guarantee, respectively.

In addition, even if the likelihood that the Issuer or the Guarantor will be in a position to fully perform all obligations under the Notes or the Guarantee, respectively, when they fall due actually has not decreased, market participants could nevertheless be of that opinion. Market participants may in particular be of such opinion if market participants' assessment of the creditworthiness of corporate debtors in general or debtors operating in the industries sector adversely change. If any of these risks occur, third parties would only be willing to purchase the Notes for a lower price than before the materialisation of said risk. The market value of the Notes may therefore decrease.

There is no active public trading market for the Notes.

Application has been made to the Luxembourg Stock Exchange for the Notes issued under this Programme to be admitted to trading on the Regulated Market of the Luxembourg Stock Exchange, which is a regulated market for the purposes of Directive 2004/39/EC on Markets in Financial Instruments, and to be listed on the official list of the Luxembourg Stock Exchange. In addition, the Programme provides that the Notes may be listed on other or further stock exchanges or may not be listed at all. Regardless of whether the Notes are listed or not, there can be no assurance regarding the future development of a market for the Notes or the ability of Holders to sell their Notes or the price at which Holders may be able to sell their Notes. If such a market were to develop, the Notes could trade at prices that may be higher or lower than the initial offering price depending on many factors, including

prevailing interest rates, Vonovia's operating results, the market for similar securities and other factors, including general economic conditions, performance and prospects, as well as recommendations of securities analysts. The liquidity of, and the trading market for, the Notes may also be adversely affected by declines in the market for debt securities generally. Such a decline may affect any liquidity and trading of the Notes independent of Vonovia's financial performance and prospects. If Notes are not listed on any exchange, pricing information for such Notes may, however, be more difficult to obtain which may affect the liquidity of the Notes adversely. In an illiquid market, an investor might not be able to sell Notes at any time at fair market prices. The possibility to sell Notes might additionally be restricted by country specific reasons. A buyer of a Note must therefore be prepared to retain the Notes until the day of maturity or final redemption.

An investment in the Notes may be subject to the risk of inflation.

The inflation risk is the risk of future money depreciation. The real yield from an investment is reduced by inflation. The higher the rate of inflation, the lower the real yield on the Notes. If the inflation rate is equal to or higher than the nominal yield, the real yield is zero or even negative.

The Notes and the Guarantee will be effectively subordinated to Vonovia Group's debt to the extent such debt is secured by assets that are not also securing the Notes.

Although the Terms and Conditions of the Notes and the Guarantee require the Guarantor and its Material Subsidiaries to secure the Notes equally if they provide security for the benefit of Capital Markets Indebtedness, the requirement to provide equal security to the Notes is subject to a number of significant exceptions and carve-outs as set out in detail in the Terms and Conditions of the Notes. To the extent the Guarantor or any of its subsidiaries provides security interest over their assets for the benefit of other debt without also securing the Notes, the Notes and the Guarantee will be effectively junior to such debt to the extent of such assets. As a result of the foregoing, holders of (present or future) secured debt of Vonovia Group may recover disproportionately more on their claims than the Holders in an insolvency, bankruptcy or similar proceeding. The Issuer and the Guarantor may not have sufficient assets remaining to make payments under the Notes or the Guarantee, respectively.

The Notes and the Guarantee restrict, but do not eliminate, Vonovia Group's ability to incur additional debt, create liens or take other action that could negatively impact the Holders.

The Terms and Conditions of the Notes and the Guarantee restrict Vonovia Group's ability to incur additional indebtedness and to create liens on its assets by requiring the maintenance of certain loan-to-value, interest coverage and unencumbered asset ratios. In addition, the Terms and Conditions of the Notes permit Holders to require the Issuer to redeem or, at the Issuer's option, repurchase the Notes upon the occurrence of a change of control event relating to the Guarantor. However, these restrictions and undertakings may nonetheless allow the Guarantor and its subsidiaries to incur significant additional (secured or unsecured) indebtedness, to grant additional security for the benefit of existing and future indebtedness and to enter into transactions, including reorganisations, mergers, acquisitions and other similar corporate transactions that may adversely affect the Holders. As a result of the foregoing, the Issuer and the Guarantor may not have sufficient assets to make payments on the Notes or the Guarantee, respectively.

There may be transaction costs and/or charges in connection with the purchase or sale of the Notes.

When the Notes are purchased or sold, several types of incidental costs (including transaction fees and commissions) are incurred in addition to the purchase or sale price of the Note. Credit institutions as a rule charge commissions which are either fixed minimum commissions or pro-rata commissions, depending on the order value. To the extent that additional - domestic or foreign - parties are involved in the execution of an order, including but not limited to domestic dealers or brokers in foreign markets, Holders may also be charged for the brokerage fees, commissions and other fees and expenses of such parties (third party costs). These incidental costs may significantly reduce or eliminate any profit from holding the Notes.

The income under the Notes may be reduced by taxes.

Potential purchasers and sellers of the Notes should be aware that they may be required to pay taxes or other documentary charges or duties in accordance with the laws and practices of the country where the Notes are transferred or other jurisdictions. In some jurisdictions, no official statements of the tax authorities or court decisions may be available for financial instruments such as the Notes. Potential investors are advised not to rely on the tax discussions contained in this Prospectus but to ask for their own tax advisor's advice on their individual taxation with respect to the acquisition, sale and redemption of the Notes. Only these advisors are in a position to duly consider the specific situation of the potential investor.

The development of market prices of the Notes depends on various factors.

The market value of the Notes is influenced by a change in the creditworthiness (or the perception thereof) of the Issuer or the Guarantor and by the credit rating of the Guarantor and a number of other factors including market interest and rate of return and the remaining time until the day of maturity.

The development of market prices of the Notes depends on various factors, such as changes of market interest rate levels, the policies of central banks, overall economic developments, inflation rates or the lack of or excess demand for the relevant type of Note. The Holders are therefore exposed to the risk of an unfavourable development of market prices of their Notes which materialise if the Holders sell the Notes prior to the maturity of such Notes. If a holder of Notes decides to hold the Notes until final maturity, the Notes will be redeemed at the amount set out in the relevant Final Terms.

The trading market for debt securities may be volatile and may be adversely impacted by many events.

The market for debt securities issued by the Issuer is influenced by a number of interrelated factors, including economic, financial and political conditions and events in Germany as well as economic conditions and, to varying degrees, market conditions, interest rates, currency exchange rates and inflation rates in other European and other industrialised countries. There can be no assurance that events in Germany, Europe or elsewhere will not cause market volatility or that such volatility will not adversely affect the price of the Notes or that economic and market conditions will not have any other adverse effect. Accordingly, the price at which a Holder will be able to sell its Notes prior to maturity may be at a discount, which could be substantial, from the issue price or the purchase price paid by such Holder.

Credit ratings may not reflect all risks and are subject to change.

Ratings assigned to the Guarantor by rating agencies are an indicator of the Guarantor's ability to meet its obligations under the Guarantee in a timely manner. The lower the assigned rating is on the respective scale the higher the respective rating agency assesses the risk that obligations will not be met at all or not be met in a timely manner. The market value of the Notes from time to time is likely to be dependent upon the level of credit rating assigned to the long-term debt of the Guarantor. Rating agencies may change, suspend or withdraw their ratings at short notice. A rating's change, suspension or withdrawal may affect the price and the market value of the outstanding Notes. An investor may thus incur financial disadvantages, as he may not be able to sell the Notes at a fair price. The ratings may not reflect the potential impact of all risks related to the structure, market and additional factors discussed herein, and other factors that may affect the value of the Notes. A credit rating is not a recommendation to buy, sell or hold securities and may be revised or withdrawn by the rating agency at any time.

No assurance can be given as to the impact of any possible judicial decision or change of laws or administrative practices after the date of this Prospectus.

The Terms and Conditions of the Notes are based on the laws of the Federal Republic of Germany in effect as at the date of this Prospectus. No assurance can be given as to the impact of any possible judicial decision or change to German law or administrative practice or the official application or interpretation of German law after the date of this Prospectus.

A potential investor may not rely on the Issuer, the Guarantor, the Dealers or any of their respective affiliates in connection with its determination as to the legality of its acquisition of the Notes.

Each potential investor in the Notes must determine, based on its own independent review and such professional advice as it deems appropriate under the circumstances, that its acquisition of the Notes is fully consistent with its (or if it is acquiring the Notes in a fiduciary capacity, the beneficiary's) financial needs, objectives and condition, complies and is fully consistent with all investment policies, guidelines and restrictions applicable to it (whether acquiring the Notes as principal or in a fiduciary capacity) and is a fit, proper and suitable investment for it (or if it is acquiring the Notes in a fiduciary capacity, for the beneficiary), notwithstanding the clear and substantial risks inherent in investing in or holding the Notes.

A potential investor may not rely on the Issuer, the Guarantor, the Dealers or any of their respective affiliates in connection with its determination as to the legality of its acquisition of the Notes or as to the other matters referred to above.

Without independent review and advice, an investor may not adequately understand the risks inherent with an investment in the Notes and may lose parts or all of his capital invested without taking such or other risks into consideration before investing in the Notes.

Although the occurrence of specific change of control events will permit Holders to require redemption or repurchase of the Notes, the Issuer may not be able to redeem or repurchase such Notes.

Upon the occurrence of specific change of control events, the Holders will have the right to require the redemption or, at the option of the Issuer, to require repurchase of all of their Notes at their principal amount, plus accrued and unpaid interest. The Issuer's or the Guarantor's ability to redeem or repurchase Notes upon such a change of control event will be limited by its access to funds at the time of the redemption or repurchase. Upon a change of control event, the Guarantor may be required to immediately repay the outstanding principal, any accrued interest on and any other amounts owed by it under other debt outstanding. The source of funds for these repayments would be the available cash or cash generated from other sources. However, there can be no assurance that there will be sufficient funds available upon a change of control event to make these repayments and any required redemption or repurchases of tendered Notes.

In case of certain Events of Default, each Series of Notes will only be redeemable if Holders of at least 10 per cent of the aggregate principal amount of the respective Series of Notes then outstanding declare such Series of Notes due and payable. Such declaration of acceleration may be rescinded by majority resolution of the Holders of such Series of Notes.

The Terms and Conditions of each Series of Notes provide that, in case of certain events of default, any notice declaring the respective Series of Notes due and payable shall become effective only when the Paying Agent has received default notices from Holders representing at least 10 per cent of the aggregate principal amount of such Series of Notes then outstanding. In addition, under the German Act on Debt Securities (*Schuldverschreibungsgesetz* – "**SchVG**"), even if a default notice had been given by a sufficient number of Holders of the respective Series of Notes, the Holders of such Series of Notes could rescind such acceleration by majority resolution within three months. A simple majority of votes would be sufficient for a resolution on the rescission of such acceleration but, in any case, more Holders would have to consent to a rescission than have delivered default notices.

Holders should be aware that, as a result, they may not be able to accelerate any Series of Notes upon the occurrence of certain events of default, unless the required quorum of Holders with respect to such Series of Notes delivers default notices and such acceleration is not rescinded by majority resolution of the Holders of such Series of Notes.

The Terms and Conditions and the terms of the Guarantee, including the terms of payment of principal and interest, can be amended by a Holders' resolution and any such resolution will be binding for all Holders of the respective Series of Notes. Any such resolution may effectively be passed with the consent of less than a majority of the aggregate principal amount of any Series of Notes outstanding.

The Terms and Conditions of each Series of Notes or the Guarantee may be amended or other measures relating to such Notes or the Guarantee may be taken by majority resolution of the Holders of such Notes. The voting process under the Terms and Conditions of the Notes will be governed in accordance with the SchVG, pursuant to which the required participation of Holder votes (*quorum*) is principally set at 50 per cent of the aggregate principal amount of outstanding Notes of the respective Series in a vote without a meeting. In case there is no sufficient quorum in the vote without a meeting, there is no minimum quorum requirement in a second meeting or voting on the same resolution (unless the resolution to be passed requires a qualified majority, in which case Holders representing at least 25 per cent of outstanding notes by principal amount must participate in the meeting or voting). As the relevant majority for Holders' resolutions is generally based on votes cast, rather than on principal amount of Notes of the respective Series outstanding, the aggregate principal amount such Notes required to vote in favour of an amendment will vary based on the Holders' votes participating. Therefore, a Holder is subject to the risk of being outvoted by a majority resolution of such Holders and losing rights towards the Issuer or the Guarantor against his will in the event that Holders holding a sufficient aggregate principal amount of the relevant Series of Notes participate in the vote and agree to amend the Terms and Conditions or the terms of the Guarantee of such Series of Notes or on other matters relating to the Notes or the Guarantee by majority vote in accordance with the Terms and Conditions of the Notes and the SchVG.

Since no Holders' Representative will be appointed as from the issue date of Notes, it will be more difficult for Holders to take collective action with respect to the Notes and the Guarantee.

No initial Holders' Representative will be appointed under the Terms and Conditions of the Notes. Any appointment of a Holders' Representative for any Series of Notes post issuance of the Notes will, therefore, require a majority resolution of the Holders of each Series of Notes.

If a Holders' Representative has been appointed by majority resolution of the Holders, it is possible that a Holder may be deprived of its individual right to pursue and enforce its rights under the Terms and Conditions against the Issuer or the Guarantor, if such right was passed to the Holders' Representative by majority vote who is then exclusively responsible to claim and enforce the rights of all the Holders.

Notes may be denominated in a currency other than Euro.

A Holder of Notes denominated in a currency other than Euro is particularly exposed to the risk of changes in currency exchange rates which may affect the yield of such Notes. Changes in currency exchange rates result from various factors such as macro-economic factors, speculative transactions and interventions by central banks and governments. A change in the value of any foreign currency against the Euro, for example, will result in a corresponding change in the Euro value of Notes denominated in a currency other than Euro and a corresponding change in the Euro value of interest and principal payments made in a currency other than Euro in accordance with the terms of such Notes. If the underlying exchange rate falls and the value of the Euro correspondingly rises, the price of the Notes and the value of interest and principal payments made thereunder expressed in Euro falls. In addition, government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable currency exchange rate. As a result, Holders may receive less interest or principal than expected.

Exchange rate risks and exchange controls.

Potential investors should bear in mind that an investment in the Notes involves currency risks. This presents certain risks relating to currency conversions if a Holder's financial activities are denominated principally in a currency or currency unit (the "**investor's currency**") other than the specified currency of a Series of Notes. These include the risk that exchange rates may change significantly (including changes due to devaluation of the specified currency of the Notes or revaluation of the investor's currency) and the risk that authorities with jurisdiction over

the investor's currency may impose or modify exchange controls. An appreciation in the value of the investor's currency relative to the specified currency of the Notes would decrease (i) the investor's currency-equivalent yield on the Notes, (ii) the investor's currency equivalent value of the principal payable on the Notes and (iii) the investor's currency-equivalent market value of the Notes.

In addition, government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable currency exchange rate. As a result, Holders may receive less interest or principal than expected, or no interest or principal.

Payments on the Notes may be subject to U.S. withholding under the Foreign Account Tax Compliance Act.

Sections 1471 through 1474 of the U.S. Internal Revenue Code of 1986 (or "**FATCA**") imposed a reporting regime and, potentially, a 30 % withholding tax with respect to (i) certain payments from sources within the United States, (ii) "**foreign passthru payments**" made to certain non-U.S. financial institutions that do not comply with this new reporting regime, and (iii) payments to certain investors that do not provide identification information with respect to interests issued by a participating non-U.S. financial institution. While the Notes are in global form and held within Euroclear Bank SA/NV. or Clearstream Banking, *société anonyme* (together the "**ICSDs**"), in all but the most remote circumstances, it is not expected that FATCA will affect the amount of any payment received by the ICSDs. However, FATCA may affect payments made to custodians or intermediaries in the subsequent payment chain leading to the ultimate investor if any such custodian or intermediary generally is unable to receive payments free of FATCA withholding. It also may affect payment to any ultimate investor that is a financial institution that is not entitled to receive payments free of withholding under FATCA, or an ultimate investor that fails to provide its broker (or other custodian or intermediary from which it receives payment) with any information, forms, other documentation or consents that may be necessary for the payments to be made free of FATCA withholding. Investors should choose the custodians or intermediaries with care (to ensure each is compliant with FATCA or other laws or agreements related to FATCA) and provide each custodian or intermediary with any information, forms, other documentation or consents that may be necessary for such custodian or intermediary to make a payment free of FATCA withholding. Investors should consult their own tax adviser to obtain a more detailed explanation of FATCA and how FATCA may affect them. The Issuer's obligations under the Notes are discharged once it has paid the common depositary or common safekeeper for the ICSDs, and the Issuer has therefore no responsibility for any amount thereafter transmitted through the ICSDs and custodians or intermediaries. Prospective investors should refer with respect to FATCA to the section "*Taxation - Foreign Account Tax Compliance Act*".

The Financial Transactions Tax could apply to certain dealings in the Notes.

On 14 February 2013, the European Commission published a proposal for a directive for a common financial transactions tax ("**FTT**") in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (the "**participating Member States**"). The FTT as proposed by the European Commission could, if introduced, apply to certain dealings in the Notes in certain circumstances, in particular where at least one party is a financial institution. The FTT, if introduced, could apply to persons both within and outside of the participating Member States. As a result, Holders may be burdened with additional costs for the execution of transactions with the Notes. Prospective investors should refer with respect to the FTT to the section "*Taxation - The proposed financial transactions tax (FTT)*".

RESPONSIBILITY STATEMENT

Vonovia Finance B.V. (the "**Issuer**") and Vonovia SE (the "**Guarantor**" and, together with all consolidated subsidiaries, "**Vonovia**" or the "**Vonovia Group**" or the "**Group**") are solely responsible for the information given in this Prospectus and for the information which will be contained in the Final Terms. Each of the Issuer and the Guarantor hereby declares that, having taken all reasonable care to ensure that such is the case, the information contained in this Prospectus and will be contained in the Final Terms for which it is responsible, is, to the best of its knowledge, in accordance with the facts and contains no omission likely to affect its import.

CONSENT TO THE USE OF THE PROSPECTUS

Each Dealer and/or each further financial intermediary subsequently reselling or finally placing Notes issued under the Programme is entitled to use the Prospectus in the Grand Duchy of Luxembourg ("**Luxembourg**"), Germany, Austria, The Netherlands for the subsequent resale or final placement of the relevant Notes during the respective offer period (as determined in the applicable Final Terms) during which subsequent resale or final placement of the relevant Notes can be made, provided however, that the Prospectus is still valid in accordance with Article 11 of the Luxembourg Prospectus Law. The Issuer accepts responsibility for the information given in this Prospectus also with respect to such subsequent resale or final placement of the relevant Notes.

The Prospectus may only be delivered to potential investors together with all supplements published before such delivery. Any supplement to the Prospectus is available for viewing in electronic form on the website of the Luxembourg Stock Exchange (www.bourse.lu) as well as on the website of Vonovia (www.vonovia.de). When using the Prospectus, each Dealer and/or relevant further financial intermediary must make certain that it complies with all applicable laws and regulations in force in the respective jurisdictions.

In the event of an offer being made by a Dealer and/or a further financial intermediary the Dealer and/or the further financial intermediary, shall provide information to investors on the terms and conditions of the Notes at the time of that offer.

Any Dealer and/or a further financial intermediary using the Prospectus shall state on its website that it uses the Prospectus in accordance with this consent and the conditions attached to this consent.

GENERAL DESCRIPTION OF THE PROGRAMME

General

Under this EUR 8,000,000,000 Debt Issuance Programme, the Issuer may from time to time issue notes (the "**Notes**") to one or more of the following Dealers: Barclays Bank PLC, Commerzbank Aktiengesellschaft, Credit Suisse Securities (Europe) Limited, J.P. Morgan Securities plc ("**J.P. Morgan**"), Merrill Lynch International, Morgan Stanley & Co. International plc, Société Générale, UniCredit Bank AG and any additional Dealer appointed under the Programme from time to time by the Issuer, which appointment may be for a specific issue ("**Dealer of the Day**") or on an ongoing basis (together, the "**Dealers**"). J.P. Morgan acts also as arranger in respect of the Programme (the "**Arranger**"). The maximum aggregate principal amount of the Notes outstanding at any one time under the Programme will not exceed EUR 8,000,000,000 (or its equivalent in any other currency). The Issuer may increase the amount of the Programme in accordance with the terms of the Dealer Agreement from time to time.

The Notes will have the benefit of a guarantee given by the Guarantor (the "**Guarantee**"). The Guarantee constitutes an irrevocable, unsecured and unsubordinated obligation of the Guarantor ranking *pari passu* with all other unsecured and unsubordinated obligations of the Guarantor. The Guarantee will be governed by German law.

Notes may be issued on a continuing basis to one or more of the Dealers. Notes may be distributed by way of public offer or private placement and, in each case, on a syndicated or non-syndicated basis. The method of distribution of each tranche ("**Tranche**") will be stated in the relevant final terms (the "**Final Terms**"). In case of Notes listed on the Luxembourg Stock Exchange, the Final Terms will be displayed on the website of the Luxembourg Stock Exchange (www.bourse.lu). One or more Tranches may form a series of Notes ("**Series**").

Notes may be issued at par or a discount to or a premium over par, as stated in the relevant Final Terms. The minimum denomination of the Notes issued will be EUR 1,000 or an amount in any other currency which is at least equivalent on the issue date. The Notes will be offered to qualified investors pursuant to the Prospectus Directive and/or non-qualified investors, as stated in the relevant Final Terms.

The Notes issued under this Base Prospectus will be issued as fixed or floating rate Notes.

A reference rate may be any one or more of EURIBOR (the European Interbank Offered Rate), LIBOR (the London Interbank Offered Rate) or any other interest or other rate that appears on a reference page.

For the avoidance of doubt the content of any website referred to in this Prospectus does not form part of this Prospectus.

The yield for Notes with fixed interest rates will be calculated by the use of the ICMA method, which determines the effective interest rate of notes taking into account accrued interest on a daily basis.

Application has been made to the Luxembourg Stock Exchange for Notes issued under this Programme to be admitted to trading on the Regulated Market of the Luxembourg Stock Exchange (which is a regulated market for the purposes of Directive 2004/39/EC on Markets in Financial Instruments) and to be listed on the Official List of the Luxembourg Stock Exchange. The Programme provides that Notes may be listed on other or further stock exchanges, as may be agreed upon between the Issuer and the relevant Dealer(s) in relation to each issue. Notes may further be issued under the Programme which will not be listed on any stock exchange.

Under the Luxembourg Prospectuses Law, prospectuses relating to money market instruments having a maturity at issue of less than 12 months and complying also with the definition of securities are not subject to the approval provisions of Part II of such law.

Notes will be accepted for clearing through one or more Clearing Systems as specified in the applicable Final Terms. These systems will include those operated by Clearstream Banking AG, Clearstream Banking, *société anonyme* and Euroclear Bank SA/NV as operator of the Euroclear system.

Deutsche Bank Luxembourg SA will act as Listing Agent ("**Listing Agent**") and Deutsche Bank Aktiengesellschaft will act as fiscal agent (the "**Fiscal Agent**") and paying agent (the "**Paying Agent**") under the Programme.

Issue Procedures

General

The Issuer and the relevant Dealer(s) will agree on the terms and conditions applicable to each particular Tranche of Notes (the "**Conditions**"). The Conditions will be constituted by the Terms and Conditions of the Notes set forth below (the "**Terms and Conditions**") as further specified by the Final Terms.

Options for sets of Terms and Conditions

A separate set of Terms and Conditions applies to each type of Notes, as set forth below. The Final Terms provide for the Issuer to choose between the following Options:

- Option I - Terms and Conditions for Notes with fixed interest rates; and
- Option II - Terms and Conditions for Notes with floating interest rates.

Documentation of the Conditions

The Issuer may document the Conditions of an individual issue of Notes in either of the following ways:

- The Final Terms shall be completed as set out therein. The Final Terms shall determine which of Option I or Option II, including certain further options contained therein, respectively, shall be applicable to the individual issue of Notes by replicating the relevant provisions and completing the relevant placeholders of the relevant set of Terms and Conditions as set out in the Prospectus in the Final Terms. The replicated and completed provisions of the set of Terms and Conditions alone shall constitute the Conditions, which will be attached to each global note representing the Notes of the relevant Tranche. This type of documentation of the Conditions will be required where the Notes are publicly offered, in whole or in part, or are to be initially distributed, in whole or in part, to non-qualified investors.
- Alternatively, the Final Terms shall determine which of Option I or Option II and of the respective further options contained in each of Option I and Option II are applicable to the individual issue by referring to the relevant provisions of the relevant set of Terms and Conditions as set out in the Prospectus only. The Final Terms will specify that the provisions of the Final Terms and the relevant set of Terms and Conditions as set out in the Prospectus, taken together, shall constitute the Conditions. Each global note representing a particular Tranche of Notes will have the Final Terms and the relevant set of Terms and Conditions as set out in the Prospectus attached.

Determination of Options / Completion of Placeholders

The Final Terms shall determine which of the Option I or Option II shall be applicable to the individual issue of Notes. Each of the sets of Terms and Conditions of Option I or Option II contains also certain further options (characterised by indicating the respective optional provision through instructions and explanatory notes set out either on the left of or in square brackets within the text of the relevant set of Terms and Conditions as set out in the Prospectus) as well as placeholders (characterised by square brackets which include the relevant items) which will be determined by the Final Terms as follows:

Determination of Options

The Issuer will determine which options will be applicable to the individual issue either by replicating the relevant provisions in the Final Terms or by reference of the Final Terms to the respective sections of the relevant set of Terms and Conditions as set out in the Prospectus. If the Final Terms do not refer to an alternative or optional provision or such alternative or optional provision is not replicated therein it shall be deemed to be deleted from the Conditions.

Completion of Placeholders

The Final Terms will specify the information with which the placeholders in the relevant set of Terms and Conditions will be completed. In the case the provisions of the Final Terms and the relevant set of Terms and Conditions, taken together, shall constitute the Conditions the relevant set of Terms and Conditions shall be deemed to be completed by the information contained in the Final Terms as if such information were inserted in the placeholders of such provisions.

All instructions and explanatory notes and text set out in square brackets in the relevant set of Terms and Conditions and any footnotes and explanatory text in the Final Terms will be deemed to be deleted from the Conditions.

Controlling Language

As to the controlling language of the respective Conditions, the following applies:

- In the case of Notes (i) publicly offered, in whole or in part, in Germany, or (ii) initially distributed, in whole or in part, to non-qualified investors in Germany, German will be the controlling language. If, in the event of such public offer or distribution to nonqualified investors, however, English is chosen as the controlling language, a German language translation of the Conditions will be available from the principal offices of the Fiscal Agent and the Issuer, as specified on the back cover of this Prospectus.
- In other cases the Issuer will elect either German or English to be the controlling language.

TERMS AND CONDITIONS OF THE NOTES

TERMS AND CONDITIONS OF THE NOTES - INTRODUCTION

The Terms and Conditions of the Notes (the "**Terms and Conditions**") are set forth below for two options:

Option I comprises the set of Terms and Conditions that apply to Tranches of Notes with fixed interest rates.

Option II comprises the set of Terms and Conditions that apply to Tranches of Notes with floating interest rates.

The set of Terms and Conditions for each of these Options contains certain further options, which are characterised accordingly by indicating the respective optional provision through instructions and explanatory notes set out either on the left of or in square brackets within the set of Terms and Conditions. In the Final Terms the Issuer will determine, which of the Option I or Option II including certain further options contained therein, respectively, shall apply with respect to an individual issue of Notes, either by replicating the relevant provisions or by referring to the relevant options.

To the extent that upon the approval of the Prospectus the Issuer does not have knowledge of certain items which are applicable to an individual issue of Notes, this Prospectus contains placeholders set out in square brackets which include the relevant items that will be completed by the Final Terms.

[In the case the Final Terms applicable to an individual issue only refer to the further options contained in the set of Terms and Conditions for Option I or Option II, the following applies: The provisions of these Terms and Conditions apply to the Notes as completed by the terms of the final terms which is attached hereto (the "**Final Terms**"). The blanks in the provisions of these Terms and Conditions which are applicable to the Notes shall be deemed to be completed by the information contained in the Final Terms as if such information were inserted

EMISSIONSBEDINGUNGEN DER SCHULDVERSCHREIBUNGEN - EINFÜHRUNG

Die Emissionsbedingungen für die Schuldverschreibungen (die "**Emissionsbedingungen**") sind nachfolgend in zwei Optionen aufgeführt:

Option I umfasst den Satz der Emissionsbedingungen, der auf Tranchen von Schuldverschreibungen mit fester Verzinsung Anwendung findet.

Option II umfasst den Satz der Emissionsbedingungen, der auf Tranchen von Schuldverschreibungen mit variabler Verzinsung Anwendung findet.

Der Satz von Emissionsbedingungen für jede dieser Optionen enthält bestimmte weitere Optionen, die entsprechend gekennzeichnet sind, indem die jeweilige optionale Bestimmung durch Instruktionen und Erklärungen entweder links von dem Satz der Emissionsbedingungen oder in eckigen Klammern innerhalb des Satzes der Emissionsbedingungen bezeichnet wird. In den Endgültigen Bedingungen wird die Emittentin festlegen, welche der Option I oder Option II (einschließlich der jeweils enthaltenen bestimmten weiteren Optionen) für die einzelne Emission von Schuldverschreibungen Anwendung findet, indem entweder die betreffenden Angaben wiederholt werden oder auf die betreffenden Optionen verwiesen wird.

Soweit die Emittentin zum Zeitpunkt der Billigung des Prospektes keine Kenntnis von bestimmten Angaben hatte, die auf eine einzelne Emission von Schuldverschreibungen anwendbar sind, enthält dieser Prospekt Platzhalter in eckigen Klammern, die die maßgeblichen durch die Endgültigen Bedingungen zu vervollständigenden Angaben enthalten.

[Im Fall, dass die Endgültigen Bedingungen, die für eine einzelne Emission anwendbar sind, nur auf die weiteren Optionen verweisen, die im Satz der Emissionsbedingungen der Option I oder Option II enthalten sind, ist folgendes anwendbar: Die Bestimmungen dieser Emissionsbedingungen gelten für diese Schuldverschreibungen so, wie sie durch die Angaben der beigefügten endgültigen Bedingungen (die "**Endgültigen Bedingungen**") vervollständigt werden. Die Platzhalter in den auf die Schuldverschreibungen anwendbaren Bestimmungen

in the blanks of such provisions; alternative or optional provisions of these Terms and Conditions as to which the corresponding provisions of the Final Terms are indicated as "not applicable" shall be deemed to be deleted from these Terms and Conditions; and all provisions of these Terms and Conditions which are inapplicable to the Notes (including instructions, explanatory notes and text set out in square brackets) shall be deemed to be deleted from these Terms and Conditions, as required to give effect to the terms of the Final Terms. Copies of the Final Terms may be obtained free of charge at the specified office of the Fiscal Agent and at the principal office of the Guarantor provided that, in the case of Notes which are not listed on any stock exchange, copies of the relevant Final Terms will only be available to Holders of such Notes.]

dieser Emissionsbedingungen gelten als durch die in den Endgültigen Bedingungen enthaltenen Angaben ausgefüllt, als ob die Platzhalter in den betreffenden Bestimmungen durch diese Angaben vervollständigt wären; alternative oder wählbare Bestimmungen dieser Emissionsbedingungen, deren Entsprechungen in den Endgültigen Bedingungen sind als "nicht anwendbar" gekennzeichnet, gelten als aus diesen Emissionsbedingungen gestrichen; sämtliche auf die Schuldverschreibungen nicht anwendbaren Bestimmungen dieser Emissionsbedingungen (einschließlich der Anweisungen, Anmerkungen und der Texte in eckigen Klammern) gelten als aus diesen Emissionsbedingungen gestrichen, so dass die Bestimmungen der Endgültigen Bedingungen Geltung erhalten. Kopien der Endgültigen Bedingungen sind kostenlos bei der bezeichneten Geschäftsstelle des Fiscal Agent sowie bei der Hauptgeschäftsstelle der Garantin erhältlich; bei nicht an einer Börse notierten Schuldverschreibungen sind Kopien der betreffenden Endgültigen Bedingungen allerdings ausschließlich für die Gläubiger solcher Schuldverschreibungen erhältlich.]

TERMS AND CONDITIONS OF THE NOTES - OPTION I

NOTES WITH A FIXED INTEREST RATE

Terms and Conditions that apply to Notes with fixed interest rates

§ 1 CURRENCY, DENOMINATION, FORM, CERTAIN DEFINITIONS

- (1) *Currency; Denomination.* This issue of notes (the "**Notes**") of Vonovia Finance B.V., a private company with limited liability incorporated in The Netherlands (the "**Issuer**"), is being issued in the aggregate principal amount [*In case the Global Note is an NGN the following applies:* (subject to § 1(6)] of [*Specified Currency*] [*aggregate principal amount*] (in words: [*aggregate principal amount in words*]) in denominations of [*Specified Currency*] [*Specified Denomination*] (the "**Specified Denomination**") on [*Issue Date*] (the "**Issue Date**").
- (2) *Form.* The Notes are being issued in bearer form.
- (3) *Temporary Global Note - Exchange.*
 - (a) The Notes are initially represented by a temporary global note (the "**Temporary Global Note**") without coupons. The Temporary Global Note will be exchangeable for Notes in Specified Denominations represented by a permanent global note (the "**Permanent Global Note**") and, together with the Temporary Global Note, the "**Global Notes**") without coupons. [*In the case of Euroclear and CBL and if the Global Note is an NGN the following applies:* The details of such exchange shall be entered in the records of the ICSD (as defined below).] The Temporary Global Note and the Permanent Global Note shall each be signed by two authorised signatories of the Issuer and shall each be authenticated by or on behalf of the Fiscal Agent. Definitive certificates representing individual Notes and interest coupons will not be issued.

Emissionsbedingungen für Schuldverschreibungen mit fester Verzinsung

§ 1 WÄHRUNG, STÜCKELUNG, FORM, BESTIMMTE DEFINITIONEN

- (1) *Währung; Stückelung.* Diese Emission von Schuldverschreibungen (die "**Schuldverschreibungen**") der Vonovia Finance B.V., einer in den Niederlanden errichteten Gesellschaft mit beschränkter Haftung (die "**Emittentin**") wird am [*Begebungstag*] (der "**Begebungstag**") im Gesamtnennbetrag [*falls die Globalurkunde eine NGN ist gilt folgendes:* (vorbehaltlich § 1(6))] von [*Festgelegte Währung*] [*Gesamtnennbetrag*] (in Worten: [*Gesamtnennbetrag in Worten*]) in einer Stückelung von [*Festgelegte Währung*] [*Festgelegte Stückelung*] (die "**Festgelegte Stückelung**") begeben.
- (2) *Form.* Die Schuldverschreibungen lauten auf den Inhaber.
- (3) *Vorläufige Globalurkunde - Austausch.*
 - (a) Die Schuldverschreibungen sind anfänglich durch eine vorläufige Globalurkunde (die "**Vorläufige Globalurkunde**") ohne Zinsscheine verbrieft. Die Vorläufige Globalurkunde wird gegen Schuldverschreibungen in den Festgelegten Stückelungen, die durch eine Dauerglobalurkunde (die "**Dauerglobalurkunde**" und, zusammen mit der Vorläufigen Globalurkunde, die "**Globalurkunden**") ohne Zinsscheine verbrieft sind, ausgetauscht. [*Im Fall von Euroclear und CBL und wenn die Globalurkunde eine NGN ist gilt folgendes:* Die Einzelheiten eines solchen Austausches werden in die Register der ICSD (wie nachstehend definiert) eingetragen.] Die Vorläufige Globalurkunde und die Dauerglobalurkunde tragen jeweils die eigenhändigen Unterschriften ordnungsgemäß bevollmächtigter Vertreter der Emittentin und sind jeweils von dem Fiscal Agent oder in dessen Namen mit einer Kontrollunterschrift versehen.

Einzelurkunden und Zinsscheine werden nicht ausgegeben.

- (b) The Temporary Global Note shall be exchanged for the Permanent Global Note on a date (the "**Exchange Date**") not later than 180 days after the Issue Date of the Notes. The Exchange Date shall not be earlier than 40 days after the Issue Date. Such exchange shall only be made upon delivery of certifications to the effect that the beneficial owner or owners of the Notes is not a U.S. person (other than certain financial institutions or certain persons holding Notes through such financial institutions). Payment of interest on Notes represented by a Temporary Global Note will be made only after delivery of such certifications. A separate certification shall be required in respect of each such payment of interest. Any such certification received on or after the 40th day after the Issue Date of the Notes will be treated as a request to exchange the Temporary Global Note pursuant to this § 1(3)(b). Any Notes delivered in exchange for the Temporary Global Note shall be delivered only outside of the United States (as defined in § 1[(7)]).
- (b) Die Vorläufige Globalurkunde wird an einem Tag (der "**Austauschtag**") gegen die Dauerglobalurkunde ausgetauscht, der nicht mehr als 180 Tage nach dem Begebungstag der Schuldverschreibungen liegt. Der Austausch tag wird nicht weniger als 40 Tage nach dem Begebungstag liegen. Ein solcher Austausch darf nur nach Vorlage von Bescheinigungen erfolgen, wonach der oder die wirtschaftlichen Eigentümer der Schuldverschreibungen keine U.S.-Personen sind (ausgenommen bestimmte Finanzinstitute oder bestimmte Personen, die Schuldverschreibungen über solche Finanzinstitute halten). Solange die Schuldverschreibungen durch eine Vorläufige Globalurkunde verbrieft sind, werden Zinszahlungen erst nach Vorlage solcher Bescheinigungen vorgenommen. Eine gesonderte Bescheinigung ist für jede solche Zinszahlung erforderlich. Jede Bescheinigung, die am oder nach dem 40. Tag nach dem Begebungstag der Schuldverschreibungen eingeht, wird als ein Ersuchen behandelt werden, die Vorläufige Globalurkunde gemäß diesem § 1(3)(b) auszutauschen. Schuldverschreibungen, die im Austausch für die Vorläufige Globalurkunde geliefert werden, dürfen nur außerhalb der Vereinigten Staaten (wie in § 1[(7)] definiert) geliefert werden.
- (4) *Clearing System.* Each Global Note will be kept in custody by or on behalf of the Clearing System until all obligations of the Issuer under the Notes have been satisfied. "**Clearing System**" means [*in case of more than one Clearing System, the following applies*: each of] the following: [Clearstream Banking AG, Frankfurt am Main ("**CBF**") [Clearstream Banking, société anonyme Luxembourg ("**CBL**") [and] [Euroclear Bank SA/NV Brussels ("**Euroclear**") and any successor in such capacity. [*In the case of CBL and Euroclear as Clearing System the following applies*: "**International Central Securities Depository**" or "**ICSD**" means each of CBL and Euroclear (together, the "**ICSDs**")].
- (4) *Clearingsystem.* Jede Globalurkunde wird solange von einem oder im Namen eines Clearingsystems verwahrt, bis sämtliche Verbindlichkeiten der Emittentin aus den Schuldverschreibungen erfüllt sind. "**Clearingsystem**" bedeutet [*bei mehr als einem Clearingsystem gilt folgendes*: jeweils] folgendes: [Clearstream Banking AG, Frankfurt am Main ("**CBF**") [Clearstream Banking, société anonyme, Luxemburg ("**CBL**") [und] [Euroclear Bank SA/ NV Brüssel ("**Euroclear**") sowie jeder Funktionsnachfolger. [*Im Falle von CBL oder Euroclear als Clearingsystem, gilt folgendes*: "**International Central Securities Depository**" oder "**ICSD**" bezeichnet jeweils CBL und Euroclear (zusammen die "**ICSDs**")].

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is an NGN, the following applies: The Notes are issued in new global note ("NGN") form and are kept in custody by a common safekeeper on behalf of both ICSDs.]

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is a CGN, the following applies: The Notes are issued in classical global note ("CGN") form and are kept in custody by a common depository on behalf of both ICSDs.]

- (5) *Holder of Notes.* "**Holder**" means any holder of a proportionate co-ownership or other beneficial interest or right in the Notes.

[In the case the Global Note is an NGN, the following applies:

- (6) *Records of the ICSDs.* The principal amount of Notes represented by the Global Note shall be the aggregate amount from time to time entered in the records of both ICSDs. The records of the ICSDs (which expression means the records that each ICSD holds for its customers which reflect the amount of such customer's interest in the Notes) shall be conclusive evidence of the principal amount of Notes represented by the Temporary Global Note or the Permanent Global Note, as the case may be, and, for these purposes, a statement issued by an ICSD stating the principal amount of Notes so represented at any time shall be conclusive evidence of the records of the relevant ICSD at that time.

On any redemption or payment of an installment or interest being made in respect of, or purchase and cancellation of, any of the Notes represented by the Global Note the Issuer shall procure that details of any redemption, payment or purchase and cancellation (as the case may be) in respect of the Global Note shall be entered pro rata in the records of the ICSDs and, upon any such entry being made, the principal amount of the Notes recorded in the records of the ICSDs and represented by the Global Note shall be reduced

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine NGN ist gilt folgendes: Die Schuldverschreibungen werden in Form einer New Global Note ("NGN") ausgegeben und von einem Common Safekeeper im Namen beider ICSDs verwahrt.]

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine CGN ist gilt folgendes: Die Schuldverschreibungen werden in Form einer Classical Global Note ("CGN") ausgegeben und von einer gemeinsamen Verwahrstelle im Namen beider ICSDs verwahrt.]

- (5) *Gläubiger von Schuldverschreibungen.* "**Gläubiger**" bezeichnet jeden Inhaber eines Miteigentumsanteils oder anderen vergleichbaren Rechts an den Schuldverschreibungen.

[Falls die Globalurkunde eine NGN ist, gilt folgendes:

- (6) *Register der ICSDs.* Der Nennbetrag der durch die Globalurkunde verbrieften Schuldverschreibungen entspricht dem jeweils in den Registern beider ICSDs eingetragenen Gesamtbetrag. Die Register der ICSDs (unter denen man die Register versteht, die jeder ICSD für seine Kunden über den Betrag ihres Anteils an den Schuldverschreibungen führt) sind schlüssiger Nachweis über den Nennbetrag der durch die Vorläufige Globalurkunde bzw. die Dauerglobalurkunde verbrieften Schuldverschreibungen und eine zu diesen Zwecken von einem ICSD jeweils ausgestellte Bestätigung mit dem Nennbetrag der so verbrieften Schuldverschreibungen ist zu jedem Zeitpunkt ein schlüssiger Nachweis über den Inhalt des Registers des jeweiligen ICSD.

Bei Rückzahlung oder Zahlung einer Rückzahlungsrate oder Zinszahlung bezüglich der durch die Globalurkunde verbrieften Schuldverschreibungen bzw. bei Kauf und Entwertung der durch die Globalurkunde verbrieften Schuldverschreibungen stellt die Emittentin sicher, dass die Einzelheiten über jede Rückzahlung und Zahlung bzw. Kauf und Entwertung bezüglich der Globalurkunden anteilig in die Register der ICSDs eingetragen werden, und nach dieser Eintragung vom

by the aggregate principal amount of the Notes so redeemed or purchased and cancelled or by the aggregate amount of such installment so paid.

On an exchange of a portion only of the Notes represented by a Temporary Global Note, the Issuer shall procure that details of such exchange shall be entered pro rata in the records of the ICSDs.]

[(7)] *United States*. For the purposes of these Terms and Conditions "**United States**" means the United States of America (including the States thereof and the District of Columbia) and its possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and Northern Mariana Islands).

§ 2 STATUS, GUARANTEE

- (1) *Status*. The obligations under the Notes constitute direct, unconditional, unsecured and unsubordinated obligations of the Issuer ranking pari passu among themselves and pari passu with all other unsecured and unsubordinated obligations of the Issuer, unless such obligations are accorded priority under mandatory provisions of statutory law.
- (2) *Guarantee*. Vonovia SE (the "**Guarantor**") has given an unconditional and irrevocable guarantee (the "**Guarantee**") for the due and punctual payment of principal of, and interest on, and any other amounts payable under any Notes. The Guarantee constitutes a contract for the benefit of the Holders from time to time as third party beneficiaries in accordance with section 328 paragraph 1 of the German Civil Code (*Bürgerliches Gesetzbuch*), giving rise to the right of each Holder to require performance of the Guarantee directly from the Guarantor and to enforce the Guarantee directly against the Guarantor. Copies of the Guarantee may be obtained free of charge at the specified office of the Fiscal Agent.

Nennbetrag der in die Register der ICSDs eingetragenen und durch die Globalurkunde verbrieften Schuldverschreibungen der Gesamtnennbetrag der zurückgezahlten bzw. gekauften und entwerteten Schuldverschreibungen bzw. der Gesamtbetrag der so gezahlten Raten abgezogen wird.

Bei Austausch nur eines Teils von Schuldverschreibungen, die durch eine Vorläufige Globalurkunde verbrieft sind, wird die Emittentin sicherstellen, dass die Einzelheiten dieses Austauschs anteilig in die Register der ICSDs eingetragen werden.]

[(7)] *Vereinigte Staaten*. Für die Zwecke dieser Emissionsbedingungen bezeichnet "**Vereinigte Staaten**" die Vereinigten Staaten von Amerika (einschließlich deren Bundesstaaten und des District of Columbia) sowie deren Territorien (einschließlich Puerto Rico, der U.S. Virgin Islands, Guam, American Samoa, Wake Island und Northern Mariana Islands).

§ 2 STATUS, GARANTIE

- (1) *Status*. Die Schuldverschreibungen begründen unmittelbare, unbedingte, nicht besicherte und nicht nachrangige Verbindlichkeiten der Emittentin, die untereinander und mit allen anderen nicht besicherten und nicht nachrangigen Verbindlichkeiten der Emittentin gleichrangig sind, soweit diesen Verbindlichkeiten nicht durch zwingende gesetzliche Bestimmungen ein Vorrang eingeräumt wird.
- (2) *Garantie*. Die Vonovia SE (die "**Garantin**") hat eine unbedingte und unwiderrufliche Garantie (die "**Garantie**") für die ordnungsgemäße und pünktliche Zahlung aller Kapital-, Zins- und sonstigen auf die Schuldverschreibungen zahlbaren Beträge übernommen. Die Garantie stellt einen Vertrag zugunsten der Gläubiger als begünstigte Dritte im Sinne des § 328 Abs. 1 BGB dar, der jedem Gläubiger das Recht gibt, die Garantin unmittelbar aus der Garantie auf Erfüllung in Anspruch zu nehmen und Ansprüche aus der Garantie unmittelbar gegen die Garantin durchzusetzen. Abschriften der Garantie sind bei der bezeichneten Geschäftsstelle des Fiscal Agent kostenlos erhältlich.

§ 3 NEGATIVE PLEDGE

- (1) *Negative Pledge of the Issuer.* The Issuer undertakes, so long as any Notes are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Fiscal Agent, not to create or permit to subsist any form of security interest *in rem* (*dingliches Sicherungsrecht*) over its assets to secure any Capital Market Indebtedness other than Securitised Capital Market Indebtedness or to secure any guarantee or indemnity given by the Issuer in respect of Capital Market Indebtedness unless, subject to § 3(3), the Issuer's obligations under the Notes are secured equally with (or, in case such Capital Market Indebtedness is subordinated debt, senior in priority to) the Capital Market Indebtedness secured by such security interest.
- (2) *Negative Pledge of the Guarantor.* The Guarantor has undertaken in the Guarantee, so long as any Notes are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Fiscal Agent, not to create or permit to subsist, and to procure that none of its Material Subsidiaries will create or permit to subsist, any form of security interest *in rem* (*dingliches Sicherungsrecht*) over its assets to secure any Capital Market Indebtedness other than Securitised Capital Market Indebtedness or to secure any guarantee or indemnity given by the Guarantor or any of its Subsidiaries in respect of Capital Market Indebtedness unless, subject to § 3(3), the Issuer's obligations under the Notes are secured equally with (or, in case such Capital Market Indebtedness is subordinated debt, senior in priority to) the Capital Market Indebtedness secured by such security interest.

§ 3 NEGATIVVERPFLICHTUNG

- (1) *Negativverpflichtung der Emittentin.* Die Emittentin verpflichtet sich, solange Schuldverschreibungen ausstehen, jedoch nur bis zu dem Zeitpunkt, an dem alle Beträge an Kapital und Zinsen dem Fiscal Agent zur Verfügung gestellt wurden, keine dinglichen Sicherungsrechte an ihren Vermögenswerten zur Besicherung von Kapitalmarktverbindlichkeiten (mit Ausnahme Verbriefter Kapitalmarktverbindlichkeiten) oder von durch die Emittentin in Bezug auf Kapitalmarktverbindlichkeiten übernommenen Garantien oder abgegebenen Freistellungserklärungen zu bestellen oder fortbestehen zu lassen, es sei denn, die Verbindlichkeiten der Emittentin aus den Schuldverschreibungen werden vorbehaltlich § 3(3) durch das betreffende Sicherungsrecht gleichrangig mit der jeweiligen Kapitalmarktverbindlichkeit (oder, sofern es sich dabei um eine nachrangige Verbindlichkeit handelt, im Vergleich dazu vorrangig) besichert.
- (2) *Negativverpflichtung der Garantin.* In der Garantie hat sich die Garantin verpflichtet, solange Schuldverschreibungen ausstehen, jedoch nur bis zu dem Zeitpunkt, an dem alle Beträge an Kapital und Zinsen dem Fiscal Agent zur Verfügung gestellt wurden, keine dinglichen Sicherungsrechte an ihren Vermögenswerten zur Besicherung von Kapitalmarktverbindlichkeiten (mit Ausnahme Verbriefter Kapitalmarktverbindlichkeiten) oder von durch die Garantin oder eine ihrer Tochtergesellschaften in Bezug auf Kapitalmarktverbindlichkeiten übernommenen Garantien oder abgegebenen Freistellungserklärungen zu bestellen oder fortbestehen zu lassen bzw. sicherzustellen, dass keine ihrer Wesentlichen Tochtergesellschaften dies tut, es sei denn, die Verbindlichkeiten der Emittentin aus den Schuldverschreibungen werden vorbehaltlich § 3(3) durch das betreffende Sicherungsrecht gleichrangig mit der jeweiligen Kapitalmarktverbindlichkeit (oder, sofern es sich dabei um eine nachrangige Verbindlichkeit handelt, im Vergleich dazu vorrangig) besichert.

- (3) *Limitation.* The undertakings pursuant to § 3(1) and § 3(2) shall not apply:
- (a) to any security interest which is mandatory according to applicable laws or required as prerequisite for governmental approvals; or
 - (b) with respect to any security right *in rem* (*dingliches Sicherungsrecht*) provided by any Subsidiary over any of such Subsidiary's claims against the Guarantor, which claims arise as a result of the passing on to the Guarantor of the proceeds from the issue by such Subsidiary of any Capital Market Indebtedness, provided that any such security serves solely to secure obligations under such Capital Market Indebtedness issued by such Subsidiary.
- (4) *Provision of Additional Security.* Whenever the Issuer or the Guarantor, as the case may be, becomes obligated to secure (or procure that a Material Subsidiary secures) the Notes pursuant to § 3(1) and (2), the Issuer or the Guarantor, as applicable, shall be entitled to discharge such obligation by providing (or procure that the relevant Material Subsidiary provides) a security interest in the relevant collateral to a security trustee, such security trustee to hold such collateral and the security interest that gave rise to the creation of such collateral, equally (*dinglich oder, falls rechtlich nicht möglich, aufgrund schuldrechtlicher Vereinbarung gleichrangig*), for the benefit of the Holders and the holders of the Capital Market Indebtedness secured by the security interest that gave rise to the creation of such security interest in such collateral.
- (3) *Beschränkung.* Die Verpflichtungserklärungen nach § 3(1) und § 3(2) gelten nicht:
- (a) für Sicherungsrechte, die nach anwendbarem Recht zwingend vorgeschrieben sind oder Voraussetzung für die Gewährung staatlicher Genehmigungen sind; oder
 - (b) für dingliche Sicherungsrechte, die von einer Tochtergesellschaft an Forderungen gegen die Garantin bestellt werden, die ihr aufgrund der Weiterleitung von erzielten Erlösen der Tochtergesellschaft aus der Begebung von Kapitalmarktverbindlichkeiten erzielten Erlösen der Tochtergesellschaft an die Garantin zustehen, vorausgesetzt, diese Sicherheiten dienen ausschließlich der Besicherung von Verpflichtungen aus den von dieser Tochtergesellschaft begebenen Kapitalmarktverbindlichkeiten.
- (4) *Bestellung zusätzlicher Sicherheiten.* Entsteht für die Emittentin oder gegebenenfalls die Garantin die Verpflichtung zur Besicherung der Schuldverschreibungen gemäß § 3(1) und (2) (oder entsteht die Verpflichtung, für deren Besicherung durch eine Wesentliche Tochtergesellschaft Sorge zu tragen), so sind die Emittentin bzw. die Garantin berechtigt, diese Verpflichtung dadurch zu erfüllen, dass ein Sicherungsrecht an dem jeweiligen Sicherungsgegenstand zugunsten eines Sicherheitentreuhänders begründet wird (bzw. dadurch, dass sie die betreffende Wesentliche Tochtergesellschaft zur Begründung eines solchen Sicherungsrechts veranlassen), und zwar in einer Weise, dass der Sicherheitentreuhänder diesen Sicherungsgegenstand dinglich oder, falls rechtlich nicht möglich, aufgrund schuldrechtlicher Vereinbarung gleichrangig zugunsten der Gläubiger der Schuldverschreibungen und der Gläubiger derjenigen Kapitalmarktverbindlichkeit hält, die aufgrund einer Besicherung mit einem Sicherungsrecht zur Bestellung dieses Sicherungsrechts an dem betreffenden Sicherungsgegenstand führte.

§ 4 INTEREST

- (1) *Rate of Interest and Interest Payment Dates.* The Notes shall bear interest on their principal amount at the rate of **[Rate of Interest]** per cent. per annum from (and including) **[Interest Commencement Date]** (the "Interest Commencement Date") to (but excluding) the Maturity Date (as defined in § 6(1)). Interest shall be payable annually in arrears on **[Interest Payment Date(s)]** in each year (each such date, an "Interest Payment Date"). The first payment of interest shall be made on **[first Interest Payment Date]** **[if the first Interest Payment Date is not the first anniversary of Interest Commencement Date the following applies:** and will amount to **[Initial Broken Amount per Specified Denomination]]**. **[if the Maturity Date is not an annual Interest Payment Date the following applies:** Interest in respect of the period from (and including) **[last Interest Payment Date preceding the Maturity Date]** to (but excluding) the Maturity Date will amount to **[Final Broken Amount per Specified Denomination]**.]
- (2) *Late Payments.* If the Issuer for any reason fails to redeem the Notes when due, interest shall continue to accrue on the outstanding amount from (and including) the due date until (but excluding) the date of actual redemption of the Notes at the default rate of interest established by law³. Claims for further damages in case of late payment are not excluded.
- (3) *Calculation of Interest for Periods of less than one Year.* If interest **[if First Interest Payment Date is not first anniversary of Interest Commencement Date and the Initial Broken Amounts per Specified Denomination have been specified in the applicable Final Terms the following applies:** for any period other than the first interest period] is to be calculated for a period of less than a full year, it shall be calculated on the basis of the Day Count Fraction (as defined below).] **[If the Specified Currency**

§ 4 VERZINSUNG

- (1) *Zinssatz und Zinszahlungstage.* Die Schuldverschreibungen werden bezogen auf ihren Nennbetrag verzinst, und zwar vom **[Verzinsungsbeginn]** (der "Verzinsungsbeginn") (einschließlich) mit **[Zinssatz]** % p.a. bis zum Fälligkeitstag (wie in § 6(1) definiert) (ausschließlich). Die Zinsen sind nachträglich am **[Zinszahlungstag(e)]** eines jeden Jahres zahlbar (jeweils ein "Zinszahlungstag"). Die erste Zinszahlung erfolgt am **[ersten Zinszahlungstag]** **[sofern der erste Zinszahlungstag nicht der erste Jahrestag des Verzinsungsbeginns ist, gilt folgendes:** und beläuft sich auf **[anfänglicher Bruchteilzinsbetrag je Festgelegte Stückelung]]**. **[sofern der Fälligkeitstag kein jährlicher Zinszahlungstag ist, gilt folgendes:** Die Zinsen für den Zeitraum vom **[letzter dem Fälligkeitstag vorausgehender Zinszahlungstag]** (einschließlich) bis zum Fälligkeitstag (ausschließlich) belaufen sich auf **[abschließender Bruchteilzinsbetrag je Festgelegte Stückelung]**.]
- (2) *Zahlungsverzug.* Wenn die Emittentin aus irgendeinem Grund Zahlungen auf die Schuldverschreibungen bei Fälligkeit nicht zahlt, wird der ausstehende Betrag vom Tag der Fälligkeit (einschließlich) bis zum Tag der tatsächlichen Rückzahlung der Schuldverschreibungen (ausschließlich) mit dem gesetzlich bestimmten Verzugszins^[5] verzinst. Die Geltendmachung eines weitergehenden Schadens ist nicht ausgeschlossen.
- (3) *Berechnung der Zinsen für Zeiträume von weniger als einem Jahr.* Sofern Zinsen für einen Zeitraum von weniger als einem vollen Jahr zu berechnen sind, erfolgt **[sofern der erste Zinszahlungstag nicht der erste Jahrestag des Verzinsungsbeginns ist und die anfänglichen Bruchteilzinsbeträge je Festgelegte Stückelung in den Endgültigen Bedingungen festgelegt wurden, gilt folgendes:**, außer für den ersten Zinszahlungszeitraum,] die Berechnung auf der Grundlage des Zinstagequotienten (wie

³ The default rate of interest established by statutory law is five percentage points above the basis rate of interest published by Deutsche Bundesbank from time to time, sections 288 paragraph 1, 247 paragraph 1 of the German Civil Code (*Bürgerliches Gesetzbuch*). Der gesetzliche Verzugszinssatz beträgt fünf Prozentpunkte über dem von der Deutschen Bundesbank jeweils veröffentlichen Basiszinssatz, §§ 288 Abs. 1, 247 Abs. 1 BGB.

is Euro and if Actual/Actual (ICMA) is applicable the following applies: The number of Interest Payment Dates per calendar year (each a "Determination Date") is [number of regular Interest Payment Dates per calendar year].]

- (4) *Day Count Fraction.* "Day Count Fraction" means, in respect of the calculation of an amount of interest on any Note for any period of time (the "Calculation Period"):

[In case of Actual/365 or Actual/Actual (ISDA) the following applies: the actual number of days in the Calculation Period divided by 365 (or, if any portion of that Calculation Period falls in a leap year, the sum of (A) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365).

[In case of Actual/Actual (ICMA) the following applies:

- (a) if the Calculation Period (from and including the first day of such period but excluding the last) is equal to or shorter than the Determination Period during which the Calculation Period ends, the number of days in such Calculation Period (from and including the first day of such period but excluding the last) divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates that would occur in one calendar year; or
- (b) if the Calculation Period (from and including the first day of such period but excluding the last) is longer than the Determination Period during which the Calculation Period ends, the sum of: (A) the number of days in such Calculation Period falling in the Determination Period in which the Calculation Period begins

nachfolgend definiert). [falls die Festgelegte Währung Euro ist, und falls Actual/Actual (ICMA) anwendbar ist, gilt folgendes: Die Anzahl der Zinszahlungstage je Kalenderjahr (jeweils ein "Feststellungstermin") beträgt [Anzahl der regulären Zinszahlungstage je Kalenderjahr].]

- (4) *Zinstagequotient.* "Zinstagequotient" bezeichnet in Bezug auf die Berechnung von Zinsbeträgen auf die Schuldverschreibungen für einen beliebigen Zeitraum (der "Zinsberechnungszeitraum"):

[Im Falle von Actual/365 oder Actual/Actual (ISDA) gilt folgendes: die tatsächliche Anzahl von Tagen im Zinsberechnungszeitraum dividiert durch 365 (oder, falls ein Teil dieses Zinsberechnungszeitraumes in ein Schaltjahr fällt, die Summe aus (A) der tatsächlichen Anzahl der in das Schaltjahr fallenden Tage des Zinsberechnungszeitraumes, dividiert durch 366, und (B) der tatsächlichen Anzahl der nicht in das Schaltjahr fallenden Tage des Zinsberechnungszeitraums, dividiert durch 365).

[Im Falle von Actual/Actual (ICMA) gilt folgendes:

- (a) wenn der Zinsberechnungszeitraum (einschließlich des ersten aber ausschließlich des letzten Tages dieses Zeitraums) kürzer ist als die Feststellungsperiode, in die das Ende des Zinsberechnungszeitraumes fällt oder ihr entspricht, die Anzahl der Tage in dem betreffenden Zinsberechnungszeitraum (einschließlich des ersten aber ausschließlich des letzten Tages dieses Zeitraums) geteilt durch das Produkt aus (1) der Anzahl der Tage in der Feststellungsperiode und (2) der Anzahl der Feststellungstermine in einem Kalenderjahr; oder
- (b) wenn der Zinsberechnungszeitraum (einschließlich des ersten aber ausschließlich des letzten Tages dieses Zeitraums) länger ist als die Feststellungsperiode, in die das Ende des Zinsberechnungszeitraumes fällt, die Summe aus (A) der Anzahl der Tage in dem Zinsberechnungszeitraum, die in die

divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates that would occur in one calendar year and (B) the number of days in such Calculation Period falling in the next Determination Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates that would occur in one calendar year.

"Determination Period" means the period from (and including) a Determination Date (or, in the case of the first Determination Date, from (and including) the Interest Commencement Date) to, (but excluding) the next Determination Date.]

[In case of Actual/365 (Fixed) the following applies: the actual number of days in the Calculation Period divided by 365.]

[In case of Actual/360 the following applies: the actual number of days in the Calculation Period divided by 360.]

[In case of 30/360, 360/360 or Bond Basis the following applies: the number of days in the Calculation Period divided by 360, the number of days to be calculated on the basis of a year of 360 days with twelve 30-day months (unless (A) the last day of the Calculation Period is the 31st day of a month but the first day of the Calculation Period is a day other than the 30th or 31st day of a month, in which case the month that includes that last day shall not be considered to be shortened to a 30-day month, or (B) the last day of the Calculation Period is the last day of the month of February in which case the month of February shall not be considered to be lengthened to a 30-day month).]

[In the case of 30E/360 or Eurobond Basis the following applies: the number of days in the Calculation Period divided by 360 (the number of days to be calculated on the basis of a year of 360 days with twelve 30-day months, without regard to the date of the first day or last day of the Calculation Period unless, in the case of the

Feststellungsperiode fallen, in welcher der Zinsberechnungszeitraum beginnt, geteilt durch das Produkt aus (1) der Anzahl der Tage in dieser Feststellungsperiode und (2) der Anzahl der Feststellungstermine in einem Kalenderjahr und (B) der Anzahl der Tage in dem Zinsberechnungszeitraum, die in die nächste Feststellungsperiode fallen, geteilt durch das Produkt aus (1) der Anzahl der Tage in dieser Feststellungsperiode und (2) der Anzahl der Feststellungstermine in einem Kalenderjahr.

"Feststellungsperiode" ist der Zeitraum ab einem Feststellungstermin (einschließlich desselben) (oder, im Fall des ersten Feststellungstermins, vom Verzinsungsbeginn (einschließlich)) bis zum nächsten Feststellungstermin (ausschließlich).]

[Im Falle von Actual/365 (Fixed) gilt folgendes: die tatsächliche Anzahl von Tagen im Zinsberechnungszeitraum, dividiert durch 365.]

[Im Falle von Actual/360 gilt folgendes: die tatsächliche Anzahl von Tagen im Zinsberechnungszeitraum, dividiert durch 360.]

[Im Falle von 30/360, 360/360 oder Bond Basis gilt folgendes: die Anzahl von Tagen im Zinsberechnungszeitraum, dividiert durch 360, wobei die Anzahl der Tage auf der Grundlage eines Jahres von 360 Tagen mit zwölf Monaten zu je 30 Tagen zu ermitteln ist (es sei denn, (A) der letzte Tag des Zinsberechnungszeitraums fällt auf den 31. Tag eines Monats, während der erste Tag des Zinsberechnungszeitraumes weder auf den 30. noch auf den 31. Tag eines Monats fällt, in welchem Fall der diesen letzten Tag enthaltende Monat nicht als ein auf 30 Tage gekürzter Monat zu behandeln ist, oder (B) der letzte Tag des Zinsberechnungszeitraumes fällt auf den letzten Tag des Monats Februar, in welchem Fall der Monat Februar nicht als ein auf 30 Tage verlängerter Monat zu behandeln ist).]

[Im Falle von 30E/360 oder Eurobond Basis gilt folgendes: die Anzahl der Tage im Zinsberechnungszeitraum, dividiert durch 360 (dabei ist die Anzahl der Tage auf der Grundlage eines Jahres von 360 Tagen mit zwölf Monaten zu je 30 Tagen zu ermitteln, und zwar ohne Berücksichtigung des Datums des ersten oder

final Calculation Period, the Maturity Date is the last day of the month of February, in which case the month of February shall not be considered to be lengthened to a 30-day month).]

§ 5 PAYMENTS

- (1) *Payment of Principal and Interest.* Payment of principal and interest in respect of Notes shall be made, in accordance with § 5(2), to the Paying Agent for forwarding to the Clearing System or to its order for credit to the accounts of the relevant accountholders of the Clearing System.

Payment of interest on Notes represented by the Temporary Global Note shall be made, in accordance with § 5(2), to the Clearing System or to its order for credit to the accounts of the relevant account holders of the Clearing System, upon due certification as provided in § 1(3)(b).

- (2) *Manner of Payment.* Subject to applicable fiscal and other laws and regulations, payments of amounts due in respect of the Notes shall be made in the Specified Currency.
- (3) *Discharge.* The Issuer or, as the case may be, the Guarantor shall be discharged by payment to, or to the order of, the Clearing System.
- (4) *Business Day.* If the date for payment of any amount in respect of any Note is not a Business Day then the Holder shall not be entitled to payment until the next such day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay.

For these purposes, "**Business Day**" means

[In the case the Specified Currency is Euro the following applies: a day (other than a Saturday or a Sunday) on which banks are open for general business in **[relevant financial center(s)]** [Frankfurt am Main] and on which the Clearing System as well as all relevant parts of the Trans-European Automated Real-time Gross Settlement Express Transfer system (TARGET2) are

letzten Tages des Zinsberechnungszeitraumes, es sei denn, dass im Falle einer am Fälligkeitstag endenden Zinsperiode der Fälligkeitstag der letzte Tag des Monats Februar ist, in welchem Fall der Monat Februar nicht als ein auf 30 Tage verlängerter Monat zu behandeln ist).]

§ 5 ZAHLUNGEN

- (1) *Zahlung von Kapital und Zinsen.* Die Zahlung von Kapital und Zinsen auf die Schuldverschreibungen erfolgt nach Maßgabe des § 5(2) an die Zahlstelle zur Weiterleitung an das Clearingsystem oder dessen Order zur Gutschrift auf den Konten der jeweiligen Kontoinhaber des Clearingsystems.

Die Zahlung von Zinsen auf die Schuldverschreibungen, die durch die Vorläufige Globalurkunde verbrieft sind, erfolgt nach Maßgabe des § 5(2) an das Clearingsystem oder dessen Order zur Gutschrift auf den Konten der jeweiligen Kontoinhaber des Clearingsystems, und zwar nach ordnungsgemäßer Bescheinigung gemäß § 1(3)(b).

- (2) *Zahlungsweise.* Vorbehaltlich geltender steuerlicher oder sonstiger gesetzlicher Regelungen und Vorschriften werden auf die Schuldverschreibungen fällige Zahlungen in der Festgelegten Währung geleistet.
- (3) *Erfüllung.* Die Emittentin bzw. die Garantin werden durch Leistung der Zahlung an das Clearingsystem oder dessen Order von ihrer Zahlungspflicht befreit.
- (4) *Geschäftstag.* Fällt der Tag der Fälligkeit einer Zahlung in Bezug auf eine Schuldverschreibung auf einen Tag, der kein Geschäftstag ist, so hat der Gläubiger keinen Anspruch auf Zahlung vor dem nächsten Geschäftstag am jeweiligen Ort und ist nicht berechtigt, weitere Zinsen oder sonstige Zahlungen aufgrund dieser Verspätung zu verlangen.

Für diese Zwecke bezeichnet "**Geschäftstag**"

[Wenn die Festgelegte Währung Euro ist, gilt folgendes: einen Tag (außer einem Samstag oder Sonntag), an dem Banken in **[relevante(s) Finanzzentrum(en)]** [Frankfurt am Main] für den allgemeinen Geschäftsverkehr geöffnet sind und an dem das Clearingsystem sowie alle maßgeblichen Bereiche des Trans-European Automated Real-time Gross Settlement Express

operational to effect payments.]

[In the case the Specified Currency is not Euro the following applies: a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets settle payments in **[relevant financial center(s)].**]

- (5) *References to Principal and Interest.* References in these Terms and Conditions to principal in respect of the Notes shall be deemed to include, as applicable: the principal amount per Note, **[if the Notes are subject to Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:** the Call Redemption Amount,] **[if the Notes are subject to Early Redemption at the Option of the Issuer upon the occurrence of a transaction related event, the following applies:** the Trigger Call Redemption Amount,] **[if the Notes are subject to Early Redemption at the Option of the Holder at specified redemption amount(s), the following applies:** the Put Redemption Amount,] Additional Amounts and any other premium and any other amounts which may be payable under or in respect of the Notes. References in these Terms and Conditions to interest in respect of the Notes shall be deemed to include, as applicable, any Additional Amounts which may be payable under § 8.

- (6) *Deposit of Principal and Interest.* The Issuer or the Guarantor, as the case may be, may deposit with the local court (*Amtsgericht*) in Frankfurt am Main principal or interest not claimed by Holders within twelve months after the Maturity Date, even though such Holders may not be in default of acceptance of payment. If and to the extent that the deposit is effected and the right of withdrawal is waived, the respective claims of such Holders against the Issuer shall cease.

- (7) *Payments Subject to Applicable Law.* Payments

Transfer System (TARGET2) betriebsbereit sind, um Zahlungen vorzunehmen.]

[Wenn die Festgelegte Währung nicht Euro ist, gilt folgendes: einen Tag (außer einem Samstag oder Sonntag), an dem Geschäftsbanken und Devisenmärkte in **[relevante(s) Finanzzentrum(en)]** Zahlungen abwickeln.]

- (5) *Bezugnahmen auf Kapital und Zinsen.* Bezugnahmen in diesen Emissionsbedingungen auf Kapital der Schuldverschreibungen schließen, soweit anwendbar, die folgenden Beträge ein: den Nennbetrag je Schuldverschreibung, **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurück zu zahlen, gilt folgendes:** den Wahl-Rückzahlungsbetrag,] **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen bei Eintritt eines transaktionsbezogenen Ereignisses zum Ereignis Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:** den Ereignis-Wahl-Rückzahlungsbetrag,] **[falls der Gläubiger das Wahlrecht hat, die vorzeitige Rückzahlung der Schuldverschreibungen zu einem festgelegten Rückzahlungsbetrag bzw. festgelegten Rückzahlungsbeträgen zu verlangen, gilt folgendes:** den Gläubigerwahl-Rückzahlungsbetrag,] Zusätzliche Beträge und alle Aufschläge oder sonstigen auf die Schuldverschreibungen oder im Zusammenhang damit gegebenenfalls zahlbaren Beträge. Bezugnahmen in diesen Emissionsbedingungen auf Zinsen auf die Schuldverschreibungen schließen, soweit anwendbar, sämtliche gegebenenfalls gemäß § 8 zahlbaren Zusätzlichen Beträge ein.

- (6) *Hinterlegung von Kapital und Zinsen.* Die Emittentin bzw. die Garantin ist berechtigt, beim Amtsgericht Frankfurt am Main Kapital- oder Zinsbeträge zu hinterlegen, die von den Gläubigern nicht innerhalb von zwölf Monaten nach dem Fälligkeitstag beansprucht worden sind, auch wenn die Gläubiger sich nicht in Annahmeverzug befinden. Soweit eine solche Hinterlegung erfolgt und auf das Recht der Rücknahme verzichtet wird, erlöschen die diesbezüglichen Ansprüche der Gläubiger gegen die Emittentin.

- (7) *Zahlungen vorbehaltlich von gesetzlichen*

will be subject in all cases to (i) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of § 8 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the "**Code**") or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of § 8) any law implementing an intergovernmental approach thereto.

§ 6 REDEMPTION

- (1) *Redemption at Maturity.* Unless previously redeemed in whole or in part or purchased and cancelled, the Notes shall be redeemed at their principal amount on [**Maturity Date**] (the "**Maturity Date**").
- (2) *Early Redemption for Reasons of Taxation.* If as a result of any change in, or amendment to, the laws or regulations of the Relevant Taxing Jurisdiction in respect of the Issuer or, as the case may be, the Guarantor affecting taxation or the obligation to pay duties of any kind, or any change in, or amendment to, an official interpretation or application of such laws or regulations, which amendment or change becomes effective on or after the date on which the last tranche of this series of Notes was issued, the Issuer or, as the case may be, the Guarantor is required to pay Additional Amounts on the next succeeding Interest Payment Date, and this obligation cannot be avoided by the use of measures available to the Issuer or, as the case may be, the Guarantor, which are, in the judgement of the Issuer or, as the case may be, the Guarantor, in each case taking into account the interests of Holders, reasonable, the Notes may be redeemed, in whole but not in part, at the option of the Issuer, on the next Interest Payment Date upon not more than 60 days' nor less than 30 days' prior notice of redemption given to the Fiscal Agent and, in accordance with § 15 to the Holders, at the principal amount together with interest accrued to (but excluding) the date fixed for redemption.

Regelungen. Alle Zahlungen erfolgen unter Vorbehalt (i), unbeschadet der Regelungen in § 8, sämtlichen steuerrechtlichen Regelungen oder anderen Gesetzen und Regelungen, die solche Zahlungen betreffen, und (ii) einer Einbehaltung oder eines Abzugs gemäß Abschnitt 1471(b) des U.S. Internal Revenue Code von 1986 (der "**Code**") oder anderer Regelungen gemäß den Abschnitten 1471 bis 1474 des Codes sowie sämtlichen darunter erlassenen Vorschriften, förmlichen Interpretationen und (unbeschadet der Regelungen in § 8) Umsetzungsakten, die auf zwischenstaatlichen Vereinbarungen beruhen.

§ 6 RÜCKZAHLUNG

- (1) *Rückzahlung bei Endfälligkeit.* Soweit nicht zuvor bereits ganz oder teilweise zurückgezahlt oder angekauft und entwertet, werden die Schuldverschreibungen zu ihrem Nennbetrag am [**Fälligkeitstag**] (der "**Fälligkeitstag**") zurückgezahlt.
- (2) *Vorzeitige Rückzahlung aus steuerlichen Gründen.* Die Schuldverschreibungen können zum nächsten Zinszahlungstag insgesamt, jedoch nicht teilweise, nach Wahl der Emittentin mit einer Kündigungsfrist von nicht weniger als 30 und nicht mehr als 60 Tagen durch Erklärung gegenüber dem Fiscal Agent und gemäß § 15 gegenüber den Gläubigern gekündigt und zu ihrem Nennbetrag zuzüglich bis zum für die Rückzahlung festgesetzten Tag (ausschließlich) aufgelaufener Zinsen vorzeitig zurückgezahlt werden, falls die Emittentin bzw. die Garantin als Folge einer Änderung oder Ergänzung der Gesetze und Vorschriften der Maßgeblichen Steuerjurisdiktion im Hinblick auf die Emittentin bzw. die Garantin, die Steuern oder die Verpflichtung zur Zahlung von Abgaben jeglicher Art betreffen, oder als Folge einer Änderung oder Ergänzung der offiziellen Auslegung oder Anwendung dieser Gesetze und Vorschriften (vorausgesetzt, diese Änderung oder Ergänzung wird am oder nach dem Tag der Begebung der letzten Tranche dieser Serie von Schuldverschreibungen wirksam) am nächstfolgenden Zinszahlungstag zur Zahlung von Zusätzlichen Beträgen verpflichtet sein wird und diese Verpflichtung nicht durch das Ergreifen der Emittentin bzw. der Garantin zur Verfügung stehender Maßnahmen, die nach Auffassung der

However, no such notice of redemption may be given (i) earlier than 90 days prior to the earliest date on which the Issuer or, as the case may be, the Guarantor would be obligated to pay such Additional Amounts if a payment in respect of the Notes was then due, or (ii) if at the time such notice is given, such obligation to pay such Additional Amounts does not remain in effect.

Any such notice shall be given in accordance with § 15. It shall be irrevocable, must specify the date fixed for redemption and must set forth a statement in summary form of the facts constituting the basis for the right of the Issuer so to redeem.

[If the Notes are subject to Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:

(3) *Early Redemption at the Option of the Issuer.*

- (a) The Issuer may upon not less than 30 days' nor more than 60 days' prior notice of redemption given to the Paying Agent and, in accordance with § 15, to the Holders redeem on any date specified by it (the **"Call Redemption Date"**), at its option, the Notes (except for any Note which is the subject of the prior exercise by the Holder thereof of its option to require the redemption of such Note under § 6) in whole but not in part, at their Call Redemption Amount together with accrued but unpaid interest, if any, to (but excluding) the relevant Call Redemption Date.

The **"Call Redemption Amount"** per Note shall be the higher of:

- (i) the principal amount of the relevant Note to be redeemed; or

Emittentin bzw. der Garantin zumutbar sind (wobei jeweils die Interessen der Gläubiger zu berücksichtigen sind) vermieden werden kann.

Eine solche Kündigung darf allerdings nicht (i) früher als 90 Tage vor dem frühestmöglichen Termin erfolgen, an dem die Emittentin bzw. die Garantin verpflichtet wäre, solche Zusätzlichen Beträge zu zahlen, falls eine Zahlung auf die Schuldverschreibungen dann fällig wäre, oder (ii) erfolgen, wenn zu dem Zeitpunkt, zu dem die Kündigung erklärt wird, die Verpflichtung zur Zahlung von Zusätzlichen Beträgen nicht mehr wirksam ist.

Eine solche Kündigung hat gemäß § 15 zu erfolgen. Sie ist unwiderruflich, muss den für die Rückzahlung festgelegten Termin nennen und eine zusammenfassende Erklärung enthalten, welche die das Rückzahlungsrecht der Emittentin begründenden Umständen darlegt.

[Falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurück zu zahlen, gilt folgendes:

(3) *Vorzeitige Rückzahlung nach Wahl der Emittentin.*

- (a) Die Emittentin kann die Schuldverschreibungen (ausgenommen Schuldverschreibungen, deren Rückzahlung der Gläubiger bereits in Ausübung seines Wahlrechts nach § 6 verlangt hat) insgesamt, jedoch nicht teilweise, nach ihrer Wahl mit einer Kündigungsfrist von nicht weniger als 30 und nicht mehr als 60 Tagen durch Erklärung gegenüber der Zahlstelle und gemäß § 15 gegenüber den Gläubigern kündigen und an einem von ihr anzugebenden Tag (der **"Wahl-Rückzahlungstag"**) zu ihrem Wahl-Rückzahlungsbetrag (zuzüglich etwaigen bis zum betreffenden Wahl-Rückzahlungstag (ausschließlich) aufgelaufenen aber noch nicht gezahlten Zinsen) zurückzahlen.

Der **"Wahl-Rückzahlungsbetrag"** je Schuldverschreibung entspricht dem höheren von:

- (i) dem Nennbetrag der zurückzuzahlenden

(ii) the Present Value

The Call Redemption Amount shall be calculated by the Calculation Agent.

The "**Present Value**" will be calculated by the Calculation Agent by discounting to the Call Redemption Date the sum of the principal amount of the relevant Note to be redeemed and the remaining interest payments to the Maturity Date on an annual basis, assuming a 365-day year or a 366-day year, as the case may be, and the actual number of days elapsed in such year and using the Benchmark Yield plus *[insert percentage]*%.

The "**Benchmark Yield**" means the yield at the Redemption Calculation Date of the corresponding *[insert [euro denominated benchmark debt security of the Federal Republic of Germany] [other relevant benchmark] specifying the following details: ISIN or other securities code, based on the reference price for such benchmark security on such day, as observed at or about noon (Frankfurt time) on such date on Bloomberg page [ISIN] Govt HP (using the setting "Fixing Price" and the pricing source "FRNK"), or as derived or published by such other source as determined by the Calculation Agent]*, and if such yield is not available at that time the Benchmark Yield shall be the yield of a substitute benchmark security chosen by the Calculation Agent, in each case as having a maturity comparable to the remaining term of the Note to the Maturity Date, that would be used at the time of selection and in accordance with customary financial practice, in pricing new issues of corporate debt securities of comparable maturity to the Maturity Date.

Schuldverschreibung; oder

(ii) dem Abgezinsten Marktwert

Der Wahl-Rückzahlungsbetrag wird von der Berechnungsstelle berechnet.

Der "**Abgezinsten Marktwert**" wird von der Berechnungsstelle errechnet und entspricht dem abgezinsten Wert der Summe des Nennbetrages der zurückzuzahlenden Schuldverschreibung und der verbleibenden Zinszahlungen bis zum Fälligkeitstag. Der abgezinsten Wert wird von der Berechnungsstelle errechnet, indem der Nennbetrag der zurückzuzahlenden Schuldverschreibung und die verbleibenden Zinszahlungen bis zum Fälligkeitstag auf einer jährlichen Basis, bei Annahme eines 365-Tage Jahres bzw. eines 366-Tage Jahres und der tatsächlichen Anzahl von Tagen, die in einem solchen Jahr abgelaufen sind, unter Anwendung der Benchmark-Rendite zuzüglich *[Prozentsatz einfügen]*% auf den Wahl-Rückzahlungstag abgezinst werden.

Die "**Benchmark-Rendite**" bezeichnet die am Rückzahlungs-Berechnungstag bestehende Rendite der entsprechenden *[einfügen: [Euro-Referenz-Anleihe der Bundesrepublik Deutschland] [andere Referenzanleihe] unter Angabe folgender Einzelheiten: ISIN oder andere Wertpapierkennung, basierend auf dem Referenzpreis für diese Referenz-Anleihe an diesem Tag, wie um oder gegen 12:00 Uhr mittags (Frankfurter Zeit) an diesem Tag auf der Bloomberg Seite [ISIN] Govt HP (unter Nutzung der Einstellung "Fixing Price" und der Preisquelle "FRNK") abgelesen, oder wie von einer anderen, durch die Berechnungsstelle festgelegten, Quelle hergeleitet oder veröffentlicht]* oder sollte die Rendite zu diesem Zeitpunkt nicht verfügbar sein, bezeichnet die Benchmark-Rendite eine ersetzende Referenzanleihe, die von der Berechnungsstelle festgesetzt wird, die jeweils mit einer Laufzeit, die mit der verbleibenden Restlaufzeit der Schuldverschreibung bis zum Fälligkeitstag vergleichbar ist, und die im Zeitpunkt der Auswahlentscheidung und entsprechend der

"Redemption Calculation Date" means the sixth Business Day prior to the date on which the Notes are redeemed in accordance with this § 6(3).

- (b) Notice of redemption shall be given by the Issuer to the Holders of the Notes in accordance with § 15. Such notice shall specify:

- (i) the series of Notes subject to redemption;

- (ii) the Call Redemption Date; and

- (iii) the Call Redemption Amount at which such Notes are to be redeemed.]

[(4)] *Early Redemption at the Option of the Holders upon a Change of Control.*

- (a) If a Change of Control occurs after the Issue Date, each Holder shall have the right, but not the obligation, to require the Issuer to redeem or, at the Issuer's option, purchase (or procure the purchase of) in whole or in part his Notes at the principal amount per Note together with accrued and unpaid interest up to (but excluding) the Change of Control Put Date (the "**Change of Control Put Option**"). Such Change of Control Put Option shall operate as set out below under § 6[(4)] (b)-(c).

A "**Change of Control**" shall be deemed to have occurred at each time (whether or not approved by the board of executive directors or supervisory board of the

üblichen Finanzmarktpaxis zur Preisbestimmung bei Neuemissionen von Unternehmensanleihen mit einer bis zum Fälligkeitstag der Schuldverschreibung vergleichbaren Laufzeit verwendet werden würde.

"Rückzahlungs-Berechnungstag" ist der sechste Geschäftstag vor dem Tag, an dem die Schuldverschreibungen gemäß diesem § 6(3) zurückgezahlt werden.

- (b) Die Kündigung ist den Gläubigern der Schuldverschreibungen durch die Emittentin gemäß § 15 bekanntzugeben. Sie muss die folgenden Angaben enthalten:

- (i) die zurückzuzahlende Serie von Schuldverschreibungen;

- (ii) den Wahl-Rückzahlungstag; und

- (iii) den Wahl-Rückzahlungsbetrag zu dem die Schuldverschreibungen zurückgezahlt werden.]

[(4)] *Vorzeitige Rückzahlung nach Wahl der Gläubiger bei Vorliegen eines Kontrollwechsels.*

- (a) Tritt nach dem Begebungstag ein Kontrollwechsel ein, so ist jeder Gläubiger berechtigt, aber nicht verpflichtet, von der Emittentin die vollständige oder teilweise Rückzahlung oder, nach Wahl der Emittentin, den vollständigen oder teilweisen Ankauf (oder die Veranlassung eines Ankaufs) seiner Schuldverschreibungen zum Nennbetrag je Schuldverschreibung zuzüglich bis zum Kontrollwechsel-Gläubigerwahl-Rückzahlungstag (ausschließlich) aufgelaufener aber noch nicht gezahlter Zinsen zu verlangen (das "**Kontrollwechsel-Gläubiger-Rückzahlungswahlrecht**"). Dieses Rückzahlungswahlrecht ist wie nachstehend unter § 6[(4)] (b)-(c) beschrieben auszuüben.

Ein "**Kontrollwechsel**" gilt jedes Mal in einem der folgenden Fälle als eingetreten (unabhängig davon, ob der Vorstand oder der Aufsichtsrat der Garantin zugestimmt

Guarantor) that:

- (i) in the event of a public tender offer for shares of the Guarantor a situation arises in which
 - (A) shares already directly or indirectly under the control of the bidder and/or Persons acting in concert with the bidder and shares which have already been tendered in the tender offer, carry in aggregate more than 50 per cent. of the voting rights in the Guarantor; and
 - (B) the offer is or has become unconditional (other than for conditions relating to regulatory, in particular merger control, approvals and other conditions the satisfaction of which may remain pending following the end of the acceptance period pursuant to section 16(1) of the German Takeover Act (*Gesetz zur Regelung von öffentlichen Angeboten zum Erwerb von Wertpapieren und von Unternehmensübernahmen* - WpÜG)); or
- (ii) the Guarantor sells or otherwise transfers all or substantially all of its assets to any Person (except for any Controlled Subsidiary).

"Control" means any direct or indirect legal or beneficial ownership or any legal or beneficial entitlement (as defined in section 22 of the German Securities Trading Act (*Wertpapierhandelsgesetz* - WpHG) of, in the aggregate, more than 50 per cent. of the voting shares of the Guarantor.

"Controlled Subsidiary" means any entity controlled (*abhängiges Unternehmen*) by the Guarantor within the meaning of section 17 of the German Stock Corporation Act (*Aktiengesetz*).

hat), wenn:

- (i) im Fall eines öffentlichen Übernahmeangebots für Aktien der Garantin die Situation eintritt, dass
 - (A) Aktien, die sich bereits unmittelbar oder mittelbar unter der Kontrolle des Bieters und/oder gemeinsam mit ihm handelnder Personen befinden, und bereits im Rahmen des Übernahmeangebots eingereichte Aktien insgesamt mehr als 50 % der Stimmrechte der Garantin auf sich vereinen; und
 - (B) das Angebot nicht oder nicht mehr von Bedingungen abhängig ist (mit Ausnahme von Bedingungen hinsichtlich aufsichtsrechtlicher, insbesondere fusionskontrollrechtlicher, Genehmigungen und anderer Bedingungen, deren Erfüllung nach Ende der Annahmefrist gemäß § 16 Abs. 1 des Gesetzes zur Regelung von öffentlichen Angeboten zum Erwerb von Wertpapieren und von Unternehmensübernahmen (WpÜG) noch offen bleiben kann); oder
- (ii) die Garantin ihr gesamtes oder im Wesentlichen ihr gesamtes Vermögen an eine Person (die keine Abhängige Tochtergesellschaft ist) verkauft oder in sonstiger Weise überträgt.

"Kontrolle" bezeichnet das unmittelbare oder mittelbare rechtliche oder wirtschaftliche Eigentum oder eine rechtliche oder wirtschaftliche Berechtigung (im Sinne von § 22 des Wertpapierhandelsgesetzes (WpHG)) an insgesamt mehr als 50 % der stimmberechtigten Aktien der Garantin.

"Abhängige Tochtergesellschaft" bezeichnet ein von der Garantin im Sinne von § 17 des Aktiengesetzes (AktG) abhängiges Unternehmen.

- (b) If a Change of Control occurs, then the Issuer shall, without undue delay, after the Guarantor becoming aware thereof, give notice of the Change of Control (a "**Change of Control Put Event Notice**") to the Holders in accordance with § 15 specifying the nature of the Change of Control and the procedure for exercising the Change of Control Put Option contained in this § 6[(4)] (including the information on the Clearing System account of the Paying Agent for purposes of subparagraph (c)(ii)(x) of this § 6[(4)]).
- (c) To exercise the Change of Control Put Option, the Holder must deliver on any Business Day within 30 days after a Change of Control Put Event Notice has been published (the "**Change of Control Put Period**") (i) to the Fiscal Agent at its specified office a duly signed and completed notice of exercise in the then current form obtainable from the Fiscal Agent (a "**Change of Control Put Notice**") and (ii) the aggregate Specified Denomination of Notes for which the Holder wishes to exercise its Change of Control Put Option either by transferring such Notes to the Clearing System account of the Paying Agent or by withdrawal of such Notes from such Holder's account in accordance with the procedures of the Clearing System. The Issuer shall redeem or, at its option, purchase (or procure the purchase of) the relevant Note(s) on the date (the "**Change of Control Put Date**") seven days after the expiration of the Change of Control Put Period unless previously redeemed or purchased and cancelled. Payment in respect of any Note so delivered will be made in accordance with the customary procedures through the Clearing System. A Change of Control Put Notice, once given, shall be irrevocable.]
- (b) Tritt ein Kontrollwechsel ein, so teilt die Emittentin dies unverzüglich, nachdem die Garantin davon Kenntnis erlangt hat, den Gläubigern gemäß § 15 mit (eine "**Kontrollwechsel-Gläubigerwahl-Rückzahlungsereignis-Mitteilung**") und gibt dabei die Art des Kontrollwechsels und das in diesem § 6[(4)] vorgesehene Verfahren zur Ausübung des Kontrollwechsel-Gläubiger-Rückzahlungswahlrechts an (mit Angaben zum Clearingsystem-Konto der Zahlstelle für die Zwecke von Teilziffer (c)(ii)(x) dieses § 6[(4)]).
- (c) Zur Ausübung des Kontrollwechsel-Gläubiger-Rückzahlungswahlrechts muss der Gläubiger an einem Geschäftstag innerhalb von 30 Tagen, nachdem die Kontrollwechsel-Gläubiger-Rückzahlungsereignis-Mitteilung bekannt gegeben wurde (der "**Kontrollwechsel-Ausübungszeitraum**"), (i) bei der bezeichneten Geschäftsstelle des Fiscal Agent eine ordnungsgemäß ausgefüllte und unterzeichnete Ausübungserklärung in der jeweils bei dem Fiscal Agent erhältlichen maßgeblichen Form einreichen (die "**Kontrollwechsel-Ausübungserklärung**") und (ii) Schuldverschreibungen in Höhe des Gesamtbetrags der Festgelegten Stückelung einreichen, für die der Gläubiger sein Kontrollwechsel-Gläubiger-Rückzahlungswahlrecht ausüben möchte, und zwar entweder durch Übertragung dieser Schuldverschreibungen auf das Clearingsystem-Konto der Zahlstelle oder durch Ausbuchung dieser Schuldverschreibungen aus dem Wertpapierdepot des Gläubigers gemäß den Verfahren des Clearingsystems. Die Emittentin wird die betreffende(n) Schuldverschreibung(en) sieben Tage nach Ablauf des Kontrollwechsel-Ausübungszeitraums (der "**Kontrollwechsel-Rückzahlungstag**") zurückzahlen oder nach ihrer Wahl ankaufen (oder ankaufen lassen), soweit sie nicht bereits vorher zurückgezahlt oder angekauft und entwertet wurde(n). Die

Zahlung in Bezug auf solchermaßen eingereichte Schuldverschreibungen erfolgt gemäß den üblichen Verfahren über das Clearingsystem. Eine einmal abgegebene Kontrollwechsel- Ausübungserklärung ist unwiderruflich.]

[If the Notes are subject to Early Redemption at the Option of the Holder at specified redemption amount(s), the following applies:

[(5)] Early Redemption at the Option of a Holder:

- (a) The Issuer shall, at the option of the Holder of any Note, redeem such Note on the Put Redemption Date(s) at the Put Redemption Amount(s) set forth below together with accrued interest, if any, to (but excluding) the Put Redemption Date.

Put Redemption Date(s)	Put Redemption Amount(s)
[Put Redemption Dates(s)]	[Put Redemption Amount(s)]

The Holder may not exercise such option in respect of any Note which is the subject of the prior exercise by the Issuer of any of its options to redeem such Note under this § 6.

- (b) To exercise such option, the Holder must, not less than 30 days nor more than 60 days before the Put Redemption Date on which such redemption is required to be made as specified in the Put Redemption Notice (as defined below), deliver (i) to the Fiscal Agent at its specified office a duly signed and completed notice of exercise in the then current form obtainable from the Fiscal Agent (a "**Put Redemption Notice**") and (ii) the aggregate Specified Denomination of Notes for which the Holder wishes to exercise its option either (x) by transferring such Notes to the Clearing System account of the Paying Agent or (y) by giving an

[Falls der Gläubiger das Wahlrecht hat, die vorzeitige Rückzahlung der Schuldverschreibungen zu einem festgelegten Rückzahlungsbetrag bzw. festgelegten Rückzahlungsbeträgen zu verlangen, gilt folgendes:

[(5)] Vorzeitige Rückzahlung nach Wahl eines Gläubigers.

- (a) Die Emittentin hat eine Schuldverschreibung nach Ausübung des entsprechenden Wahlrechts durch den Gläubiger am/an den Gläubigerwahl-Rückzahlungstag(en) zum/zu den Gläubigerwahl-Rückzahlungsbetrag/-beträgen, wie nachfolgend angegeben nebst etwaigen bis zum Gläubigerwahl-Rückzahlungstag (ausschließlich) aufgelaufener Zinsen zurückzuzahlen.

Gläubigerwahl-Rückzahlungstag(e)	Gläubigerwahl-Rückzahlungsbetrag/-beträge
[Gläubigerwahl-Rückzahlungstag(e)]	[Gläubigerwahl-Rückzahlungsbetrag/-beträge]

Dem Gläubiger steht dieses Wahlrecht nicht in Bezug auf eine Schuldverschreibung zu, deren Rückzahlung die Emittentin zuvor in Ausübung eines ihrer Wahlrechte nach diesem § 6 verlangt hat.

- (b) Zur Ausübung dieses Wahlrechts muss der Gläubiger nicht weniger als 30 Tage und nicht mehr als 60 Tage vor dem Gläubigerwahl-Rückzahlungstag, an dem die Rückzahlung gemäß der Gläubigerwahl-Rückzahlungs-Ausübungserklärung (wie nachfolgend definiert) erfolgen soll, (i) bei der bezeichneten Geschäftsstelle des Fiscal Agent eine ordnungsgemäß ausgefüllte und unterzeichnete Ausübungserklärung in der jeweils bei dem Fiscal Agent erhältlichen maßgeblichen Form einreichen (die "**Gläubigerwahl-Rückzahlungs-Ausübungserklärung**") und (ii) Schuldverschreibungen in Höhe des

irrevocable instruction to the Paying Agent to withdraw such Notes from a securities account of the Holder with the Paying Agent. Payment in respect of any Note so delivered will be made in accordance with the customary procedures through the Clearing System. A Put Redemption Notice, once given, shall be irrevocable.]

[If the Notes are subject to Early Redemption in case of minimal outstanding aggregate principal amount of the Notes, the following applies:

- [(6)] *Early Redemption in case of minimal outstanding aggregate principal amount of the Notes.* If 80 per cent. or more of the aggregate principal amount of the Notes then outstanding have been redeemed or purchased by the Issuer, the Guarantor or any direct or indirect Subsidiary of the Guarantor pursuant to the provisions of this § 6, the Issuer may, on not less than 30 or more than 60 days' notice to the Holders given in accordance with § 15, redeem at any time, at its option, the remaining Notes as a whole at the principal amount thereof plus interest accrued to but excluding the date of such redemption on the next Interest Payment Date.]

[If the Notes are subject to Early Redemption at the Option of the Issuer upon the occurrence of a transaction related event, the following applies:

- [(7)] *Early Redemption at the Option of the Issuer upon the occurrence of a transaction related event.*
- (a) The Issuer may, upon giving a Transaction Trigger Notice in accordance with the

Gesamtbetrags der Festgelegten Stückelung einreichen, für die der Gläubiger sein Wahlrecht ausüben möchte, und zwar entweder (x) durch Übertragung der Schuldverschreibungen auf das Clearingsystem-Konto der Zahlstelle oder (y) durch unwiderrufliche Anweisung an die Zahlstelle zur Ausbuchung der Schuldverschreibungen aus dem Wertpapierdepot des Gläubigers bei der Zahlstelle. Die Zahlung in Bezug auf solchermaßen eingereichte Schuldverschreibungen erfolgt gemäß den üblichen Verfahren über das Clearingsystem. Eine einmal abgegebene Gläubigerwahl-Rückzahlungs-Ausübungserklärung ist unwiderruflich.]

[Im Falle einer Vorzeitigen Rückzahlung nach Wahl der Emittentin bei geringem ausstehendem Gesamtnennbetrag der Schuldverschreibungen, gilt folgendes:

- [(6)] *Vorzeitige Rückzahlung bei geringem ausstehenden Gesamtnennbetrag der Schuldverschreibungen.* Wenn 80 % oder mehr des Gesamtnennbetrags der zum betreffenden Zeitpunkt ausstehenden Schuldverschreibungen nach diesem § 6 von der Emittentin, der Garantin oder einer direkten oder indirekten Tochtergesellschaft der Garantin zurückgezahlt oder angekauft wurden, ist die Emittentin berechtigt, nach vorheriger Bekanntmachung gegenüber den Gläubigern gemäß § 15 mit einer Frist von mindestens 30 und höchstens 60 Tagen nach ihrer Wahl alle ausstehenden Schuldverschreibungen zum Nennbetrag zuzüglich bis zum Rückzahlungstag (ausschließlich) aufgelaufener Zinsen am nächsten Zinszahlungstag zurück zu zahlen.]

[Falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen bei Eintritt eines transaktionsbezogenen Ereignisses zum Ereignis Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:

- [(7)] *Vorzeitige Rückzahlung nach Wahl der Emittentin bei Eintritt eines transaktionsbezogenen Ereignisses.*
- (a) Die Emittentin ist berechtigt, die Schuldverschreibungen (insgesamt oder

requirements set out below and in accordance with paragraph (b), call the Notes for early redemption (in whole or in part) with effect on the Trigger Call Redemption Date. If the Issuer exercises its call right in accordance with sentence 1, the Issuer shall redeem each Note to be redeemed at the Transaction Trigger Redemption Amount together with interest accrued to but excluding the Trigger Call Redemption Date on the Trigger Call Redemption Date.

"Transaction" means *[insert description of envisaged transaction for which the Notes are intended to be issued for refinancing purposes]*.

"Transaction Notice Period" means the period from *[insert issue date]* to *[insert end of period date]*.

"Transaction Trigger Notice" means a notice to the Noteholders given in accordance with paragraph (b) and § 15 within the Transaction Notice Period that the Transaction has been terminated prior to its completion or that the Transaction will not be settled for any reason whatsoever or that the Guarantor has publicly stated that it no longer intends to pursue the Transaction. The Transaction Trigger Notice shall also specify the Trigger Redemption Date.

At any time the Issuer may waive its right to call the Notes for redemption following the occurrence of one of the events detailed above, by giving notice in accordance with § 15.

"Trigger Call Redemption Amount" per Note means **[●]** per cent. of the Specified Denomination.

"Trigger Call Redemption Date" means the redemption date specified in the Transaction Trigger Notice which shall be not less than 30 days nor more than 60 days after the date of the Transaction Trigger Notice.

- (b) The Issuer shall call the Notes for early redemption pursuant to paragraph (a) by publishing a notice to the Noteholders in accordance with § 15 which notice shall be irrevocable and shall specify:

teilweise) durch eine Transaktions-Mitteilung gemäß den nachstehend aufgeführten Bedingungen und gemäß Absatz (b) mit Wirkung zu dem Ereignis-Wahl-Rückzahlungstag zur vorzeitigen Rückzahlung zu kündigen. Wenn die Emittentin ihr Kündigungsrecht gemäß Satz 1 ausübt, ist die Emittentin verpflichtet, jede zurückzuzahlende Schuldverschreibung an dem Ereignis-Wahl-Rückzahlungstag zum Transaktions-Rückzahlungsbetrag zuzüglich der bis zum Ereignis-Wahl-Rückzahlungstag (ausschließlich) aufgelaufenen Zinsen zurückzuzahlen.

"Transaktion" bezeichnet *[Beschreibung der geplanten Transaktion für deren Finanzierung die Schuldverschreibungen begeben werden]*.

"Transaktionskündigungsfrist" bezeichnet den Zeitraum ab dem *[Begebungstag einfügen]* bis zum *[Datum Ende des Zeitraums einfügen]*.

"Transaktions-Mitteilung" bezeichnet eine Mitteilung der Emittentin an die Anleihegläubiger gemäß Absatz (b) und § 15 innerhalb der Transaktionskündigungsfrist, dass die Transaktion vor ihrem Abschluss beendet wurde oder dass die Transaktion aus irgendeinem Grund nicht durchgeführt wird oder dass die Garantin öffentlich erklärt hat, dass sie nicht länger beabsichtigt, die Transaktion zu verfolgen. Die Transaktions-Mitteilung hat ferner den Ereignis-Wahl-Rückzahlungstag zu bezeichnen.

Die Emittentin kann auf ihr Recht zur vorzeitigen Kündigung der Schuldverschreibungen nach Eintritt eines der oben bezeichneten Ereignisse durch Bekanntmachung gemäß § 15 verzichten.

"Ereignis-Wahl-Rückzahlungsbetrag" bezeichnet pro Schuldverschreibung **[●]** % pro Festgelegte Stückelung.

"Ereignis-Wahl-Rückzahlungstag" bezeichnet den in der Transaktions-Mitteilung festgelegten Rückzahlungstag, der nicht weniger als 30 Tage und nicht mehr als 60 Tage nach dem Tag der Transaktions-Mitteilung liegen darf.

- (b) Die Emittentin hat die Kündigung der Schuldverschreibungen zur vorzeitigen Rückzahlung gemäß Absatz (a) durch Veröffentlichung einer Bekanntmachung an die Anleihegläubiger gemäß § 15 zu erklären. Die

- (i) the series of Notes subject to redemption;
 - (ii) whether the Notes will be redeemed in whole or in part and, if only in part, the aggregate principal amount of the Notes which are to be redeemed;
 - (iii) the Trigger Call Redemption Date; and
 - (iv) the Trigger Call Redemption Amount at which such Notes are to be redeemed.
- (c) In the case of a partial redemption of Notes, the relevant Notes to be redeemed shall be selected in accordance with the rules of the relevant Clearing System.

[In the case of Notes in NGN form the following applies: Such partial redemption shall be reflected in the records of Clearstream Luxembourg and Euroclear either as a pool factor or a reduction in aggregate principal amount, at the discretion of Clearstream Luxembourg and Euroclear.]]

§ 7 FISCAL AGENT [,] [AND] PAYING AGENT [in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies: AND CALCULATION AGENT]

- (1) *Appointment; Specified Office.* The initial Fiscal Agent [,][and] the initial Paying Agent **[in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:** and the initial Calculation Agent] and their initial specified offices shall be:

"Fiscal Agent and Paying Agent":

Deutsche Bank Aktiengesellschaft
Taunusanlage 12
60325 Frankfurt am Main
Federal Republic of Germany

[in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount,

Kündigung ist unwiderruflich und hat folgende Angaben zu enthalten:

- (i) die zurückzuzahlende Serie von Schuldverschreibungen;
 - (ii) eine Erklärung, ob die Schuldverschreibungen ganz oder teilweise zurückgezahlt werden und im letzteren Fall den Gesamtnennbetrag der zurückzuzahlenden Schuldverschreibungen;
 - (iii) den Ereignis-Wahl-Rückzahlungstag; und
 - (iv) den Ereignis-Wahl-Rückzahlungsbetrag zu dem die Schuldverschreibungen zurückgezahlt werden.
- (c) Wenn die Schuldverschreibungen nur teilweise zurückgezahlt werden, werden die betreffenden zurückzuzahlenden Schuldverschreibungen in Übereinstimmung mit den Regeln des betreffenden Clearingsystems ausgewählt.

[Fall die Schuldverschreibungen in Form einer NGN begeben werden, ist folgendes anwendbar: Die teilweise Rückzahlung wird in den Registern von Clearstream Luxembourg und Euroclear nach deren Ermessen entweder als Pool-Faktor oder als Reduzierung des Gesamtnennbetrages wiedergegeben.]]

§ 7 FISCAL AGENT [,][UND] ZAHLSTELLE [falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes: UND BERECHNUNGSSTELLE]

- (1) *Bestellung; bezeichnete Geschäftsstelle.* Der anfänglich bestellte Fiscal Agent [,][und] die anfänglich bestellte Zahlstelle **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:** und die anfänglich bestellte Berechnungsstelle] und deren anfänglich bezeichneten Geschäftsstellen lauten wie folgt:

"Fiscal Agent und Zahlstelle":

Deutsche Bank Aktiengesellschaft
Taunusanlage 12
60325 Frankfurt am Main
Bundesrepublik Deutschland

[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-

the following applies:

"Calculation Agent":

[Conv-Ex Advisors Limited
30 Crown Place
London, EC2A 4EB
United Kingdom]

[name and specified office]

The Fiscal Agent [,][and] Paying Agent **[in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:** and the Calculation Agent] reserve the right at any time to change their specified offices to some other office in the same city.

- (2) *Variation or Termination of Appointment.* The Issuer reserves the right at any time to vary or terminate the appointment of the Fiscal Agent or any Paying Agent **[in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:** or the Calculation Agent] and to appoint another Fiscal Agent or additional or other Paying Agents **[in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:** or another Calculation Agent]. The Issuer shall at all times maintain a Fiscal Agent [,][and] a Paying Agent **[in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount the following applies:** [,][and] a Calculation Agent] **[in the case of payments in U.S. dollars the following applies:** and if payments at or through the offices of all Paying Agents outside the United States (as defined in § 1[(7)]) become illegal or are effectively precluded because of the imposition of exchange controls or similar restrictions on the full payment or receipt of such amounts in United States dollar, a Paying Agent with a specified office in New York City]. Any variation, termination, appointment or other change shall only take effect (other than in the case of insolvency, when it shall be of immediate effect) after not less than 30 nor more than 45 days' prior notice thereof shall have been given to the Holders in accordance with § 15.

Rückzahlungsbetrag vorzeitig zurückzahlen, gilt folgendes:

"Berechnungsstelle":

[Conv-Ex Advisors Limited
30 Crown Place
London, EC2A 4EB
Vereinigtes Königreich]

[Name und bezeichnete Geschäftsstelle]

Der Fiscal Agent [,][und] die Zahlstelle **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzahlen, gilt folgendes:** und die Berechnungsstelle] behalten sich das Recht vor, jederzeit ihre bezeichneten Geschäftsstellen durch eine andere Geschäftsstelle in derselben Stadt zu ersetzen.

- (2) *Änderung oder Beendigung der Bestellung.* Die Emittentin behält sich das Recht vor, jederzeit die Bestellung des Fiscal Agent oder einer Zahlstelle **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzahlen, gilt folgendes:** oder der Berechnungsstelle] zu ändern oder zu beenden und einen anderen Fiscal Agent oder zusätzliche oder andere Zahlstellen **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzahlen, gilt folgendes:** oder eine andere Berechnungsstelle] zu bestellen. Die Emittentin wird zu jedem Zeitpunkt einen Fiscal Agent [und][,] eine Zahlstelle **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzahlen, gilt folgendes:** [,][und] eine Berechnungsstelle **[im Fall von Zahlungen in US-Dollar gilt folgendes:** und falls Zahlungen bei den oder durch die Geschäftsstellen aller Zahlstellen außerhalb der Vereinigten Staaten (wie in § 1[(7)] definiert) aufgrund der Einführung von Devisenbeschränkungen oder ähnlichen Beschränkungen hinsichtlich der vollständigen Zahlung oder des Empfangs der entsprechenden Beträge in US-Dollar widerrechtlich oder tatsächlich ausgeschlossen werden, eine Zahlstelle mit bezeichneter Geschäftsstelle in New York City] unterhalten. Eine Änderung, Beendigung, Bestellung oder ein sonstiger Wechsel wird nur wirksam (außer im

- (3) *Agent of the Issuer.* The Fiscal Agent [,][and] the Paying Agent [*in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:* and the Calculation Agent] and any other paying agent appointed pursuant to subsection (2) act solely as the agents of the Issuer and do not assume any obligations towards or relationship of agency or trust for any Holder.

The Fiscal Agent [,][and] the Paying Agent [*in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:* and the Calculation Agent] may engage the advice or services of any lawyers or other experts whose advice or services it deems necessary and may rely upon any advice so obtained. Neither the Fiscal Agent nor the Paying Agent [*in the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount, the following applies:* nor the Calculation Agent] will incur any liability as against the Issuer [, the Guarantor] or the Holders in respect of any action taken, or not taken, or suffered to be taken, or not taken, in accordance with such advice in good faith.

§ 8 TAXATION

All amounts payable in respect of the Notes shall be made, and the Guarantee shall provide that all amounts payable in respect of such Guarantee shall be made, without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied at source by way of withholding or deduction by or on behalf of any jurisdiction in which the Issuer or the Guarantor, as applicable, is organised, engaged in business, resident for tax purposes or generally subject to tax on a net income basis or

Insolvenzfall, in dem eine solche Änderung sofort wirksam wird), sofern die Gläubiger hierüber gemäß § 15 vorab unter Einhaltung einer Frist von mindestens 30 und nicht mehr als 45 Tagen informiert wurden.

- (3) *Erfüllungsgehilfe der Emittentin.* Der Fiscal Agent [,][und] die Zahlstelle [*falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:* und die Berechnungsstelle] und jede andere nach Absatz (2) bestellte Zahlstelle handeln ausschließlich als Erfüllungsgehilfen der Emittentin und übernehmen keinerlei Verpflichtungen gegenüber den Gläubigern und es wird kein Auftrags- oder Treuhandverhältnis zwischen ihnen und den Gläubigern begründet.

Der Fiscal Agent[,][und] die Zahlstelle [*falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:* und die Berechnungsstelle] können den Rat eines oder mehrerer Rechtsanwälte oder anderer Sachverständiger einholen, deren Beratung oder Dienste sie für notwendig hält, und sich auf eine solche Beratung verlassen. Der Fiscal Agent[,][und] die Zahlstelle [*falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zum Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:* und die Berechnungsstelle] übernehmen keine Haftung gegenüber der Emittentin[, der Garantin] bzw. den Gläubigern im Zusammenhang mit Handlungen, die in gutem Glauben im Einklang mit einer solchen Beratung getätigt, unterlassen oder geduldet wurden.

§ 8 BESTEUERUNG

Alle in Bezug auf die Schuldverschreibungen zu zahlenden Beträge werden ohne Einbehalt oder Abzug von oder aufgrund von gegenwärtigen oder zukünftigen Steuern oder Abgaben gleich welcher Art gezahlt, die von oder im Namen eines Landes, in dem die Emittentin bzw. die Garantin gegründet wurde, geschäftstätig, steuerlich ansässig oder grundsätzlich mit ihren Nettoeinkünften steuerpflichtig ist oder über das oder aus dem Zahlungen auf die Schuldverschreibungen bzw. die Garantie

through or from which payment on the Notes or the Guarantee, as applicable, is made or any political subdivision or any authority thereof or therein having power to tax (each, a "**Relevant Taxing Jurisdiction**"), unless such withholding or deduction is required by law. If such withholding with respect to amounts payable in respect of the Notes is required by law, the Issuer will pay, and the Guarantee shall provide that, if such withholding with respect to amounts payable in respect of such Guarantee is required by law, the Guarantor will pay, such additional amounts (the "**Additional Amounts**") as shall be necessary in order that the net amounts received by the Holders, after such withholding or deduction shall equal the respective amounts which would otherwise have been receivable in the absence of such withholding or deduction; except that no such Additional Amounts shall be payable on account of any taxes or duties which:

- (a) are payable by any Person acting as custodian bank or collecting agent on behalf of a Holder, or otherwise in any manner which does not constitute a deduction or withholding by the Issuer or the Guarantor, as applicable, from payments of principal or interest made by it, or
- (b) are payable by reason of the Holder having, or having had, some personal or business connection with the Relevant Taxing Jurisdiction and not merely by reason of the fact that payments in respect of the Notes or the Guarantee, as applicable, are, or for purposes of taxation are deemed to be, derived from sources in, or are secured in, the Relevant Taxing Jurisdiction, or
- (c) are deducted or withheld pursuant to (i) any European Union Directive or

geleistet werden, oder einer steuererhebungsberechtigten Gebietskörperschaft oder Steuerbehörde dieses Landes (jeweils eine "**Maßgebliche Steuerjurisdiktion**") im Wege des Abzugs oder Einbehalts an der Quelle auferlegt oder erhoben werden, und die Garantie muss entsprechende Bestimmungen für alle in Bezug auf diese Garantie zu zahlenden Beträge enthalten, es sei denn, ein solcher Abzug oder Einbehalt ist gesetzlich vorgeschrieben. Ist ein Einbehalt in Bezug auf zu zahlenden Beträge auf die Schuldverschreibungen gesetzlich vorgeschrieben, so wird die Emittentin diejenigen zusätzlichen Beträge (die "**Zusätzlichen Beträge**") zahlen, die erforderlich sind, damit die den Gläubigern zufließenden Nettobeträge nach einem solchen Einbehalt oder Abzug jeweils den Beträgen entsprechen, die ohne einen solchen Einbehalt oder Abzug von den Gläubigern erhalten worden wären - und die Garantie muss eine entsprechende Verpflichtung der Garantin vorsehen, falls ein solcher Einbehalt bei in Bezug auf diese Garantie zu zahlenden Beträge gesetzlich vorgeschrieben ist -; eine Verpflichtung zur Zahlung solcher Zusätzlichen Beträge besteht jedoch nicht für solche Steuern oder Abgaben:

- (a) die von einer als Depotbank oder Inkassobeauftragter im Namen eines Gläubigers handelnden Person zu entrichten sind oder sonst auf andere Weise zu entrichten sind als dadurch, dass die Emittentin bzw. die Garantin von den von ihr zu leistenden Zahlungen von Kapital oder Zinsen einen Abzug oder Einbehalt vornimmt, oder
- (b) die aufgrund einer bestehenden oder früheren persönlichen oder geschäftlichen Beziehung des Gläubigers zur Maßgeblichen Steuerjurisdiktion zu zahlen sind, und nicht allein deshalb, weil Zahlungen auf die Schuldverschreibungen bzw. die Garantie aus Quellen in der Maßgeblichen Steuerjurisdiktion stammen (oder für Zwecke der Besteuerung so behandelt werden) oder dort besichert sind, oder
- (c) die aufgrund (i) einer Richtlinie oder Verordnung der Europäischen Union

Regulation concerning the taxation of interest income, or (ii) any international treaty or understanding relating to such taxation and to which the Federal Republic of Germany or the Kingdom of the Netherlands or the European Union is a party, or (iii) any provision of law implementing, or complying with, or introduced to conform with, such Directive, Regulation, treaty or understanding, or

- (d) would not have been imposed or withheld but for the failure of the Holder or beneficial owner of Notes (including, for these purposes, any financial institution through which the Holder or beneficial owner holds the Notes or through which payment on the Notes is made), following a written request by or on behalf of the Issuer or the Guarantor addressed to the Holder or beneficial owner (and made at a time that would enable the Holder or beneficial owner acting reasonably to comply with that request, and in all events, at least 30 days before any withholding or deduction would be required), to comply with any certification, identification, information or other reporting requirement whether required by statute, treaty, regulation or administrative practice of a Relevant Taxing Jurisdiction, that is a precondition to exemption from, or reduction in the rate of deduction or withholding of, taxes imposed by the Relevant Taxing Jurisdiction (including, without limitation, a certification that the Holder or beneficial owner is not resident in the Relevant Taxing Jurisdiction), but in each case, only to the extent the Holder or beneficial owner is legally entitled to provide such certification, information or documentation, or

betreffend die Besteuerung von Zinserträgen oder (ii) zwischenstaatlicher Abkommen oder Vereinbarungen über deren Besteuerung, an denen die Bundesrepublik Deutschland oder das Königreich Niederlande oder die Europäische Union beteiligt ist, oder (iii) einer gesetzlichen Vorschrift, die der Umsetzung dieser Richtlinie, Verordnung oder dieses Abkommens oder dieser Vereinbarung dient, diesen entspricht oder zur Anpassung an diese eingeführt wurde, abzuziehen oder einzubehalten sind, oder

- (d) die nicht erhoben oder einbehalten worden wären, wenn es der Gläubiger oder der wirtschaftliche Eigentümer der Schuldverschreibungen (für die vorliegenden Zwecke einschließlich Finanzinstitute, über die der Gläubiger oder wirtschaftliche Eigentümer die Schuldverschreibungen hält oder über die Zahlungen auf die Schuldverschreibungen erfolgen) nicht unterlassen hätte, nach einer an den Gläubiger oder wirtschaftlichen Eigentümer gerichteten schriftlichen Aufforderung der Emittentin, der Garantin oder in deren Namen (die so rechtzeitig erfolgt, dass der Gläubiger bzw. der wirtschaftliche Eigentümer dieser Aufforderung mit zumutbaren Anstrengungen nachkommen kann, in jedem Fall aber mindestens 30 Tage, bevor ein Einbehalt oder Abzug erforderlich wäre), einer aufgrund von Gesetzen, Abkommen, Verordnungen oder der Verwaltungspraxis in einer Maßgeblichen Steuerjurisdiktion vorgeschrieben Bescheinigungs-, Identifizierungs-, Informations-, oder sonstigen Nachweispflicht nachzukommen, die Voraussetzung für eine Befreiung von in der Maßgeblichen Steuerjurisdiktion erhobenen Steuern oder eine Reduzierung der Höhe des Abzugs oder Einhalts solcher Steuern ist (u. a. eine Bescheinigung, dass der Gläubiger bzw. der wirtschaftliche Eigentümer nicht in der Maßgeblichen Steuerjurisdiktion ansässig ist), jedoch jeweils nur, soweit der Gläubiger bzw. der wirtschaftliche

- (e) are payable by reason of a change in law that becomes effective more than 30 days after the relevant payment becomes due, or is duly provided for and notice thereof is published in accordance with § 15, whichever occurs later, or

- (f) any combinations of items (a)-(e),

nor shall any Additional Amounts be paid with respect to any payment on a Note to a Holder who is a fiduciary or partnership or who is other than the sole beneficial owner of such payment to the extent such payment would be required by the laws of the Relevant Taxing Jurisdiction to be included in the income, for tax purposes, of a beneficiary or settlor with respect to such fiduciary or a member of such partnership or a beneficial owner who would not have been entitled to such Additional Amounts had such beneficiary, settlor, member or beneficial owner been the Holder of the Note.

For the avoidance of doubt, the withholding tax (*Kapitalertragsteuer*) currently levied in the Federal Republic of Germany at the level of the custodian bank and the solidarity surcharge (*Solidaritätszuschlag*) imposed thereon pursuant to tax law as in effect as of the Issue Date do not constitute a tax or duty as described above in respect of which Additional Amounts would be payable by the Issuer.

§ 9 PRESENTATION PERIOD

The presentation period provided in section 801 paragraph 1, sentence 1 German Civil Code (*Bürgerliches Gesetzbuch*) is reduced to ten years for the Notes.

§ 10 EVENTS OF DEFAULT

- (1) *Events of default.* If an Event of Default occurs and is continuing, each Holder shall be entitled to declare due and payable by submitting a Termination Notice pursuant to § 10(2) to the

Eigentümer rechtlich berechtigt ist, die Bescheinigung, Information oder Dokumentation vorzulegen, oder

- (e) die wegen einer Rechtsänderung zu zahlen sind, welche später als 30 Tage nach Fälligkeit der betreffenden Zahlung oder, wenn dies später erfolgt, ordnungsgemäßer Bereitstellung aller fälligen Beträge und einer diesbezüglichen Bekanntmachung gemäß § 15 wirksam wird, oder

- (f) jegliche Kombination der Absätze (a)-(e).

Zudem werden keine Zusätzlichen Beträge im Hinblick auf Zahlungen auf die Schuldverschreibungen an einen Gläubiger gezahlt, welcher die Zahlung als Treuhänder oder Personengesellschaft oder als sonstiger nicht alleiniger wirtschaftlicher Eigentümer der Zahlung erhält, soweit nach den Gesetzen der Maßgeblichen Steuerjurisdiktion eine solche Zahlung für Steuerzwecke dem Einkommen des Begünstigten bzw. Gründers eines Treuhandvermögens oder eines Gesellschafters der Personengesellschaft zugerechnet würde, der jeweils selbst nicht zum Erhalt von Zusätzlichen Beträgen berechtigt gewesen wäre, wenn der Begünstigte, Gründer eines Treuhandvermögens, Gesellschafter oder wirtschaftliche Eigentümer selbst Gläubiger der Schuldverschreibungen wäre.

Zur Klarstellung wird festgehalten, dass die gegenwärtig in der Bundesrepublik Deutschland gemäß dem zum Begebungstag geltenden Steuerrecht auf der Ebene der Depotbank erhobene Kapitalertragsteuer und der darauf anfallende Solidaritätszuschlag keine Steuern oder Abgaben der vorstehend beschriebenen Art darstellen, für die von der Emittentin Zusätzliche Beträge zu zahlen wären.

§ 9 VORLEGUNGSFRIST

Die in § 801 Abs. 1 Satz 1 BGB bestimmte Vorlegungsfrist wird für die Schuldverschreibungen auf zehn Jahre verkürzt.

§ 10 KÜNDIGUNGSGRÜNDE

- (1) *Kündigungsgründe.* Tritt ein Kündigungsgrund ein und dauert dieser an, so ist jeder Gläubiger berechtigt, seine sämtlichen Forderungen aus den Schuldverschreibungen durch Abgabe einer

Paying Agent its entire claims arising from the Notes and demand immediate redemption thereof at the principal amount together with accrued interest (if any) to (but excluding) the date of repayment. Each of the following is an **"Event of Default"**:

- (a) the Issuer or, failing which, the Guarantor fails to pay principal, interest or any other amounts due under the Notes or the Guarantee within 30 days from the relevant due date; or
- (b) the Issuer or the Guarantor fails to duly perform any other obligation arising from the Notes or the Guarantee and such failure, if capable of remedy, continues unremedied for more than 60 days after the Paying Agent has received a written request thereof in the manner set forth in § 10(2) from a Holder to perform such obligation; or
- (c) (i) any Financial Indebtedness of the Guarantor or any Material Subsidiary (other than under the Notes) becomes due and payable prior to its specified maturity (whether by declaration, automatic acceleration or otherwise) as a result of an event of default (howsoever described), or (ii) any Financial Indebtedness of the Guarantor or any Material Subsidiary (other than under the Notes) is not paid within 30 days from its due date nor within any originally applicable or subsequently agreed grace period, provided that the aggregate amount of Financial Indebtedness falling within (i) and (ii) above amounts to at least EUR 25,000,000 (or its equivalent in other currencies). For the avoidance of doubt, this subparagraph (1)(c) shall not apply, where the Guarantor or the relevant Material Subsidiary contests in good faith that such payment obligation exists or is due; or

Kündigungserklärung gemäß § 10(2) gegenüber der Zahlstelle fällig zu stellen und deren unverzügliche Rückzahlung zu ihrem Nennbetrag, zuzüglich etwaiger bis zum Tage der Rückzahlung (ausschließlich) aufgelaufener Zinsen zu verlangen. Jedes der folgenden Ereignisse stellt einen **"Kündigungsgrund"** dar:

- (a) die Emittentin oder, falls diese nicht leistet, die Garantin zahlt auf die Schuldverschreibungen bzw. die Garantie fällige Kapital- oder Zinsbeträge oder sonstige Beträge nicht innerhalb von 30 Tagen nach Fälligkeit; oder
- (b) die Emittentin oder die Garantin erfüllt irgendeine andere Verpflichtung aus den Schuldverschreibungen bzw. der Garantie nicht und die Nichterfüllung dauert - sofern sie geheilt werden kann - jeweils länger als 60 Tage fort, nachdem die Zahlstelle eine schriftliche Aufforderung in der in § 10(2) vorgesehenen Art und Weise von einem Gläubiger erhalten hat, die Verpflichtung zu erfüllen; oder
- (c) (i) eine (nicht im Rahmen der Schuldverschreibungen bestehende) Finanzverbindlichkeit der Garantin oder einer Wesentlichen Tochtergesellschaft wird infolge eines Kündigungsgrunds (unabhängig von der Bezeichnung) vor ihrer festgelegten Fälligkeit fällig und zahlbar (sei es durch Kündigung, automatische vorzeitige Fälligstellung oder auf andere Weise) oder (ii) eine (nicht im Rahmen der Schuldverschreibungen bestehende) Finanzverbindlichkeit der Garantin oder einer Wesentlichen Tochtergesellschaft wird weder innerhalb von 30 Tagen nach Fälligkeit noch innerhalb einer ursprünglich geltenden oder nachträglich vereinbarten Nachfrist gezahlt, jeweils mit der Maßgabe, dass der Gesamtbetrag der Finanzverbindlichkeiten nach (i) und (ii) mindestens EUR 25.000.000 (oder den Gegenwert in einer anderen Währung) beträgt. Zur Klarstellung wird festgehalten, dass dieser Absatz (1)(c) keine Anwendung findet, wenn die Garantin oder die jeweilige Wesentliche Tochtergesellschaft in gutem

- Glauben bestreitet, dass diese Zahlungsverpflichtung besteht oder fällig ist; oder
- (d) the Guarantor or any Material Subsidiary announces its inability to meet its financial obligations or ceases its payments generally; or
 - (e) insolvency proceedings against the Guarantor or any Material Subsidiary are instituted and have not been discharged or stayed within 90 days, or the Guarantor or any Material Subsidiary applies for or institutes such proceedings; or
 - (f) the Guarantor or the Issuer enters into liquidation unless this is done in connection with a merger or other form of combination with another company and such company assumes all obligations of the Issuer in connection with the Notes or the Guarantor in connection with the Guarantee, as applicable; or
 - (g) any governmental order, decree or enactment is made in or by the Federal Republic of Germany or the Kingdom of the Netherlands whereby the Issuer or the Guarantor is prevented from observing and performing in full its obligations under the Notes or the Guarantee and this situation is not cured within 90 days; or
 - (h) cessation of business operations of the Guarantor or the Issuer; or
 - (i) the Guarantee ceases to be in full force and effect or is declared null and void in a judicial proceeding.
- (2) *Termination Notices.* Any notice by a Holder (i) in accordance with § 10(1)(b) or (ii) to terminate its Notes in accordance with § 10 (a "**Termination Notice**") shall be made by means of a written declaration to the Fiscal Agent in the German or English language delivered by hand or registered mail together with evidence by
- (d) die Garantin oder eine Wesentliche Tochtergesellschaft gibt ihre Zahlungsunfähigkeit bekannt oder stellt ihre Zahlungen generell ein; oder
 - (e) gegen die Garantin oder eine Wesentliche Tochtergesellschaft wird ein Insolvenzverfahren eingeleitet und nicht innerhalb von 90 Tagen aufgehoben oder ausgesetzt, oder die Garantin oder eine Wesentliche Tochtergesellschaft beantragt die Eröffnung eines solchen Verfahrens oder leitet ein solches Verfahren ein; oder
 - (f) die Garantin oder die Emittentin geht in Liquidation, es sei denn, dies geschieht im Zusammenhang mit einer Verschmelzung oder einer anderen Form des Zusammenschlusses mit einer anderen Gesellschaft und die andere Gesellschaft übernimmt alle Verpflichtungen, die die Emittentin im Zusammenhang mit den Schuldverschreibungen bzw. die Garantin im Zusammenhang mit der Garantie eingegangen ist; oder
 - (g) in der Bundesrepublik Deutschland oder dem Königreich Niederlande werden Gesetze, Verordnungen oder behördliche Anordnungen erlassen, aufgrund derer die Emittentin oder die Garantin daran gehindert wird, ihre Verpflichtungen aus den Schuldverschreibungen bzw. der Garantie in vollem Umfang nachzukommen und zu erfüllen und dieser Umstand wird nicht binnen 90 Tagen behoben; oder
 - (h) Einstellung des Geschäftsbetriebs der Garantin oder der Emittentin; oder
 - (i) die Garantie verliert ihre volle Wirkung oder wird in einem Gerichtsverfahren für unwirksam erklärt.
- (2) *Kündigungserklärungen.* Eine Erklärung eines Gläubigers (i) gemäß § 10(1)(b) oder (ii) zur Kündigung seiner Schuldverschreibungen gemäß § 10 (eine "**Kündigungserklärung**") hat in der Weise zu erfolgen, dass der Gläubiger dem Fiscal Agent eine entsprechende schriftliche Erklärung in deutscher oder englischer Sprache übergibt

means of a certificate of the Holder's Custodian (as defined in § 17(3)) that such Holder, at the time of such Termination Notice, is a holder of the relevant Notes.

- (3) *Cure*. For the avoidance of doubt, the right to declare Notes due in accordance with this § 10 shall terminate if the situation giving rise to it has been cured before the right is exercised.
- (4) *Quorum*. In the events specified in § 10(1)(b) and § 10(1)(c), any notice declaring Notes due shall, unless at the time such notice is received any of the events specified in § 10(1)(a) and § 10(1)(d)-(i) entitling Holders to declare their Notes due has occurred, become effective only when the Paying Agent has received such default notices from the Holders representing at least 10 per cent. of the aggregate principal amount of the Notes then outstanding.

§ 11 COVENANTS

- (1) *Limitations on Incurrence of Financial Indebtedness*. The Guarantor has undertaken in the Guarantee that it will not, and will procure that none of its Subsidiaries will, after the Issue Date, incur any Financial Indebtedness if, immediately after giving effect to the incurrence of such additional Financial Indebtedness and the application of the net proceeds of such incurrence,
 - (a) the sum of (i) the Consolidated Financial Indebtedness of the Group as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Nominal Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published would exceed 60 per cent. of the sum of (without duplication) (x) Total Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been

oder durch eingeschriebenen Brief übermittelt und dabei durch eine Bescheinigung seiner Depotbank (wie in § 17(3) definiert) nachweist, dass er die betreffenden Schuldverschreibungen zum Zeitpunkt der Kündigungserklärung hält.

- (3) *Heilung*. Zur Klarstellung wird festgehalten, dass das Recht zur Kündigung der Schuldverschreibungen gemäß diesem § 10 erlischt, falls der Kündigungsgrund vor Ausübung des Rechts geheilt wurde.
- (4) *Quorum*. In den Fällen gemäß § 10 (1)(b) und § 10(1)(c) wird eine Kündigungserklärung, sofern nicht bei deren Eingang zugleich einer der in § 10(1)(a) und § 10(1)(d)-(i) bezeichneten Kündigungsgründe vorliegt, erst wirksam, wenn bei der Zahlstelle Kündigungserklärungen von Gläubigern im Nennbetrag von mindestens 10 % des Gesamtnennbetrages der zu diesem Zeitpunkt noch insgesamt ausstehenden Schuldverschreibungen eingegangen sind.

§ 11 VERPFLICHTUNGSERKLÄRUNGEN

- (1) *Beschränkungen für das Eingehen von Finanzverbindlichkeiten*. Die Garantin hat sich in der Garantie verpflichtet, nach dem Begebungstag keine Finanzverbindlichkeiten einzugehen und sicherzustellen, dass ihre Tochtergesellschaften nach dem Begebungstag keine Finanzverbindlichkeiten eingehen, wenn jeweils unmittelbar nach Wirksamwerden des Eingehens solcher weiterer Finanzverbindlichkeiten und der Verwendung des damit erzielten Nettoerlöses eine der folgenden Bedingungen erfüllt wären:
 - (a) die Summe aus (i) den Konsolidierten Finanzverbindlichkeiten der Gruppe zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem Nennbetrag der Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, würde einen Betrag in Höhe von 60 % der Summe (unter Ausschluss einer Doppelberücksichtigung) aus (x) der Bilanzsumme zum unmittelbar

published, (y) the purchase price of any Real Estate Property acquired or contracted for acquisition since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (z) the proceeds of any Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published (but only to the extent such proceeds were not used to acquire Real Estate Property or to reduce Financial Indebtedness); or

- (b) the sum of (i) the Consolidated Secured Financial Indebtedness of the Group as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Nominal Secured Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published would exceed 45 per cent. of the sum of (without duplication) (x) Total Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published, (y) the purchase price of any Real Estate Property acquired or contracted for acquisition since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (z) the proceeds of any Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published (but only to the extent such proceeds were not used to acquire Real Estate Property or to reduce Financial Indebtedness).

vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, (y) dem Kaufpreis für Immobilienvermögen, das seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, erworben wurde oder für dessen Erwerb seit diesem Zeitpunkt eine Verpflichtung eingegangen wurde, und (z) dem Erlös aus Finanzverbindlichkeiten, die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde (jedoch nur soweit dieser Erlös nicht zum Erwerb von Immobilienvermögen oder zur Verringerung von Finanzverbindlichkeiten verwendet wurde) übersteigen; oder

- (b) die Summe aus (i) den Besicherten Konsolidierten Finanzverbindlichkeiten der Gruppe zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem Nennbetrag der Besicherten Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, würde einen Betrag in Höhe von 45 % der Summe (unter Ausschluss einer Doppelberücksichtigung) aus (x) der Bilanzsumme zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, (y) dem Kaufpreis für Immobilienvermögen, das seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, erworben wurde oder für dessen Erwerb seit diesem Zeitpunkt eine Verpflichtung eingegangen wurde, und (z) dem Erlös aus Finanzverbindlichkeiten, die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde (jedoch nur soweit dieser Erlös nicht zum Erwerb von

Immobilienvermögen oder zur Verringerung von Finanzverbindlichkeiten verwendet wurde) übersteigen.

(2) <i>Maintenance of Consolidated Coverage Ratio.</i> The Guarantor has undertaken in the Guarantee that on each Reporting Date the Consolidated Coverage Ratio will be at least 1.80 to 1.00. (3) <i>Maintenance of Total Unencumbered Assets.</i> The Guarantor has undertaken in the Guarantee that from the Issue Date the sum of (i) the Unencumbered Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Unencumbered Assets newly recorded since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published will at no time be less than 125 per cent. of the sum of (x) the Unsecured Financial Indebtedness as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (y) the Net Nominal Unsecured Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published. (4) <i>Reports.</i> For so long as any Notes are outstanding, the Guarantor shall post on its website, (a) within 120 days after the end of each of the Guarantor's fiscal years, annual reports containing the following information: (i) audited consolidated financial statements in accordance with IFRS as adopted by the EU and the management report in accordance with section 315 of the German Commercial Code (<i>Handelsgesetzbuch</i>); (ii) in addition to the requirements of IFRS and of the German Commercial Code (<i>Handelsgesetzbuch</i>) the management report to the consolidated financial statements	(2) <i>Einhaltung des Konsolidierten Deckungsgrads.</i> Die Garantin hat sich in der Garantie verpflichtet, dass der Konsolidierte Deckungsgrad an jedem Berichtsstichtag mindestens 1,80 zu 1,00 betragen wird. (3) <i>Einhaltung des Gesamtbetrags des Unbelasteten Vermögens.</i> Die Garantin hat sich in der Garantie verpflichtet, dass ab dem Begebungstag die Summe aus (i) dem Unbelasteten Vermögen zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, neu erfassten Unbelasteten Nettovermögen zu keiner Zeit weniger als 125 % der Summe aus (x) den Unbesicherten Finanzverbindlichkeiten zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (y) dem Nennbetrag der Unbesicherten Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, eingegangen wurden, betragen wird. (4) <i>Berichte.</i> Solange Schuldverschreibungen ausstehen, veröffentlicht die Garantin die folgenden Angaben auf ihrer Internetseite: (a) innerhalb von 120 Tagen nach dem Ende des Geschäftsjahres der Garantin einen Geschäftsbericht mit den folgenden Angaben: (i) einem geprüften Konzernabschluss nach den in der EU anwendbaren International Financial Reporting Standards (IFRS) und einen Lagebericht nach § 315 HBG; (ii) zusätzlich zu den Anforderungen nach IFRS und HGB soll der Lagebericht zum Konzernabschluss Angaben enthalten über die Einhaltung der Verpflichtungserklärungen zu

should include information on compliance by the Guarantor with the covenants "*Limitations on Incurrence of Financial Indebtedness*", "*Maintenance of Consolidated Coverage Ratio*" and "*Maintenance of Total Unencumbered Assets*"; and

- (iii) the audit opinion of the independent auditors on the consolidated financial statements;
- (b) within 60 days after the end of each of the first three fiscal quarters in each fiscal year of the Guarantor, unaudited condensed consolidated quarterly financial statements in accordance with IFRS as adopted by the EU and the requirements of section 37w of the German Securities Trading Act (*Wertpapierhandelsgesetz - WpHG*), which will include information on compliance with the covenants "*Limitations on Incurrence of Financial Indebtedness*", "*Maintenance of Consolidated Coverage Ratio*" and "*Maintenance of Total Unencumbered Assets*".

§ 12 SUBSTITUTION, TRANSFER OF DOMICILE

- (1) *Substitution.* The Issuer may, without the consent of the Holders, if no payment of principal of or interest on any of the Notes is in default, at any time substitute for the Issuer the Guarantor or any Affiliate of the Guarantor as principal debtor in respect of all obligations arising from or in connection with these Notes (the "**Substitute Debtor**") provided that:
 - (a) the Substitute Debtor, in a manner legally effective, assumes all obligations of the Issuer in respect of the Notes;
 - (b) the Guarantor (provided that the Guarantor is not the Substitute Debtor) declares that its Guarantee shall with respect to the Notes also apply to the Substitute Debtor (each such declaration a "**Substitution Guarantee**");

"*Beschränkungen für das Eingehen von Finanzverbindlichkeiten*", "*Einhaltung des Konsolidierten Deckungsgrads*" und "*Einhaltung des Gesamtbetrags des Unbelasteten Vermögens*" durch die Garantin; und

- (iii) dem Bestätigungsvermerk des Abschlussprüfers zum Konzernabschluss;
- (b) innerhalb von 60 Tagen nach dem Ende jedes der ersten drei Quartale jedes Geschäftsjahres der Garantin einen ungeprüften verkürzten Konzern-Zwischenabschluss nach den in der EU anwendbaren IFRS und den Anforderungen des § 37w Wertpapierhandelsgesetz (WpHG), der Angaben über die Einhaltung der Verpflichtungserklärungen zu "*Beschränkungen für das Eingehen von Finanzverbindlichkeiten*", "*Einhaltung des Konsolidierten Deckungsgrads*" und "*Einhaltung des Gesamtbetrags des Unbelasteten Vermögens*" enthält.

§ 12 ERSETZUNG, SITZVERLEGUNG

- (1) *Ersetzung.* Die Emittentin ist berechtigt, wenn kein Zahlungsverzug hinsichtlich Kapital oder Zinsen auf die Schuldverschreibungen vorliegt, jederzeit ohne die Zustimmung der Gläubiger die Garantin oder ein mit der Garantin Verbundenes Unternehmen an ihrer Stelle als Hauptschuldnerin (die "**Nachfolgeschuldnerin**") für alle Verpflichtungen aus oder im Zusammenhang mit den Schuldverschreibungen einzusetzen, vorausgesetzt, dass:
 - (a) die Nachfolgeschuldnerin alle Verpflichtungen der Emittentin im Zusammenhang mit den Schuldverschreibungen rechtswirksam übernimmt;
 - (b) die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) erklärt, dass ihre Garantie im Zusammenhang mit den Schuldverschreibungen auch auf die Nachfolgeschuldnerin Anwendung findet (jede solche Erklärung eine "**Ersetzungsgarantie**");

- (c) the obligations under the Guarantee will not be limited in any way solely as a consequence of the Issuer being substituted by the Substitute Debtor;
- (d) the Substitute Debtor, the Issuer and the Guarantor (provided that the Guarantor is not the Substitute Debtor) have obtained all necessary governmental and regulatory approvals and consents for such substitution and for the issue by the Guarantor (provided that the Guarantor is not the Substitute Debtor) of a Substitution Guarantee, that the Substitute Debtor has obtained all necessary governmental and regulatory approvals and consents for the performance by the Substitute Debtor of its obligations under the Notes and that all such approvals and consents are in full force and effect and that the obligations assumed by the Substitute Debtor in respect of the Notes and the obligations assumed by the Guarantor (provided that the Guarantor is not the Substitute Debtor) under its Substitution Guarantee are, in each case, valid and binding in accordance with their respective terms and enforceable by each Holder;
- (e) the Substitute Debtor can transfer to the Paying Agent in the currency required and without being obligated to deduct or withhold any taxes or other duties of whatever nature levied by the country in which the Substitute Debtor or the Issuer or the Guarantor (provided that the Guarantor is not the Substitute Debtor) has its domicile or tax residence, all amounts required for the fulfilment of the payment obligations arising under the Notes;
- (f) the Substitute Debtor has agreed to indemnify and hold harmless each Holder against any tax, duty, assessment or governmental charge imposed on such Holder in respect of such substitution; and

- (c) die Verpflichtungen aus der Garantie in keiner Weise lediglich deshalb beschränkt sind, weil die Emittentin durch die Nachfolgeschuldnerin ersetzt wurde;
- (d) die Nachfolgeschuldnerin, die Emittentin und die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) alle für die Ersetzung und für die Übernahme einer Ersetzungsgarantie durch die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) notwendigen Genehmigungen und Zustimmungen von staatlichen Stellen und Aufsichtsbehörden erhalten haben, die Nachfolgeschuldnerin alle für die Erfüllung ihrer Verpflichtungen aus den Schuldverschreibungen notwendigen Genehmigungen und Zustimmungen von staatlichen Stellen und Aufsichtsbehörden erhalten hat und weiterhin sämtliche dieser Genehmigungen und Zustimmungen in vollem Umfang gültig und wirksam sind und zudem die Verpflichtungen der Nachfolgeschuldnerin aus den Schuldverschreibungen und die von der Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) aus ihrer Ersetzungsgarantie übernommenen Verpflichtungen jeweils gemäß ihren Bestimmungen wirksam und rechtsverbindlich und durch jeden Gläubiger durchsetzbar sind;
- (e) die Nachfolgeschuldnerin alle für die Erfüllung der Zahlungsverpflichtungen aus den Schuldverschreibungen erforderlichen Beträge in der erforderlichen Währung an die Zahlstelle überweisen kann, ohne zum Abzug oder Einbehalt von Steuern oder sonstigen Abgaben gleich welcher Art verpflichtet zu sein, die in dem Land erhoben werden, in dem die Nachfolgeschuldnerin, die Emittentin oder die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) ihren Sitz hat oder steuerlich ansässig ist;
- (f) die Nachfolgeschuldnerin sich verpflichtet hat, jeden Gläubiger hinsichtlich solcher Steuern, Abgaben, Festsetzungen oder behördlichen Lasten freizustellen, die einem Gläubiger im Zusammenhang mit

- (g) the Issuer shall have delivered to an agent appointed for that purpose one Opinion of Counsel for each jurisdiction affected of lawyers of recognised standing to the effect that subparagraphs (a) to (f) above have been satisfied.

For purposes of this § 12, "**Affiliate**" shall mean any affiliated company (verbundenes Unternehmen) within the meaning of section 15 of the German Stock Corporation Act (*Aktiengesetz*).

- (2) *Notice.* Any substitution of the Issuer pursuant to this § 12 and the date of effectiveness of such substitution shall be published in accordance with § 15.
- (3) *Change of References.* Upon effectiveness of the substitution any reference in these Terms and Conditions to the Issuer shall from then on be deemed to refer to the Substitute Debtor and any reference to the Relevant Taxing Jurisdiction with respect to the Issuer shall from then on be deemed to refer to the Relevant Taxing Jurisdiction with respect to the Substitute Debtor. Furthermore, in the event of such substitution, § 10(1)(i) shall be deemed to be amended to the effect that it shall be an Event of Default if a Substitution Guarantee ceases to be valid or binding on or enforceable against the Guarantor (provided that the Guarantor is not itself the Substitute Debtor).
- (4) *Release from Obligations.* Upon effective substitution of the Issuer as set forth in this § 12, the Issuer shall be released from any obligation arising from or in connection with the Notes.
- (5) *Further Substitution.* At any time after a substitution pursuant to § 12(1) above, the Substitute Debtor may, without the consent of the Holders, effect a further substitution provided that all the provisions specified in § 12(1) to § 12(4) above shall apply, mutatis mutandis, and, without limitation, references in these Terms and Conditions to the Issuer shall,

der Ersetzung auferlegt werden; und

- (g) die Emittentin einem zu diesem Zweck bestellten Beauftragten ein Rechtsgutachten bezüglich jeder betroffenen Rechtsordnung von anerkannten Rechtsanwälten vorgelegt hat, das bestätigt, dass die Bestimmungen in den vorstehenden Absätzen (a) bis (f) erfüllt wurden.

Für die Zwecke dieses § 12 bezeichnet "**Verbundenes Unternehmen**" ein verbundenes Unternehmen im Sinne von § 15 Aktiengesetz (AktG).

- (2) *Bekanntmachung.* Jede Ersetzung der Emittentin gemäß diesem § 12 sowie das Datum, an dem die Ersetzung wirksam wird, ist gemäß § 15 bekannt zu geben.
- (3) *Änderung von Bezugnahmen.* Mit Wirksamwerden der Ersetzung gilt jede Bezugnahme in diesen Emissionsbedingungen auf die Emittentin ab dem Zeitpunkt der Ersetzung als Bezugnahme auf die Nachfolgeschuldnerin und jede Bezugnahme auf die Maßgebliche Steuerjurisdiktion im Hinblick auf die Emittentin gilt ab diesem Zeitpunkt als Bezugnahme auf die Maßgebliche Steuerjurisdiktion im Hinblick auf die Nachfolgeschuldnerin. Des Weiteren gilt im Fall einer Ersetzung § 10(1)(i) als in der Form geändert, dass als Kündigungsgrund gilt, wenn eine Ersetzungsgarantie nicht mehr wirksam oder rechtsverbindlich für die Garantin ist oder nicht mehr gegen die Garantin durchsetzbar ist (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist).
- (4) *Schuldbefreiung.* Nach wirksamer Ersetzung der Emittentin gemäß diesem § 12 ist die Emittentin von allen Verpflichtungen aus oder im Zusammenhang mit den Schuldverschreibungen befreit.
- (5) *Weitere Ersetzungen.* Die Nachfolgeschuldnerin ist jederzeit nach einer Ersetzung gemäß vorstehendem § 12(1) berechtigt, ohne die Zustimmung der Gläubiger eine weitere Ersetzung vorzunehmen, wobei alle Bestimmungen der vorstehenden § 12(1) bis § 12(4) sinngemäß Anwendung finden und, ohne hierauf beschränkt zu sein, Bezugnahmen in

where the context so requires, be deemed to be or include references to any such further Substitute Debtor; provided that in no event shall any substitution under this § 12 have the effect of releasing the Guarantor from any of its obligations under its Guarantee.

- (6) *Transfer of Domicile.* A transfer of domicile of the Issuer to another country or territory is only permissible if the requirements set forth in § 12(1) and (2) above are complied with accordingly. § 12(3) second half-sentence of sentence 1 shall apply mutatis mutandis.

§ 13 FURTHER ISSUES, PURCHASES AND CANCELLATION

- (1) *Further Issues.* Subject to § 11, the Issuer may from time to time, without the consent of the Holders, issue further Notes having the same terms and conditions as the Notes in all respects (or in all respects except for the Issue Date, interest commencement date and/or issue price) so as to form a single series with the Notes.
- (2) *Purchases.* The Issuer and the Guarantor may at any time purchase Notes in the open market or otherwise and at any price. Notes purchased by the Issuer or the Guarantor may, at the option of the Issuer and the Guarantor, be held, resold or surrendered to the Paying Agent for cancellation.
- (3) *Cancellation.* All Notes redeemed in full shall be cancelled forthwith and may not be reissued or resold.

§ 14 AMENDMENTS OF THE TERMS AND CONDITIONS BY RESOLUTIONS OF HOLDERS, HOLDERS' REPRESENTATIVE

- (1) *Amendment of the Terms and Conditions.* The Issuer may agree with the Holders on amendments to the Terms and Conditions or on

diesen Emissionsbedingungen auf die Emittentin, sofern der Zusammenhang dies verlangt, als Bezugnahmen bzw. auch als Bezugnahmen auf jede weitere Nachfolgeschuldnerin gelten. Eine Ersetzung gemäß diesem § 12 hat jedoch in keinem Fall zur Folge, dass die Garantin von ihren Verpflichtungen aus ihrer Garantie befreit wird.

- (6) *Sitzverlegung.* Eine Verlegung des Sitzes der Emittentin in ein anderes Land oder Gebiet ist nur zulässig, wenn die vorstehend in § 12(1) und (2) genannten Anforderungen entsprechend erfüllt sind. § 12(3) zweiter Halbsatz des ersten Satzes findet entsprechende Anwendung.

§ 13 BEGEBUNG WEITERER SCHULDVERSCHREIBUNGEN, ANKAUF UND ENTWERTUNG

- (1) *Begebung weiterer Schuldverschreibungen.* Die Emittentin ist vorbehaltlich der Bestimmungen von § 11 berechtigt, jederzeit ohne Zustimmung der Gläubiger weitere Schuldverschreibungen mit in jeder Hinsicht gleicher Ausstattung (gegebenenfalls mit Ausnahme des jeweiligen Begebungstags, des Verzinsungsbeginns und/oder des Ausgabepreises) in der Weise zu begeben, dass sie mit diesen Schuldverschreibungen eine einheitliche Serie bilden.
- (2) *Ankauf.* Die Emittentin und die Garantin sind berechtigt, jederzeit Schuldverschreibungen im Markt oder anderweitig zu jedem beliebigen Preis zu kaufen. Die von der Emittentin bzw. der Garantin erworbenen Schuldverschreibungen können nach Wahl der Emittentin und der Garantin von ihr gehalten, weiterverkauft oder bei der Zahlstelle zwecks Entwertung eingereicht werden.
- (3) *Entwertung.* Sämtliche vollständig zurückgezahlten Schuldverschreibungen sind unverzüglich zu entwerten und können nicht wiederbegeben oder wiederverkauft werden.

§ 14 ÄNDERUNGEN DER EMISSIONSBEDINGUNGEN DURCH BESCHLÜSSE DER GLÄUBIGER; GEMEINSAMER VERTRETER

- (1) *Änderung der Emissionsbedingungen.* Die Emittentin kann mit den Gläubigern Änderungen der Emissionsbedingungen oder sonstige

other matters by virtue of a majority resolution of the Holders pursuant to sections 5 et seqq. of the German Act on Issues of Debt Securities (*Gesetz über Schuldverschreibungen aus Gesamtemissionen* – "**SchVG**"), as amended from time to time. In particular, the Holders may consent to amendments which materially change the substance of the Terms and Conditions, including such measures as provided for under section 5 paragraph 3 of the SchVG by resolutions passed by such majority of the votes of the Holders as stated under § 14(2) below. A duly passed majority resolution shall be binding equally upon all Holders.

- (2) *Majority.* Except as provided by the following sentence and provided that the quorum requirements are being met, the Holders may pass resolutions by simple majority of the voting rights participating in the vote. Resolutions which materially change the substance of the Terms and Conditions, in particular in the cases of section 5 paragraph 3 numbers 1 through 9 of the SchVG, or relating to material other matters may only be passed by a majority of at least 75 per cent. of the voting rights participating in the vote (a "**Qualified Majority**").
- (3) *Passing of resolutions.* The Holders can pass resolutions in a meeting (*Gläubigerversammlung*) in accordance with section 5 et seqq. of the SchVG or by means of a vote without a meeting (*Abstimmung ohne Versammlung*) in accordance with section 18 and section 5 et seqq. of the SchVG.
- (4) *Meeting.* If resolutions of the Holders shall be made by means of a meeting the convening notice (*Einberufung*) will provide for further details relating to the resolutions and the voting procedure. The subject matter of the vote as well as the proposed resolutions shall be notified to the Holders together with the convening notice. Attendance at the meeting and exercise of voting rights is subject to the Holders' registration. The registration must be received at the address stated in the convening notice no later than the third day preceding the meeting. As part of the registration, Holders must demonstrate their eligibility to participate in the vote by means of a

Maßnahmen durch Mehrheitsbeschluss der Gläubiger nach Maßgabe der §§ 5 ff. des Gesetzes über Schuldverschreibungen aus Gesamtemissionen ("**SchVG**") in seiner jeweils geltenden Fassung beschließen. Die Gläubiger können insbesondere einer Änderung wesentlicher Inhalte der Emissionsbedingungen, einschließlich der in § 5 Abs. 3 SchVG vorgesehenen Maßnahmen durch Beschlüsse mit den in dem nachstehenden § 14(2) genannten Mehrheiten zustimmen. Ein ordnungsgemäß gefasster Mehrheitsbeschluss ist für alle Gläubiger gleichermaßen verbindlich.

- (2) *Mehrheit.* Vorbehaltlich des nachstehenden Satzes und der Erreichung der erforderlichen Beschlussfähigkeit, beschließen die Gläubiger mit der einfachen Mehrheit der an der Abstimmung teilnehmenden Stimmrechte. Beschlüsse, durch welche der wesentliche Inhalt der Emissionsbedingungen, insbesondere in den Fällen des § 5 Abs. 3 Nr. 1 bis 9 SchVG, geändert wird, oder sonstige wesentliche Maßnahmen beschlossen werden bedürfen zu ihrer Wirksamkeit einer Mehrheit von mindestens 75 % der an der Abstimmung teilnehmenden Stimmrechte (eine "**Qualifizierte Mehrheit**").
- (3) *Beschlussfassung.* Die Gläubiger können Beschlüsse in einer Gläubigerversammlung gemäß §§ 5 ff. SchVG oder im Wege einer Abstimmung ohne Versammlung gemäß § 18 und § 5 ff. SchVG fassen.
- (4) *Gläubigerversammlung.* Falls Beschlüsse der Gläubiger in einer Gläubigerversammlung gefasst werden, enthält die Bekanntmachung der Einberufung nähere Angaben zu den Beschlüssen und zu den Abstimmungsmodalitäten. Die Gegenstände und Vorschläge zur Beschlussfassung werden den Gläubigern mit der Bekanntmachung der Einberufung bekannt gemacht. Die Teilnahme an der Gläubigerversammlung und die Ausübung der Stimmrechte ist von einer vorherigen Anmeldung der Gläubiger abhängig. Die Anmeldung muss unter der in der Bekanntmachung der Einberufung mitgeteilten Adresse spätestens am

special confirmation of the Custodian in accordance with §17(3)(i)(a) and (b) hereof in text form and by submission of a blocking instruction by the Custodian stating that the relevant Notes are not transferable from and including the day such registration has been sent until and including the stated end of the meeting.

- (5) *Vote without a meeting.* If resolutions of the Holders shall be made by means of a vote without a meeting the request for voting (*Aufforderung zur Stimmabgabe*) will provide for further details relating to the resolutions and the voting procedure. The subject matter of the vote as well as the proposed resolutions shall be notified to the Holders together with the request for voting. The exercise of voting rights is subject to the Holders' registration. The registration must be received at the address stated in the request for voting no later than the third day preceding the beginning of the voting period. As part of the registration, Holders must demonstrate their eligibility to participate in the vote by means of a special confirmation of the Custodian in accordance with §17(3)(i)(a) and (b) hereof in text form and by submission of a blocking instruction by the Custodian stating that the relevant Notes are not transferable from and including the day such registration has been sent until and including the day the voting period ends.

- (6) *Second meeting.* If it is ascertained that no quorum exists for the meeting pursuant to § 14(4) or the vote without a meeting pursuant to § 14(5), in case of a meeting the chairman (*Vorsitzender*) may convene a second meeting in accordance with section 15 paragraph 3 sentence 2 of the SchVG or in case of a vote without a meeting the scrutineer (*Abstimmungsleiter*) may convene a second meeting within the meaning of section 15

dritten Tag vor der Gläubigerversammlung zugehen. Mit der Anmeldung müssen die Gläubiger ihre Berechtigung zur Teilnahme an der Abstimmung durch einen in Textform erstellten besonderen Nachweis der Depotbank gemäß §17(3)(i)(a) und (b) und durch Vorlage eines Sperrvermerks der Depotbank, aus dem hervorgeht, dass die betreffenden Schuldverschreibungen ab dem Tag der Absendung der Anmeldung (einschließlich) bis zum angegebenen Ende der Gläubigerversammlung (einschließlich) nicht übertragbar sind, nachweisen.

- (5) *Abstimmung ohne Versammlung.* Falls Beschlüsse der Gläubiger im Wege einer Abstimmung ohne Versammlung gefasst werden, enthält die Aufforderung zur Stimmabgabe nähere Angaben zu den Beschlüssen und zu den Abstimmungsmodalitäten. Die Gegenstände und Vorschläge zur Beschlussfassung werden den Gläubigern mit der Aufforderung zur Stimmabgabe bekannt gemacht. Die Ausübung der Stimmrechte ist von einer vorherigen Anmeldung der Gläubiger abhängig. Die Anmeldung muss unter der in der Aufforderung zur Stimmabgabe mitgeteilten Adresse spätestens am dritten Tag vor Beginn des Abstimmungszeitraums zugehen. Mit der Anmeldung müssen die Gläubiger ihre Berechtigung zur Teilnahme an der Abstimmung durch einen in Textform erstellten besonderen Nachweis der Depotbank gemäß § 17(3)(i)(a) und (b) und durch Vorlage eines Sperrvermerks der Depotbank, aus dem hervorgeht, dass die betreffenden Schuldverschreibungen ab dem Tag der Absendung der Anmeldung (einschließlich) bis zum letzten Tag des Abstimmungszeitraums (einschließlich) nicht übertragbar sind, nachweisen.

- (6) *Zweite Versammlung.* Wird für die Gläubigerversammlung gemäß § 14(4) oder die Abstimmung ohne Versammlung gemäß § 14(5) die mangelnde Beschlussfähigkeit festgestellt, kann - im Fall der Gläubigerversammlung - der Vorsitzende eine zweite Versammlung im Sinne von § 15 Abs. 3 Satz 2 SchVG und - im Fall der Abstimmung ohne Versammlung - der Abstimmungsleiter eine zweite Versammlung im Sinne von § 15 Abs. 3 Satz 3 SchVG einberufen.

paragraph 3 sentence 3 of the SchVG. Attendance at the second meeting and exercise of voting rights is subject to the Holders' registration. The registration must be received at the address stated in the convening notice no later than the third day preceding the second meeting. As part of the registration, Holders must demonstrate their eligibility to participate in the vote by means of a special confirmation of the Custodian in accordance with §17(3)(i)(a) and (b) hereof in text form and by submission of a blocking instruction by the Custodian stating that the relevant Notes are not transferable from and including the day such registration has been sent until and including the stated end of the meeting.

- (7) *Holders' representative.* The Holders may by majority resolution provide for the appointment or dismissal of a holders' representative (the "**Holders' Representative**"), the duties and responsibilities and the powers of such Holders' Representative, the transfer of the rights of the Holders to the Holders' Representative and a limitation of liability of the Holders' Representative. Appointment of a Holders' Representative may only be passed by a Qualified Majority if such Holders' Representative is to be authorised to consent, in accordance with § 14(2) hereof, to a material change in the substance of the Terms and Conditions or other material matters.
- (8) *Publication.* Any notices concerning this § 14 shall be made exclusively pursuant to the provisions of the SchVG.
- (9) *Amendments of the Guarantee.* The provisions set out above applicable to the Notes shall apply mutatis mutandis to the Guarantee.

§ 15 NOTICES

[In the case of Notes which are listed on the Luxembourg Stock Exchange the following applies:

- (1) *Publication.* All notices concerning the Notes will be made by means of electronic publication on the internet website of the Luxembourg Stock Exchange (www.bourse.lu). Any notice will be

Die Teilnahme an der zweiten Versammlung und die Ausübung der Stimmrechte sind von einer vorherigen Anmeldung der Gläubiger abhängig. Die Anmeldung muss unter der in der Bekanntmachung der Einberufung mitgeteilten Adresse spätestens am dritten Tag vor der zweiten Versammlung zugehen. Mit der Anmeldung müssen die Gläubiger ihre Berechtigung zur Teilnahme an der Abstimmung durch einen in Textform erstellten besonderen Nachweis der Depotbank gemäß §17(3)(i)(a) und (b) und durch Vorlage eines Sperrvermerks der Depotbank, aus dem hervorgeht, dass die betreffenden Schuldverschreibungen ab dem Tag der Absendung der Anmeldung (einschließlich) bis zum angegebenen Ende der Gläubigerversammlung (einschließlich) nicht übertragbar sind, nachweisen.

- (7) *Gemeinsamer Vertreter.* Die Gläubiger können durch Mehrheitsbeschluss die Bestellung oder Abberufung eines gemeinsamen Vertreters (der "**Gemeinsame Vertreter**"), die Aufgaben und Befugnisse des Gemeinsamen Vertreters, die Übertragung von Rechten der Gläubiger auf den Gemeinsamen Vertreter und eine Beschränkung der Haftung des Gemeinsamen Vertreters bestimmen. Die Bestellung eines Gemeinsamen Vertreters bedarf einer Qualifizierten Mehrheit, wenn er ermächtigt werden soll, Änderungen des wesentlichen Inhalts der Emissionsbedingungen oder sonstigen wesentlichen Maßnahmen gemäß § 14(2) zuzustimmen.
- (8) *Veröffentlichung.* Bekanntmachungen betreffend diesen § 14 erfolgen ausschließlich gemäß den Bestimmungen des SchVG.
- (9) *Änderung der Garantie.* Die oben aufgeführten auf die Schuldverschreibungen anwendbaren Bestimmungen gelten entsprechend für die Bestimmungen der Garantie.

§ 15 MITTEILUNGEN

[Im Falle von Schuldverschreibungen, die an der Luxemburger Börse notiert werden, gilt folgendes:

- (1) *Bekanntmachung.* Alle die Schuldverschreibungen betreffenden Mitteilungen sind auf der Internetseite der Luxemburger Börse (www.bourse.lu)

deemed to have been validly given on the third day following the date of such publication (or, if published more than once, on the third day following the date of the first such publication).

- (2) *Notification to Clearing System.* So long as any Notes are listed on the Luxembourg Stock Exchange, § 15(1) shall apply. If the Rules of the Luxembourg Stock Exchange so permit, the Issuer may deliver the relevant notice to the Clearing System for communication by the Clearing System to the Holders, in lieu of publication as set forth in subparagraph (1) above; any such notice shall be deemed to have been given on the fifth day after the day on which the said notice was given to the Clearing System.]

[In the case of Notes which are unlisted or listed on a stock exchange other than the Luxembourg Stock Exchange the following applies:

- (1) *Publications.* All notices concerning the Notes except as stipulated in § 14(6) shall be published electronically in the Federal Gazette (*Bundesanzeiger*) [and so long as the Notes are admitted to trading on ***[stock exchange other than the Luxembourg Stock Exchange]*** and if the rules of such stock exchange so require ***[in/under/•] [newspaper or website]***]. Any notice so given will be deemed to be validly given on the third calendar day following the date of such publication (or, if published more than once, on the third calendar day following the date of the first such publication).
- (2) *Notification to the Clearing System.* The Issuer may, in lieu of publication set forth in § 15(1) above, deliver the relevant notice to the Clearing System, for communication by the Clearing System to the Holders, provided that the rules of the stock exchange on which the Notes are listed (if applicable) permit such form of notice. Any such notice shall be deemed to have been given to the Holders on the fifth day after the day on which the said notice was given to the Clearing System.]
- (3) *Notification to the Issuer.* Notices to be given by

elektronisch zu veröffentlichen. Jede derartige Mitteilung gilt mit dem dritten Tag nach dem Tag der Veröffentlichung (oder bei mehrfacher Veröffentlichungen mit dem dritten Tag nach dem Tag der ersten solchen Veröffentlichung) als wirksam erfolgt.

- (2) *Mitteilungen an das Clearingsystem.* Solange Schuldverschreibungen an der Luxemburger Börse notiert sind, findet § 15(1) Anwendung. Soweit die Regeln der Luxemburger Börse dies zulassen, kann die Emittentin eine Veröffentlichung nach Absatz (1) durch eine Mitteilung an das Clearingsystem zur Weiterleitung an die Gläubiger ersetzen; jede derartige Mitteilung gilt am fünften Tag nach dem Tag der Mitteilung an das Clearingsystem als den Gläubigern mitgeteilt.]

[Im Falle von Schuldverschreibungen, die nicht oder an einer anderen Börse als die Luxemburger Börse notiert werden, gilt folgendes:

- (1) *Bekanntmachungen.* Alle die Schuldverschreibungen betreffenden Mitteilungen, außer nach Maßgabe von § 14(6), sind elektronisch im Bundesanzeiger [und, solange die Schuldverschreibungen an der ***[andere Börse als die Luxemburger Börse]*** zum Handel zugelassen sind und soweit dies die Regeln dieser Börse verlangen, ***[in/unter/•] [Zeitung oder Internetseite]***] zu veröffentlichen. Jede derartige Mitteilung gilt mit dem dritten Kalendertag nach dem Tag der Veröffentlichung (oder bei mehrfacher Veröffentlichungen mit dem dritten Kalendertag nach dem Tag der ersten solchen Veröffentlichung) als wirksam erfolgt.
- (2) *Mitteilungen an das Clearingsystem.* Die Emittentin ist berechtigt, eine Veröffentlichung nach vorstehendem § 15(1) durch eine Mitteilung an das Clearingsystem zur Weiterleitung an die Gläubiger zu ersetzen, vorausgesetzt, dass die Regeln der Börse, an der die Schuldverschreibungen ggf. notiert sind, diese Form der Mitteilung zulassen. Jede derartige Mitteilung gilt am fünften Tag nach dem Tag der Mitteilung an das Clearingsystem als den Gläubigern mitgeteilt.]
- (3) *Mitteilungen an die Emittentin.* Mitteilungen

any Holder to the Issuer shall be made by means of a written declaration to be delivered by hand or registered mail to the Paying Agent.

§ 16 DEFINITIONS

"**Additional Amounts**" has the meaning assigned to such term in § 8.

"**Affiliate**" has the meaning assigned to such term in § 12(1).

[If the Notes are subject to Early Redemption at the Option of the Issuer at Call Redemption Amount the following applies:

"**Present Value**" has the meaning assigned to such term in § 6(3).

"**Benchmark Yield**" has the meaning assigned to such term in § 6(3).]

"**Business Day**" has the meaning assigned to such term in § 5(4).

[In the case of Early Redemption at the Option of the Issuer at the Call Redemption Amount:
"**Calculation Agent**" has the meaning assigned to such term in § 7(1).]

"**Calculation Period**" has the meaning assigned to such term in § 4(4).

[If the Notes are subject to Early Redemption at the Option of the Issuer at Call Redemption Amount, the following applies:

"**Call Redemption Amount**" has the meaning assigned to such term in § 6(3).

"**Call Redemption Date**" has the meaning assigned to such term in § 6(3).]

"**Capital Market Indebtedness**" means any present or future obligation for the payment of borrowed money (including obligations by reason of any guarantee or other liability agreement for such obligations of third parties) which is in the form of, or represented by, bonds, notes or other securities which are capable of being quoted, listed, dealt in or traded on a stock exchange, over-the-counter-market or other recognised securities market.

eines Gläubigers an die Emittentin haben in der Weise zu erfolgen, dass der Gläubiger der Zahlstelle eine entsprechende schriftliche Erklärung übergibt oder durch eingeschriebenen Brief übermittelt.

§ 16 DEFINITIONEN

"**Zusätzliche Beträge**" hat die diesem Begriff in § 8 zugewiesene Bedeutung.

"**Verbundenes Unternehmen**" hat die diesem Begriff in § 12(1) zugewiesene Bedeutung.

[Falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zu zum Wahl-Rückzahlungsbetrag vorzeitig zurück zu zahlen, gilt folgendes:

"**Abgezinste Marktwert**" hat die diesem Begriff in § 6(3) zugewiesene Bedeutung.

"**Benchmark-Rendite**" hat die diesem Begriff in § 6(3) zugewiesene Bedeutung.]

"**Geschäftstag**" hat die diesem Begriff in § 5(4) zugewiesene Bedeutung.

[Falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zu zum Wahl-Rückzahlungsbetrag vorzeitig zurück zu zahlen:
"**Berechnungsstelle**" hat die diesem Begriff in § 7(1) zugewiesene Bedeutung.]

"**Zinsberechnungszeitraum**" hat die diesem Begriff in § 4(4) zugewiesene Bedeutung.

[Falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zu zum Wahl-Rückzahlungsbetrag vorzeitig zurück zu zahlen, gilt folgendes:

"**Wahl-Rückzahlungsbetrag**" hat die diesem Begriff in § 6(3) zugewiesene Bedeutung.

"**Wahl-Rückzahlungstag**" hat die diesem Begriff in § 6(3) zugewiesene Bedeutung.]

"**Kapitalmarktverbindlichkeit**" bezeichnet jede gegenwärtige oder künftige Verbindlichkeit zur Rückzahlung aufgenommener Geldbeträge (einschließlich Verbindlichkeiten aus Garantien oder sonstigen Haftungsvereinbarungen für solche Verbindlichkeiten Dritter), die in Form von Anleihen, Schuldverschreibungen oder sonstigen Wertpapieren, die an einer Börse, einem außerbörslichen Markt oder an einem anderen anerkannten Wertpapiermarkt notiert, zugelassen oder gehandelt werden können,

[In case of CBF as Clearing System, the following applies: "CBF" has the meaning assigned to such term in § 1(4).]

[In case of CBL as Clearing System, the following applies: "CBL" has the meaning assigned to such term in § 1(4).]

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is a CGN, the following applies: "CGN" has the meaning assigned to such term in § 1(4).]

"Change of Control" has the meaning assigned to such term in § 6[(4)](a).

"Change of Control Put Date" has the meaning assigned to such term in § 6[(4)](c).

"Change of Control Put Event Notice" has the meaning assigned to such term in § 6[(4)](b).

"Change of Control Put Notice" has the meaning assigned to such term in § 6[(4)](c).

"Change of Control Put Option" has the meaning assigned to such term in § 6[(4)](a).

"Change of Control Put Period" has the meaning assigned to such term in § 6[(4)](c).

"Code" has the meaning assigned to such term in § 5(7).

"Consolidated Adjusted EBITDA" means the number set out under the heading *"EBITDA (adjusted)"* in the Consolidated Financial Statements of the Guarantor covering the applicable Relevant Period.

"Consolidated Coverage Ratio" means the ratio of (A) the aggregate amount of Consolidated Adjusted EBITDA in the Relevant Period to (B) the aggregate amount of Net Cash Interest in the Relevant Period.

"Consolidated Financial Indebtedness" means Financial Indebtedness of the Guarantor and any of its Subsidiaries, on a consolidated basis

verbriefte, verkörpert oder dokumentiert ist.

[Bei CBF als Clearingsystem gilt folgendes: "CBF" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

[Bei CBL als Clearingsystem gilt folgendes: "CBL" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine CGN ist gilt folgendes: "CGN" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

"Kontrollwechsel" hat die diesem Begriff in § 6[(4)](a) zugewiesene Bedeutung.

"Kontrollwechsel-Rückzahlungstag" hat die diesem Begriff in § 6[(4)](c) zugewiesene Bedeutung.

"Kontrollwechsel- Rückzahlungsereignis-Mitteilung" hat die diesem Begriff in § 6[(4)](b) zugewiesene Bedeutung.

"Kontrollwechsel-Ausübungserklärung" hat die diesem Begriff in § 6[(4)](c) zugewiesene Bedeutung.

"Kontrollwechsel-Gläubiger-Rückzahlungswahlrecht" hat die diesem Begriff in § 6[(4)](a) zugewiesene Bedeutung.

"Kontrollwechsel-Ausübungszeitraum" hat die diesem Begriff in § 6[(4)](c) zugewiesene Bedeutung.

"Code" hat die diesem Begriff in § 5(7) zugewiesene Bedeutung.

"Konsolidiertes Bereinigtes EBITDA" bezeichnet den unter der Überschrift *"EBITDA (bereinigt um Sondereinflüsse)"* im Konzernabschluss der Garantin für den jeweiligen Maßgeblichen Zeitraum angegebenen Zahlenwert.

"Konsolidierter Deckungsgrad" bezeichnet das Verhältnis (A) des Gesamtbetrags des Konsolidierten Bereinigten EBITDA im Maßgeblichen Zeitraum zu (B) dem Gesamtbetrag des Zinszahlungssaldos im Maßgeblichen Zeitraum.

"Konsolidierte Finanzverbindlichkeiten" bezeichnet die nach IFRS ermittelten Finanzverbindlichkeiten der Garantin und ihrer

determined in accordance with IFRS.

"Consolidated Financial Statements" means, with respect to any Person, collectively, the consolidated financial statements and notes to those financial statements, of that Person and its subsidiaries prepared in accordance with IFRS.

"Consolidated Secured Financial Indebtedness" means that portion of the Consolidated Financial Indebtedness of the Group that is secured by a Lien on properties or other assets of the Guarantor or any of its Subsidiaries.

"Control" has the meaning assigned to such term in § 6[(4)](a).

"Controlled Subsidiary" has the meaning assigned to such term in § 6[(4)](a).

"Custodian" has the meaning assigned to such term in § 17(3).

"Day Count Fraction" has the meaning assigned to such term in § 4(4).

[If the Specified Currency is Euro and if Actual/Actual (ICMA) is applicable, the following applies:

"Determination Date" has the meaning assigned to such term in § 4(3).]

[In case of Euroclear as Clearing System, the following applies: "Euroclear" has the meaning assigned to such term in § 1(4).]

"Event of Default" has the meaning assigned to such term in § 10(1).

"Exchange Date" has the meaning assigned to such term in § 1(3)(b)

"Financial Indebtedness" means (without duplication) any indebtedness (excluding any indebtedness owed to another member of the Group) for or in respect of:

- (i) money borrowed;
- (ii) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (iii) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, commercial papers, debentures, loan

Tochtergesellschaften auf konsolidierter Basis.

"Konzernabschluss" bezeichnet in Bezug auf eine Person zusammenfassend den nach IFRS erstellten Konzernabschluss mit Anhang für diese Person und ihre Tochterunternehmen.

"Besicherte Konsolidierte Finanzverbindlichkeiten" bezeichnet den Teil der Konsolidierten Finanzverbindlichkeiten der Gruppe, der mit Sicherungsrechten an Immobilien oder sonstigen Vermögenswerten der Garantin oder ihrer Tochtergesellschaften besichert ist.

"Kontrolle" hat die diesem Begriff in § 6[(4)](a) zugewiesene Bedeutung.

"Abhängige Tochtergesellschaft" hat die diesem Begriff in § 6[(4)](a) zugewiesene Bedeutung.

"Depotbank" hat die diesem Begriff in § 17(3) zugewiesene Bedeutung.

"Zinstagequotient" hat die diesem Begriff in § 4(4) zugewiesene Bedeutung.

[Falls die Festgelegte Währung Euro ist, und falls Actual/Actual (ICMA) anwendbar ist, gilt folgendes:

"Feststellungstermin" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.]

[Bei Euroclear als Clearingsystem gilt folgendes: "Euroclear" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

"Kündigungsgrund" hat die diesem Begriff in § 10(1) zugewiesene Bedeutung.

"Austauschtag" hat die diesem Begriff in § 1(3)(b) zugewiesene Bedeutung.

"Finanzverbindlichkeiten" bezeichnet (unter Ausschluss einer Doppelberücksichtigung) alle Verbindlichkeiten (ausgenommen solche gegenüber anderen Mitgliedern der Gruppe) für oder in Bezug auf:

- (i) aufgenommene Gelder;
- (ii) alle aus Akzepten im Rahmen von Akzeptkreditfazilitäten oder dematerialisierten Vergleichbaren aufgenommenen Beträge;
- (iii) alle aus Fazilitäten für die Emission kurzfristiger Schuldtitel oder aus der Begebung von Anleihen,

stock or any similar instrument;

- (iv) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (v) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing, but excluding bank guarantee facilities (as amended from time to time) made or to be made available by financial institutions to the Guarantor or a Subsidiary under which the Guarantor or the respective Subsidiary may request the issue of a bank guarantee or bank guarantees in favour of a person who agrees to purchase a Real Estate Property owned by the Guarantor or a Subsidiary;
- (vi) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (vii) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (i) to (vi) above.

"Global Note" has the meaning assigned to such term in § 1(3).

"Group" means the Guarantor together with its Subsidiaries.

"Guarantee" has the meaning assigned to such term in § 2(2).

"Guarantor" has the meaning assigned to such term in § 2(2).

"Holder" has the meaning assigned to such term in § 1(5).

"Holders' Representative" has the meaning assigned to such term in § 14(5).

Schuldverschreibungen, Commercial Paper oder sonstigen Schuldtiteln oder vergleichbaren Instrumenten aufgenommenen Beträge;

- (iv) veräußerte oder diskontierte Forderungen (mit Ausnahme von Forderungen, die regresslos verkauft werden);
- (v) die Aufnahme von Beträgen im Rahmen anderer Transaktionen (einschließlich Terminverkauf oder -kauf), die wirtschaftlich einer Kreditaufnahme gleichkommen, ausgenommen jedoch Bankgarantie-Fazilitäten (wie jeweils geändert), die der Garantin oder einer Tochtergesellschaft von Finanzinstituten gewährt werden oder gewährt werden sollen und in deren Rahmen die Garantin bzw. die jeweilige Tochtergesellschaft die Ausstellung einer oder mehrerer Bankgarantien zugunsten einer Person verlangen kann, die sich zum Erwerb von Immobilienvermögen von der Garantin oder einer Tochtergesellschaft verpflichtet hat;
- (vi) einen Aufwendungsersatzanspruch in Bezug auf eine Bürgschaft, eine Freistellungsverpflichtung, eine Garantie, ein Standby- oder Dokumentenakkreditiv oder ein anderes von einer Bank oder einem Finanzinstitut ausgestelltes Instrument; und
- (vii) Verbindlichkeiten aus einer Garantie, Bürgschaft oder Freistellungsverpflichtung in Bezug auf Verbindlichkeiten der in den vorstehenden Absätzen (i) bis (vi) genannten Art.

"Globalurkunde" hat die diesem Begriff in § 1(3) zugewiesene Bedeutung.

"Gruppe" bezeichnet die Garantin und ihre Tochtergesellschaften.

"Garantie" hat die diesem Begriff in § 2(2) zugewiesene Bedeutung.

"Garantin" hat die diesem Begriff in § 2(2) zugewiesene Bedeutung.

"Gläubiger" hat die diesem Begriff in § 1(5) zugewiesene Bedeutung.

"Gemeinsamer Vertreter" hat die diesem Begriff in § 14(5) zugewiesene Bedeutung.

[In case of CBL and Euroclear as Clearing System, the following applies: "ICSD" and "ICSIDs" has the meaning assigned to such term in § 1(4).]

"IFRS" means the International Financial Reporting Standards as adopted by the European Union and as published by the International Accounting Standards Board, as in effect from time to time.

"Incur" means, with respect to any Financial Indebtedness or other obligation of any Person, to create, assume, guarantee or otherwise become liable in respect of such Financial Indebtedness or other obligation, and **"incurrence"** and **"incurred"** have the meanings correlative to the foregoing.

"Interest Commencement Date" has the meaning assigned to such term in § 4(1).

"Interest Payment Date" has the meaning assigned to such term in § 4(1).

"Issue Date" has the meaning assigned to such term in § 1(1).

"Issuer" has the meaning assigned to such term in § 1(1).

"Lien" means (without duplication) any lien, mortgage, trust deed, deed of trust, deed, pledge, security interest, assignment for collateral purposes, deposit arrangement, or other security agreement, excluding any right of setoff but including, without limitation, any conditional sale or other title retention agreement, any financing lease having substantially the same economic effect as any of the foregoing, and any other like agreement granting or conveying a security interest *in rem* (*dingliches Sicherungsrecht*), to a Person that is not a member of the Group, in each case to secure outstanding Financial Indebtedness, but in each case excluding

[Bei CBL und Euroclear als Clearingsystem gilt folgendes: "ICSD" und "ICSIDs" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

"IFRS" bezeichnet die nach der EU anwendbaren International Financial Reporting Standards des International Accounting Standards Board in jeweils geltender Fassung.

"Eingehen" bezeichnet in Bezug eine Finanzverbindlichkeit oder eine sonstige Verbindlichkeit einer Person die Begründung, Übernahme, die Abgabe einer Garantie oder Bürgschaft dafür oder eine anderweitige Übernahme der Haftung für diese Finanzverbindlichkeit oder sonstige Verbindlichkeit; das **"Eingehen"** bzw. **"eingegangen"** sind entsprechend auszulegen.

"Verzinsungsbeginn" hat die diesem Begriff in § 4(1) zugewiesene Bedeutung.

"Zinszahlungstag" hat die diesem Begriff in § 4(1) zugewiesene Bedeutung.

"Begebungstag" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"Emittentin" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"Sicherungsrecht" bezeichnet (unter Ausschluss einer Doppelberücksichtigung) Sicherungsrechte, Grundpfandrechte, Sicherung-Treuhandverträge (trust-deed oder deed of trust), Sicherungs-Urkunden (deed), Pfandrechte, Verpfändungsvereinbarungen, Sicherungsabtretungen, Sicherungsübereignungen, Hinterlegungsvereinbarungen oder sonstige Sicherungsabreden, ausgenommen Rechte zur Aufrechnung, jedoch u. a. einschließlich bedingte Kaufverträge oder Vereinbarungen mit Eigentumsvorbehalt, Finanzierungsleasingverträge, die wirtschaftlich im Wesentlichen den vorgenannten Vereinbarungen gleichkommen, sowie sonstige Vereinbarungen, die ein dingliches Sicherungsrecht gewähren oder übertragen, und zwar einer Person, die nicht Mitglied der Gruppe ist, jeweils zur Besicherung ausstehender Finanzverbindlichkeiten, jedoch keine

- (i) any encumbrance registered in department 2 (*Abteilung 2*) of a German land register (*Grundbuch*);
- (ii) any Lien arising in connection with a disposal of an asset in the ordinary course of business including, without limitation, any Lien created in assets subject to a sale agreement for the purposes of financing the purchase price;
- (iii) any Lien securing Financial Indebtedness outstanding on the Issue Date;
- (iv) any Lien in respect of which an unconditional deletion consent (*Löschungsbewilligung*) has been delivered to the relevant member of the Group;
- (v) any Lien arising by operation of law (or by agreement having the same effect) or in the ordinary course of business, provided that any Lien arising in the ordinary course of business over Real Estate Property shall not be excluded;
- (vi) any cash collateral posted in connection with cross-currency and interest rate hedging transactions; and
- (vii) any Lien on bank accounts under general terms and conditions of any provider of such bank accounts.

"Material Subsidiary" means any Subsidiary of the Guarantor whose total assets are at least equal to 5 per cent. of the total assets of the Group.

"Maturity Date" has the meaning assigned to such term in § 6(1).

"Net Cash Interest" means all interest and other financing charges accrued to persons who are not members of the Group less the amount of any interest and other financing charges accrued to be received from persons who are not members of the Group, in each case, excluding any one-off financing charges (including without limitation, any one-off fees and/or break costs).

- (i) in Abteilung 2 eines deutschen Grundbuchs eingetragene Belastungen;
- (ii) Sicherungsrechte, die im Zusammenhang mit der Veräußerung eines Vermögenswerts im Rahmen der gewöhnlichen Geschäftstätigkeit entstehen, u. a. Sicherungsrechte an Vermögenswerten, die Gegenstand eines Kaufvertrags sind, zur Finanzierung des Kaufpreises;
- (iii) Sicherungsrechte, die zum Begebungstag ausstehende Finanzverbindlichkeiten besichern;
- (iv) Sicherungsrechte, für die dem maßgeblichen Mitglied der Gruppe eine unbedingte Löschungsbewilligung übermittelt wurde;
- (v) Sicherungsrechte, die kraft Gesetzes (oder kraft einer Vereinbarung mit derselben Wirkung) oder im Rahmen der gewöhnlichen Geschäftstätigkeit entstehen, wobei im Rahmen der gewöhnlichen Geschäftstätigkeit entstehende Sicherungsrechte an Immobilienvermögen jedoch nicht ausgeschlossen sind;
- (vi) Barsicherheiten, die im Zusammenhang mit Währungs- und Zinsabsicherungsgeschäften gestellt werden; und
- (vii) Sicherungsrechte an Bankkonten nach Maßgabe der allgemeinen Geschäftsbedingungen des Anbieters der Bankkonten.

"Wesentliche Tochtergesellschaft" bezeichnet eine Tochtergesellschaft der Garantin, deren Bilanzsumme mindestens 5 % der Bilanzsumme der Gruppe ausmacht.

"Fälligkeitstag" hat die diesem Begriff in § 6(1) zugewiesene Bedeutung.

"Zinszahlungssaldo" bezeichnet alle an Personen, die nicht Mitglied der Gruppe sind, zu zahlenden Zinsen und sonstigen Finanzierungskosten abzüglich des Betrags aller von Personen, die nicht Mitglied der Gruppe sind, zu erhaltenden Zinsen und sonstigen Finanzierungskosten, jeweils ausgenommen einmalige Finanzierungskosten (u.a. einmalige

"Net Nominal Financial Indebtedness" means the nominal amount of Financial Indebtedness incurred minus the nominal amount of Financial Indebtedness repaid.

"Net Nominal Secured Financial Indebtedness" means the nominal amount of Secured Financial Indebtedness incurred minus the nominal amount of Secured Financial Indebtedness repaid.

"Net Nominal Unsecured Financial Indebtedness" means the nominal amount of Unsecured Financial Indebtedness incurred minus the nominal amount of Unsecured Financial Indebtedness repaid.

"Net Unencumbered Assets" means, on a consolidated basis determined in accordance with IFRS, the value of any Real Estate Property of the Guarantor and its Subsidiaries not subject to any Lien acquired plus the value of all other assets of the Guarantor and its Subsidiaries not subject to any Lien acquired minus the value of such assets which (i) have been disposed of or (ii) have become subject to a Lien.

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is an NGN, the following applies: "NGN" has the meaning assigned to such term in § 1(4).]

"Notes" has the meaning assigned to such term in § 1(1).

"Opinion of Counsel" means a written opinion from legal counsel. The counsel may be an employee of or counsel to the Guarantor.

"Paying Agent" has the meaning assigned to such term in § 7(1).

"Person" means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organisation,

Entgelte und/oder
Vorfalligkeitsentschädigungen).

"Nennbetrag der Finanzverbindlichkeiten (netto)" bezeichnet den Nennbetrag der eingegangenen Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Finanzverbindlichkeiten.

"Nennbetrag der Besicherten Finanzverbindlichkeiten (netto)" bezeichnet den Nennbetrag der eingegangenen Besicherten Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Besicherten Finanzverbindlichkeiten.

"Nennbetrag der Unbesicherten Finanzverbindlichkeiten (netto)" bezeichnet den Nennbetrag der eingegangenen Unbesicherten Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Unbesicherten Finanzverbindlichkeiten.

"Unbelastetes Nettovermögen" bezeichnet den nach IFRS auf konsolidierter Basis ermittelten Wert des erworbenen Immobilienvermögens der Garantin und ihrer Tochtergesellschaften, das nicht Gegenstand eines Sicherungsrechts ist, zuzüglich des Werts aller sonstigen erworbenen Vermögenswerte der Garantin und ihrer Tochtergesellschaften, die nicht Gegenstand eines Sicherungsrechts sind, abzüglich des Werts solcher Vermögenswerte, die (i) veräußert wurden oder (ii) Gegenstand eines Sicherungsrechts geworden sind.

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine NGN ist gilt folgendes: "NGN" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

"Schuldverschreibungen" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"Rechtsgutachten" bezeichnet ein schriftliches Gutachten eines Rechtsberaters. Der Rechtsberater kann Mitarbeiter oder externer Rechtsberater der Garantin sein.

"Zahlstelle" hat die diesem Begriff in § 7(1) zugewiesene Bedeutung.

"Person" bezeichnet natürliche Personen, Körperschaften, Personengesellschaften, Joint Ventures, Vereinigungen, Aktiengesellschaften,

limited liability company or government (or any agency or political subdivision thereof) or other entity.

[If the Notes are subject to Early Redemption at the Option of the Holder at specified redemption amount(s) the following applies:

"Put Redemption Amount" has the meaning assigned to such term in § 6[(5)](a).

"Put Redemption Date" has the meaning assigned to such term in § 6[(5)](a).

"Put Redemption Notice" has the meaning assigned to such term in § 6[(5)](b).]

"Qualified Majority" has the meaning assigned to such term in § 14(2).

"Real Estate Property" means the real estate property of such Person and its subsidiaries.

[If the Notes are subject to Early Redemption at the Option of the Issuer at Call Redemption Amount, the following applies: "Redemption Calculation Date" has the meaning assigned to such term in § 6(3).]

"Relevant Period" means the respective most recent four consecutive quarters ending prior to the respective date of determination of the Consolidated Coverage Ratio.

"Relevant Taxing Jurisdiction" has the meaning assigned to such term in § 8.

"Reporting Date" means 31 March, 30 June, 30 September and 31 December of each year.

"SchVG" has the meaning assigned to such term in § 14(1).

"Secured Financial Indebtedness" means that portion of the aggregate principal amount of all outstanding Financial Indebtedness of the Group that is secured by a Lien on properties or other

Trusts, nicht rechtsfähige Vereinigungen, Gesellschaften mit beschränkter Haftung, staatliche Stellen (oder Behörden oder Gebietskörperschaften) oder sonstige Rechtsträger.

[Falls der Gläubiger ein Wahlrecht hat, die vorzeitige Rückzahlung der Schuldverschreibungen zu einem festgelegten Rückzahlungsbetrag bzw. festgelegten Rückzahlungsbeträgen zu verlangen, gilt folgendes:

"Gläubigerwahl-Rückzahlungsbetrag" hat die diesem Begriff in § 6[(5)](a) zugewiesene Bedeutung.

"Gläubigerwahl-Rückzahlungstag" hat die diesem Begriff in § 6[(5)](a) zugewiesene Bedeutung.

"Gläubigerwahl-Rückzahlungs-Ausübungserklärung" hat die diesem Begriff in § 6[(5)](b) zugewiesene Bedeutung.]

"Qualifizierte Mehrheit" hat die diesem Begriff in § 14(2) zugewiesene Bedeutung.

"Immobilienvermögen" bezeichnet das Immobilienvermögen der betreffenden Person und ihrer Tochterunternehmen.

[Falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen zu zum Wahl-Rückzahlungsbetrag vorzeitig zurück zu zahlen, gilt folgendes: "Rückzahlungs-Berechnungstag" hat die diesem Begriff in § 6(3) zugewiesene Bedeutung.]

"Maßgeblicher Zeitraum" bezeichnet die letzten vier vor dem jeweiligen Tag der Feststellung des Konsolidierten Deckungsgrads endenden aufeinanderfolgenden Quartale.

"Maßgebliche Steuerjurisdiktion" hat die diesem Begriff in § 8 zugewiesene Bedeutung.

"Berichtsstichtag" ist der 31. März, 30. Juni, 30. September und 31. Dezember eines jeden Jahres.

"SchVG" hat die diesem Begriff in § 14(1) zugewiesene Bedeutung.

"Besicherte Finanzverbindlichkeiten" bezeichnet den Teil des Gesamtnennbetrags aller ausstehenden Finanzverbindlichkeiten der Gruppe, der mit Sicherungsrechten an

assets of the Group.

"Securities Act" means the U.S. Securities Act of 1933, as amended.

"Securitized Capital Market Indebtedness" means any Capital Market Indebtedness incurred in respect of or in connection with any securitisation or similar financing arrangement relating to assets owned by the Guarantor or its Subsidiaries and where the recourse of the holders of such Capital Market Indebtedness against the Guarantor is limited solely to such assets or any income generated therefrom.

"Specified Denomination" has the meaning assigned to such term in § 1(1).

"Subsidiary" means any Person that must be consolidated with the Guarantor for the purposes of preparing Consolidated Financial Statements of the Guarantor.

"Substitute Debtor" has the meaning assigned to such term in § 12(1).

"Substitution Guarantee" has the meaning assigned to such term in § 12(1)(b).

"Termination Notice" has the meaning assigned to such term in §10(2).

"Total Assets" means the value of the consolidated total assets of the Guarantor and its Subsidiaries, as such amount appears, or would appear, on a consolidated balance sheet of the Guarantor prepared in accordance with IFRS, provided that *"Total Assets"* shall include the proceeds of the Financial Indebtedness or Secured Financial Indebtedness to be incurred.

[If the Notes are subject to Early Redemption at the Option of the Holder upon the occurrence of a transaction related event, the following applies:]

"Transaction" has the meaning assigned to such term in § 6 [7].

"Transaction Notice Period" has the meaning assigned to such term in § 6 [7].

"Transaction Trigger Notice" has the meaning

Immobilien oder sonstigen Vermögenswerten der Gruppe besichert ist.

"Securities Act" bezeichnet das US-Wertpapiergesetz von 1933 (U.S. Securities Act of 1933) in seiner jeweils geltenden Fassung.

"Verbriefte Kapitalmarktverbindlichkeit" bezeichnet jede Kapitalmarktverbindlichkeit aus oder im Zusammenhang mit einer Verbriefung oder vergleichbaren Finanzierungsvereinbarung in Bezug auf Vermögenswerte der Garantin oder ihrer Tochtergesellschaften, bei der die Rückgriffsrechte der Gläubiger der betreffenden Kapitalmarktverbindlichkeit auf die Garantin ausschließlich auf die betreffenden Vermögenswerte oder die daraus erzielten Erträge beschränkt ist.

"Festgelegte Stückelung" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"Tochtergesellschaft" bezeichnet jede Person, die bei der Erstellung der Konzernabschlüsse der Garantin mit ihr konsolidiert werden muss.

"Nachfolgeschuldnerin" hat die diesem Begriff in § 12(1) zugewiesene Bedeutung.

"Ersetzungsgarantie" hat die diesem Begriff in § 12(1)(b) zugewiesene Bedeutung.

"Kündigungserklärung" hat die diesem Begriff in §10(2) zugewiesene Bedeutung.

"Bilanzsumme" bezeichnet den Wert der konsolidierten Bilanzsumme der Garantin und ihrer Tochtergesellschaften, der in einer nach IFRS erstellten konsolidierten Bilanz der Garantin erscheint oder erscheinen würde, wobei die *"Bilanzsumme"* die Zuflüsse aus den einzugehenden Finanzverbindlichkeiten oder Besicherten Finanzverbindlichkeiten einschließt.

[Fall die Emittentin da Wahlrecht hat, die Schuldverschreibungen bei Eintritt eines transaktionsbezogenen Ereignisses zum Ereignis-Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:]

"Transaktion" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.

"Transaktionskündigungsfrist" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.

"Transaktions-Mitteilung" hat die diesem

assigned to such term in § 6 [7].

"Trigger Call Redemption Amount" has the meaning assigned to such term in § 6 [7].

"Trigger Call Redemption Date" has the meaning assigned to such term in § 6 [7].]

"Unencumbered Assets" means without duplication, (i) the value of any Real Estate Property, on a consolidated basis determined in accordance with IFRS, of the Guarantor and its Subsidiaries that is not subject to any Lien, plus (ii) the value of all other assets of the Guarantor and its Subsidiaries that is not subject to any Lien (where in case of (i) and (ii) the value of Real Estate Property, on a consolidated basis determined in accordance with IFRS, and other assets shall be equal to such amounts that appear, or would appear, on a consolidated balance sheet of the Guarantor prepared in accordance with IFRS).

"Unsecured Financial Indebtedness" means that portion of the aggregate principal amount of all outstanding Financial Indebtedness of the Group that is not Secured Financial Indebtedness.

§ 17 APPLICABLE LAW, PLACE OF JURISDICTION, ENFORCEMENT AND PROCESS AGENT

- (1) *Applicable Law.* The Notes, as to form and content, and all rights and obligations of the Holders and the Issuer, shall be governed by the laws of the Federal Republic of Germany, without giving effect to the principles of conflict of laws.
- (2) *Submission to Jurisdiction.* Subject to any mandatory jurisdiction for specific proceedings under the SchVG, the place of non-exclusive jurisdiction for any action or other legal proceedings in connection with the Notes shall be Frankfurt am Main.
- (3) *Enforcement.* Any Holder of Notes may in any proceedings against the Issuer or any Guarantor, or to which such Holder and the Issuer or any Guarantor are parties, protect and enforce in his

Begriff in § 6 [7] zugewiesene Bedeutung.

"Ereignis-Wahl-Rückzahlungsbetrag" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.

"Ereignis-Wahl-Rückzahlungstag" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.]

"Unbelastetes Vermögen" bezeichnet ohne doppelte Berücksichtigung (i) den nach IFRS auf konsolidierter Basis ermittelten Wert des Immobilienvermögens der Garantin und ihrer Tochtergesellschaften, das nicht Gegenstand eines Sicherungsrechts ist, zuzüglich (ii) des Werts aller sonstigen Vermögenswerte der Garantin und ihrer Tochtergesellschaften, die nicht Gegenstand eines Sicherungsrechts sind (wobei im Fall von (i) und (ii) der nach IFRS auf konsolidierter Basis ermittelte Wert des Immobilienvermögens und der sonstigen Vermögenswerte dem Betrag entspricht, der in einer nach IFRS erstellten konsolidierten Bilanz der Garantin erscheint oder erscheinen würde).

"Unbesicherte Finanzverbindlichkeiten" bezeichnet den Teil des Gesamtnennbetrags aller ausstehenden Finanzverbindlichkeiten der Gruppe, bei dem es sich nicht um Besicherte Finanzverbindlichkeiten handelt.

§ 17 ANWENDBARES RECHT, GERICHTSSTAND, GERICHTLICHE GELTENDMACHUNG UND ZUSTELLUNGSBEVOLLMÄCHTIGTER

- (1) *Anwendbares Recht.* Form und Inhalt der Schuldverschreibungen sowie die Rechte und Pflichten der Gläubiger und der Emittentin bestimmen sich nach dem Recht der Bundesrepublik Deutschland, unter Ausschluss des internationalen Privatrechts.
- (2) *Gerichtsstand.* Vorbehaltlich eines zwingend vorgeschriebenen Gerichtsstands für bestimmte Verfahren nach dem SchVG ist Frankfurt am Main nicht ausschließlicher Gerichtsstand für sämtliche im Zusammenhang mit den Schuldverschreibungen entstehende Klagen oder sonstige Verfahren.
- (3) *Gerichtliche Geltendmachung.* Jeder Gläubiger von Schuldverschreibungen ist berechtigt, in jedem Rechtsstreit gegen die Emittentin oder eine Garantin oder in jedem Rechtsstreit, in dem

own name his rights arising under such Notes on the basis of (i) a statement issued by the Custodian with whom such Holder maintains a securities account in respect of the Notes (a) stating the full name and address of the Holder, (b) specifying the aggregate principal amount of Notes credited to such securities account on the date of such statement and (c) confirming that the Custodian has given written notice to the Clearing System containing the information pursuant to (a) and (b) and (ii) a copy of the Note in global form certified as being a true copy by a duly authorised officer of the Clearing System or a depository of the Clearing System, without the need for production in such proceedings of the actual records or the Global Note representing the Notes. For purposes of the foregoing, "**Custodian**" means any bank or other financial institution of recognised standing authorised to engage in securities custody business with which the Holder maintains a securities account in respect of the Notes and includes the Clearing System. Each Holder may, without prejudice to the foregoing, protect and enforce his rights under these Notes also in any other way which is admitted in the country of the proceedings.

- (4) *Process Agent.* The Issuer has appointed the Guarantor as its agent for service of process (Zustellungsbevollmächtigter) in relation to any proceedings before the German courts in connection with the Notes.

§ 18 LANGUAGE

[If the Conditions shall be in the German language with an English language translation the following applies: These Terms and Conditions are written in the German language and provided with an English language

der Gläubiger und die Emittentin oder eine Garantin Partei sind, seine Rechte aus diesen Schuldverschreibungen im eigenen Namen auf der folgenden Grundlage geltend zu machen: (i) er bringt eine Bescheinigung der Depotbank bei, bei der er für die Schuldverschreibungen ein Wertpapierdepot unterhält, welche (a) den vollständigen Namen und die vollständige Adresse des Gläubigers enthält, (b) den Gesamtnennbetrag der Schuldverschreibungen bezeichnet, die unter dem Datum der Bestätigung auf dem Wertpapierdepot verbucht sind und (c) bestätigt, dass die Depotbank gegenüber dem Clearingsystem eine schriftliche Erklärung abgegeben hat, die die vorstehend unter (a) und (b) bezeichneten Informationen enthält, und (ii) er legt eine Kopie der die betreffenden Schuldverschreibungen verbriefenden Globalurkunde vor, deren Übereinstimmung mit dem Original eine vertretungsberechtigte Person von dem Clearingsystem oder einer Verwahrstelle des Clearingsystems bestätigt hat, ohne dass eine Vorlage der Originalbelege oder der die Schuldverschreibungen verbriefenden Globalurkunde in einem solchen Verfahren erforderlich wäre. Für die Zwecke des Vorstehenden bezeichnet "**Depotbank**" jede Bank oder ein sonstiges anerkanntes Finanzinstitut, das berechtigt ist, das Depotgeschäft zu betreiben und bei der/dem der Gläubiger ein Wertpapierdepot für die Schuldverschreibungen unterhält, einschließlich des Clearingsystems. Unbeschadet der vorstehenden Bestimmungen ist jeder Gläubiger berechtigt, seine Rechte aus diesen Schuldverschreibungen auch auf jede andere im Land des Verfahrens zulässige Weise geltend zu machen.

- (4) *Zustellungsbevollmächtigter.* Die Emittentin hat die Garantin als Zustellungsbevollmächtigte für Verfahren vor deutschen Gerichten im Zusammenhang mit den Schuldverschreibungen bestellt.

§ 18 SPRACHE

[Falls die Emissionsbedingungen in deutscher Sprache mit einer Übersetzung in die englische Sprache abgefasst sind, gilt folgendes: Diese Emissionsbedingungen sind in deutscher Sprache abgefasst. Eine Übersetzung in die englische

translation. The German text shall be controlling and binding. The English language translation is provided for convenience only.]

[If the Conditions shall be in the English language with a German language translation the following applies: These Terms and Conditions are written in the English language and provided with German language translation. The English text shall be controlling and binding. The German language translation is provided for convenience only.]

[If the Conditions shall be in the English language only the following applies: These Terms and Conditions are written in the English language only.]

Sprache ist beigelegt. Der deutsche Text ist bindend und maßgeblich. Die Übersetzung in die englische Sprache ist unverbindlich.]

[Falls die Emissionsbedingungen in englischer Sprache mit einer Übersetzung in die deutsche Sprache abgefasst sind, gilt folgendes: Diese Emissionsbedingungen sind in englischer Sprache abgefasst. Eine Übersetzung in die deutsche Sprache ist beigelegt. Der englische Text ist bindend und maßgeblich. Die Übersetzung in die deutsche Sprache ist unverbindlich.]

[Falls die Emissionsbedingungen nur in deutscher Sprache abgefasst sind, gilt folgendes: Diese Emissionsbedingungen sind ausschließlich in deutscher Sprache abgefasst.]

TERMS AND CONDITIONS OF THE NOTES - OPTION II

NOTES WITH A FLOATING INTEREST RATE

Terms and Conditions that apply to Notes with floating interest rates

§ 1 CURRENCY, DENOMINATION, FORM, CERTAIN DEFINITIONS

- (1) *Currency; Denomination.* This issue of notes (the "**Notes**") of Vonovia Finance B.V., a private company with limited liability incorporated in The Netherlands (the "**Issuer**"), is being issued in the aggregate principal amount [*In case the Global Note is an NGN the following applies:* (subject to § 1(6)) of [*Specified Currency*] [*aggregate principal amount*] (in words: [*aggregate principal amount in words*]) in denominations of [*Specified Currency*] [*Specified Denomination*] (the "**Specified Denomination**") on [*Issue Date*] (the "**Issue Date**").
- (2) *Form.* The Notes are being issued in bearer form.
- (3) *Temporary Global Note - Exchange.*
 - (a) The Notes are initially represented by a temporary global note (the "**Temporary Global Note**") without coupons. The Temporary Global Note will be exchangeable for Notes in Specified Denominations represented by a permanent global note (the "**Permanent Global Note**") and, together with the Temporary Global Note, the "**Global Notes**") without coupons. [*In the case of Euroclear and CBL and if the Global Note is an NGN the following applies:* The details of such exchange shall be entered in the records of the ICSD (as defined below).] The Temporary Global Note and the Permanent Global Note shall each be signed by two authorised signatories of the Issuer and shall each be authenticated by or on behalf of the Fiscal Agent. Definitive certificates representing individual Notes and interest coupons will not be issued.

Emissionsbedingungen für Schuldverschreibungen mit variabler Verzinsung

§ 1 WÄHRUNG, STÜCKELUNG, FORM, BESTIMMTE DEFINITIONEN

- (1) *Währung; Stückelung.* Diese Emission von Schuldverschreibungen (die "**Schuldverschreibungen**") der Vonovia Finance B.V., einer in den Niederlanden errichteten Gesellschaft mit beschränkter Haftung (die "**Emittentin**") wird am [*Begebungstag*] (der "**Begebungstag**") im Gesamtnennbetrag [*falls die Globalurkunde eine NGN ist gilt folgendes:* (vorbehaltlich § 1(6))] von [*Festgelegte Währung*] [*Gesamtnennbetrag*] (in Worten: [*Gesamtnennbetrag in Worten*]) in einer Stückelung von [*Festgelegte Währung*] [*Festgelegte Stückelung*] (die "**Festgelegte Stückelung**") begeben.
- (2) *Form.* Die Schuldverschreibungen lauten auf den Inhaber.
- (3) *Vorläufige Globalurkunde - Austausch.*
 - (a) Die Schuldverschreibungen sind anfänglich durch eine vorläufige Globalurkunde (die "**Vorläufige Globalurkunde**") ohne Zinsscheine verbrieft. Die Vorläufige Globalurkunde wird gegen Schuldverschreibungen in den Festgelegten Stückelungen, die durch eine Dauerglobalurkunde (die "**Dauerglobalurkunde**" und, zusammen mit der Vorläufigen Globalurkunde, die "**Globalurkunden**") ohne Zinsscheine verbrieft sind, ausgetauscht. [*Im Fall von Euroclear und CBL und wenn die Globalurkunde eine NGN ist gilt folgendes:* Die Einzelheiten eines solchen Austausches werden in die Register der ICSD (wie nachstehend definiert) eingetragen.] Die Vorläufige Globalurkunde und die Dauerglobalurkunde tragen jeweils die eigenhändigen Unterschriften ordnungsgemäß bevollmächtigter Vertreter der Emittentin und sind jeweils von dem Fiscal Agent oder in dessen Namen mit

- einer Kontrollunterschrift versehen. Einzelurkunden und Zinsscheine werden nicht ausgegeben.
- (b) The Temporary Global Note shall be exchanged for the Permanent Global Note on a date (the "**Exchange Date**") not later than 180 days after the Issue Date of the Notes. The Exchange Date shall not be earlier than 40 days after the Issue Date. Such exchange shall only be made upon delivery of certifications to the effect that the beneficial owner or owners of the Notes is not a U.S. person (other than certain financial institutions or certain persons holding Notes through such financial institutions). Payment of interest on Notes represented by a Temporary Global Note will be made only after delivery of such certifications. A separate certification shall be required in respect of each such payment of interest. Any such certification received on or after the 40th day after the Issue Date of the Notes will be treated as a request to exchange the Temporary Global Note pursuant to this § 1(3)(b). Any Notes delivered in exchange for the Temporary Global Note shall be delivered only outside of the United States (as defined in § 1(7)).
- (b) Die Vorläufige Globalurkunde wird an einem Tag (der "**Austauschtag**") gegen die Dauerglobalurkunde ausgetauscht, der nicht mehr als 180 Tage nach dem Begebungstag der Schuldverschreibungen liegt. Der Austausch wird nicht weniger als 40 Tage nach dem Begebungstag liegen. Ein solcher Austausch darf nur nach Vorlage von Bescheinigungen erfolgen, wonach der oder die wirtschaftlichen Eigentümer der Schuldverschreibungen keine U.S.-Personen sind (ausgenommen bestimmte Finanzinstitute oder bestimmte Personen, die Schuldverschreibungen über solche Finanzinstitute halten). Solange die Schuldverschreibungen durch eine Vorläufige Globalurkunde verbrieft sind, werden Zinszahlungen erst nach Vorlage solcher Bescheinigungen vorgenommen. Eine gesonderte Bescheinigung ist für jede solche Zinszahlung erforderlich. Jede Bescheinigung, die am oder nach dem 40. Tag nach dem Begebungstag der Schuldverschreibungen eingeht, wird als ein Ersuchen behandelt werden, die Vorläufige Globalurkunde gemäß diesem § 1(3)(b) auszutauschen. Schuldverschreibungen, die im Austausch für die Vorläufige Globalurkunde geliefert werden, dürfen nur außerhalb der Vereinigten Staaten (wie in § 1(7) definiert) geliefert werden.
- (4) *Clearing System.* Each Global Note will be kept in custody by or on behalf of the Clearing System until all obligations of the Issuer under the Notes have been satisfied. "**Clearing System**" means *[in case of more than one Clearing System, the following applies: each of]* the following: [Clearstream Banking AG, Frankfurt am Main ("**CBF**") [Clearstream Banking, société anonyme Luxembourg ("**CBL**") [and] [Euroclear Bank SA/NV Brussels ("**Euroclear**") and any successor in such capacity. *[In the case of CBL and Euroclear as Clearing System the following applies: "International Central Securities*
- (4) *Clearingsystem.* Jede Globalurkunde wird solange von einem oder im Namen eines Clearingsystems verwahrt, bis sämtliche Verbindlichkeiten der Emittentin aus den Schuldverschreibungen erfüllt sind. "**Clearingsystem**" bedeutet *[bei mehr als einem Clearingsystem gilt folgendes: jeweils]* folgendes: [Clearstream Banking AG, Frankfurt am Main ("**CBF**") [Clearstream Banking, société anonyme, Luxemburg ("**CBL**") [und] [Euroclear Bank SA/ NV Brüssel ("**Euroclear**") sowie jeder Funktionsnachfolger. *[Im Falle von CBL oder Euroclear als Clearingsystem, gilt folgendes: "International Central Securities*

Depository" or "ICSD" means each of CBL and Euroclear (together, the "ICSDs").

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is an NGN, the following applies: The Notes are issued in new global note ("NGN") form and are kept in custody by a common safekeeper on behalf of both ICSDs.]

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is a CGN, the following applies: The Notes are issued in classical global note ("CGN") form and are kept in custody by a common depository on behalf of both ICSDs.]

- (5) *Holder of Notes.* "**Holder**" means any holder of a proportionate co-ownership or other beneficial interest or right in the Notes.

[In the case the Global Note is an NGN, the following applies:

- (6) *Records of the ICSDs.* The principal amount of Notes represented by the Global Note shall be the aggregate amount from time to time entered in the records of both ICSDs. The records of the ICSDs (which expression means the records that each ICSD holds for its customers which reflect the amount of such customer's interest in the Notes) shall be conclusive evidence of the principal amount of Notes represented by the Temporary Global Note or the Permanent Global Note, as the case may be, and, for these purposes, a statement issued by an ICSD stating the principal amount of Notes so represented at any time shall be conclusive evidence of the records of the relevant ICSD at that time.

On any redemption or payment of an installment or interest being made in respect of, or purchase and cancellation of, any of the Notes represented by the Global Note the Issuer shall procure that details of any redemption, payment or purchase and cancellation (as the case may be) in respect of the Global Note shall be entered pro rata in the records of the ICSDs and, upon any such

Depository" oder "ICSD" bezeichnet jeweils CBL und Euroclear (zusammen die "ICSDs").

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine NGN ist gilt folgendes: Die Schuldverschreibungen werden in Form einer New Global Note ("NGN") ausgegeben und von einem Common Safekeeper im Namen beider ICSDs verwahrt.]

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine CGN ist gilt folgendes: Die Schuldverschreibungen werden in Form einer Classical Global Note ("CGN") ausgegeben und von einer gemeinsamen Verwahrstelle im Namen beider ICSDs verwahrt.]

- (5) *Gläubiger von Schuldverschreibungen.* "**Gläubiger**" bezeichnet jeden Inhaber eines Miteigentumsanteils oder anderen vergleichbaren Rechts an den Schuldverschreibungen.

[Falls die Globalurkunde eine NGN ist, gilt folgendes:

- (6) *Register der ICSDs.* Der Nennbetrag der durch die Globalurkunde verbriefen Schuldverschreibungen entspricht dem jeweils in den Registern beider ICSDs eingetragenen Gesamtbetrag. Die Register der ICSDs (unter denen man die Register versteht, die jeder ICSD für seine Kunden über den Betrag ihres Anteils an den Schuldverschreibungen führt) sind schlüssiger Nachweis über den Nennbetrag der durch die Vorläufige Globalurkunde bzw. die Dauerglobalurkunde verbriefen Schuldverschreibungen und eine zu diesen Zwecken von einem ICSD jeweils ausgestellte Bestätigung mit dem Nennbetrag der so verbriefen Schuldverschreibungen ist zu jedem Zeitpunkt ein schlüssiger Nachweis über den Inhalt des Registers des jeweiligen ICSD.

Bei Rückzahlung oder Zahlung einer Rückzahlungsrate oder Zinszahlung bezüglich der durch die Globalurkunde verbriefen Schuldverschreibungen bzw. bei Kauf und Entwertung der durch die Globalurkunde verbriefen Schuldverschreibungen stellt die Emittentin sicher, dass die Einzelheiten über jede Rückzahlung und Zahlung bzw. Kauf und

entry being made, the principal amount of the Notes recorded in the records of the ICSDs and represented by the Global Note shall be reduced by the aggregate principal amount of the Notes so redeemed or purchased and cancelled or by the aggregate amount of such installment so paid.

On an exchange of a portion only of the Notes represented by a Temporary Global Note, the Issuer shall procure that details of such exchange shall be entered pro rata in the records of the ICSDs.]

- [(7)] *United States*. For the purposes of these Terms and Conditions "**United States**" means the United States of America (including the States thereof and the District of Columbia) and its possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and Northern Mariana Islands).

§ 2 STATUS, GUARANTEE

- (1) *Status*. The obligations under the Notes constitute direct, unconditional, unsecured and unsubordinated obligations of the Issuer ranking pari passu among themselves and pari passu with all other unsecured and unsubordinated obligations of the Issuer, unless such obligations are accorded priority under mandatory provisions of statutory law.
- (2) *Guarantee*. Vonovia SE (the "**Guarantor**") has given an unconditional and irrevocable guarantee (the "**Guarantee**") for the due and punctual payment of principal of, and interest on, and any other amounts payable under any Notes. The Guarantee constitutes a contract for the benefit of the Holders from time to time as third party beneficiaries in accordance with section 328 paragraph 1 of the German Civil Code (*Bürgerliches Gesetzbuch*), giving rise to the right of each Holder to require performance of the Guarantee directly from the Guarantor and to enforce the Guarantee directly against the Guarantor. Copies of the Guarantee may be

Entwertung bezüglich der Globalurkunden anteilig in die Register der ICSDs eingetragen werden, und nach dieser Eintragung vom Nennbetrag der in die Register der ICSDs eingetragenen und durch die Globalurkunde verbrieften Schuldverschreibungen der Gesamtnennbetrag der zurückgezählten bzw. gekauften und entwerteten Schuldverschreibungen bzw. der Gesamtbetrag der so gezahlten Raten abgezogen wird.

Bei Austausch nur eines Teils von Schuldverschreibungen, die durch eine Vorläufige Globalurkunde verbrieft sind, wird die Emittentin sicherstellen, dass die Einzelheiten dieses Austauschs anteilig in die Register der ICSDs eingetragen werden.]

- [(7)] *Vereinigte Staaten*. Für die Zwecke dieser Emissionsbedingungen bezeichnet "**Vereinigte Staaten**" die Vereinigten Staaten von Amerika (einschließlich deren Bundesstaaten und des District of Columbia) sowie deren Territorien (einschließlich Puerto Rico, der U.S. Virgin Islands, Guam, American Samoa, Wake Island und Northern Mariana Islands).

§ 2 STATUS, GARANTIE

- (1) *Status*. Die Schuldverschreibungen begründen unmittelbare, unbedingte, nicht besicherte und nicht nachrangige Verbindlichkeiten der Emittentin, die untereinander und mit allen anderen nicht besicherten und nicht nachrangigen Verbindlichkeiten der Emittentin gleichrangig sind, soweit diesen Verbindlichkeiten nicht durch zwingende gesetzliche Bestimmungen ein Vorrang eingeräumt wird.
- (2) *Garantie*. Die Vonovia SE (die "**Garantin**") hat eine unbedingte und unwiderrufliche Garantie (die "**Garantie**") für die ordnungsgemäße und pünktliche Zahlung aller Kapital-, Zins- und sonstigen auf die Schuldverschreibungen zahlbaren Beträge übernommen. Die Garantie stellt einen Vertrag zugunsten der Gläubiger als begünstigte Dritte im Sinne des § 328 Abs. 1 BGB dar, der jedem Gläubiger das Recht gibt, die Garantin unmittelbar aus der Garantie auf Erfüllung in Anspruch zu nehmen und Ansprüche aus der Garantie unmittelbar gegen die Garantin durchzusetzen. Abschriften der Garantie sind bei der bezeichneten Geschäftsstelle des Fiscal

obtained free of charge at the specified office of the Fiscal Agent.

§ 3 NEGATIVE PLEDGE

- (1) *Negative Pledge of the Issuer.* The Issuer undertakes, so long as any Notes are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Fiscal Agent, not to create or permit to subsist any form of security interest *in rem* (*dingliches Sicherungsrecht*) over its assets to secure any Capital Market Indebtedness other than Securitised Capital Market Indebtedness or to secure any guarantee or indemnity given by the Issuer in respect of Capital Market Indebtedness unless, subject to § 3(3), the Issuer's obligations under the Notes are secured equally with (or, in case such Capital Market Indebtedness is subordinated debt, senior in priority to) the Capital Market Indebtedness secured by such security interest.
- (2) *Negative Pledge of the Guarantor.* The Guarantor has undertaken in the Guarantee, so long as any Notes are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Fiscal Agent, not to create or permit to subsist, and to procure that none of its Material Subsidiaries will create or permit to subsist, any form of security interest *in rem* (*dingliches Sicherungsrecht*) over its assets to secure any Capital Market Indebtedness other than Securitised Capital Market Indebtedness or to secure any guarantee or indemnity given by the Guarantor or any of its Subsidiaries in respect of Capital Market Indebtedness unless, subject to § 3(3), the Issuer's obligations under the Notes are secured equally with (or, in case such Capital Market Indebtedness is subordinated debt, senior in priority to) the Capital Market Indebtedness secured by such security interest.

Agent kostenlos erhältlich.

§ 3 NEGATIVVERPFLICHTUNG

- (1) *Negativverpflichtung der Emittentin.* Die Emittentin verpflichtet sich, solange Schuldverschreibungen ausstehen, jedoch nur bis zu dem Zeitpunkt, an dem alle Beträge an Kapital und Zinsen dem Fiscal Agent zur Verfügung gestellt wurden, keine dinglichen Sicherungsrechte an ihren Vermögenswerten zur Besicherung von Kapitalmarktverbindlichkeiten (mit Ausnahme Verbriefter Kapitalmarktverbindlichkeiten) oder von durch die Emittentin in Bezug auf Kapitalmarktverbindlichkeiten übernommenen Garantien oder abgegebenen Freistellungserklärungen zu bestellen oder fortbestehen zu lassen, es sei denn, die Verbindlichkeiten der Emittentin aus den Schuldverschreibungen werden vorbehaltlich § 3(3) durch das betreffende Sicherungsrecht gleichrangig mit der jeweiligen Kapitalmarktverbindlichkeit (oder, sofern es sich dabei um eine nachrangige Verbindlichkeit handelt, im Vergleich dazu vorrangig) besichert.
- (2) *Negativverpflichtung der Garantin.* In der Garantie hat sich die Garantin verpflichtet, solange Schuldverschreibungen ausstehen, jedoch nur bis zu dem Zeitpunkt, an dem alle Beträge an Kapital und Zinsen dem Fiscal Agent zur Verfügung gestellt wurden, keine dinglichen Sicherungsrechte an ihren Vermögenswerten zur Besicherung von Kapitalmarktverbindlichkeiten (mit Ausnahme Verbriefter Kapitalmarktverbindlichkeiten) oder von durch die Garantin oder eine ihrer Tochtergesellschaften in Bezug auf Kapitalmarktverbindlichkeiten übernommenen Garantien oder abgegebenen Freistellungserklärungen zu bestellen oder fortbestehen zu lassen bzw. sicherzustellen, dass keine ihrer Wesentlichen Tochtergesellschaften dies tut, es sei denn, die Verbindlichkeiten der Emittentin aus den Schuldverschreibungen werden vorbehaltlich § 3(3) durch das betreffende Sicherungsrecht gleichrangig mit der jeweiligen Kapitalmarktverbindlichkeit (oder, sofern es sich dabei um eine nachrangige Verbindlichkeit handelt, im Vergleich dazu

(3) *Limitation.* The undertakings pursuant to § 3(1) and § 3(2) shall not apply:

(a) to any security interest which is mandatory according to applicable laws or required as prerequisite for governmental approvals; or

(b) with respect to any security right *in rem* (*dingliches Sicherungsrecht*) provided by any Subsidiary over any of such Subsidiary's claims against the Guarantor, which claims arise as a result of the passing on to the Guarantor of the proceeds from the issue by such Subsidiary of any Capital Market Indebtedness, provided that any such security serves solely to secure obligations under such Capital Market Indebtedness issued by such Subsidiary.

(4) *Provision of Additional Security.* Whenever the Issuer or the Guarantor, as the case may be, becomes obligated to secure (or procure that a Material Subsidiary secures) the Notes pursuant to § 3(1) and (2), the Issuer or the Guarantor, as applicable, shall be entitled to discharge such obligation by providing (or procure that the relevant Material Subsidiary provides) a security interest in the relevant collateral to a security trustee, such security trustee to hold such collateral and the security interest that gave rise to the creation of such collateral, equally (*dinglich oder, falls rechtlich nicht möglich, aufgrund schuldrechtlicher Vereinbarung gleichrangig*), for the benefit of the Holders and the holders of the Capital Market Indebtedness secured by the security interest that gave rise to the creation of such security interest in such collateral.

vorrangig) besichert.

(3) *Beschränkung.* Die Verpflichtungserklärungen nach § 3(1) und § 3(2) gelten nicht:

(a) für Sicherungsrechte, die nach anwendbarem Recht zwingend vorgeschrieben sind oder Voraussetzung für die Gewährung staatlicher Genehmigungen sind; oder

(b) für dingliche Sicherungsrechte, die von einer Tochtergesellschaft an Forderungen gegen die Garantin bestellt werden, die ihr aufgrund der Weiterleitung von erzielten Erlösen der Tochtergesellschaft aus der Begebung von Kapitalmarktverbindlichkeiten erzielten Erlösen der Tochtergesellschaft an die Garantin zustehen, vorausgesetzt, diese Sicherheiten dienen ausschließlich der Besicherung von Verpflichtungen aus den von dieser Tochtergesellschaft begebenen Kapitalmarktverbindlichkeiten.

(4) *Bestellung zusätzlicher Sicherheiten.* Entsteht für die Emittentin oder gegebenenfalls die Garantin die Verpflichtung zur Besicherung der Schuldverschreibungen gemäß § 3(1) und (2) (oder entsteht die Verpflichtung, für deren Besicherung durch eine Wesentliche Tochtergesellschaft Sorge zu tragen), so sind die Emittentin bzw. die Garantin berechtigt, diese Verpflichtung dadurch zu erfüllen, dass ein Sicherungsrecht an dem jeweiligen Sicherungsgegenstand zugunsten eines Sicherheitentreuhänders begründet wird (bzw. dadurch, dass sie die betreffende Wesentliche Tochtergesellschaft zur Begründung eines solchen Sicherungsrechts veranlassen), und zwar in einer Weise, dass der Sicherheitentreuhänder diesen Sicherungsgegenstand dinglich oder, falls rechtlich nicht möglich, aufgrund schuldrechtlicher Vereinbarung gleichrangig zugunsten der Gläubiger der Schuldverschreibungen und der Gläubiger derjenigen Kapitalmarktverbindlichkeit hält, die aufgrund einer Besicherung mit einem Sicherungsrecht zur Bestellung dieses Sicherungsrechts an dem betreffenden Sicherungsgegenstand führte.

§ 4 INTEREST

- (1) *Rate of Interest and Interest Payment Dates.* The Notes shall bear interest on their principal amount from (and including) [**Interest Commencement Date**] (the "**Interest Commencement Date**") to but excluding the first Interest Payment Date and thereafter from (and including) each Interest Payment Date to but excluding the next following Interest Payment Date. Interest on the Notes shall be payable on each Interest Payment Date.

"Interest Payment Date" means [in the case of Specified Interest Payment Dates the following applies: each [*Specified Interest Payment Dates*] [in the case of Specified Interest Periods, the following applies: each date which (except as otherwise provided in these Terms and Conditions) falls [*number*] [*weeks*] [*months*] [*other specified periods*] after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date].

- (2) *Business Day Convention.* If any Interest Payment Date would otherwise fall on a day which is not a Business Day (as defined below), it shall be: [*in the case of the Modified Following Business Day Convention, the following applies: postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event the Interest Payment Date shall be the immediately preceding Business Day.*] [*in the case of the FRN Convention, the following applies: postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event (i) the Interest Payment Date shall be the immediately preceding Business Day and (ii) each subsequent Interest Payment Date shall be the last Business Day in the month which falls [*number*] [*months*] [*other specified periods*] after the preceding applicable Interest Payment Date.*] [*in the case of the Following Business Day Convention, the following applies: postponed to the next day which is a Business Day.*] [*in the case of the Preceding Business Day Convention, the following applies: the immediately preceding Business Day.*]

§ 4 VERZINSUNG

- (1) *Zinssatz und Zinszahlungstage.* Die Schuldverschreibungen werden bezogen auf ihren Nennbetrag verzinst, und zwar vom [**Verzinsungsbeginn**] (der "**Verzinsungsbeginn**") (einschließlich) bis zum ersten Zinszahlungstag (ausschließlich) und danach von jedem Zinszahlungstag (einschließlich) bis zum nächstfolgenden Zinszahlungstag (ausschließlich). Zinsen auf die Schuldverschreibungen sind an jedem Zinszahlungstag zahlbar.

"Zinszahlungstag" bezeichnet [im Falle von festgelegten Zinszahlungstagen, gilt folgendes: jeden [*festgelegte Zinszahlungstage*] [im Falle von festgelegten Zinsperioden gilt folgendes: (soweit diese Emissionsbedingungen keine abweichenden Bestimmungen vorsehen) jeweils den Tag, der [*Zahl*] [*Wochen*] [*Monate*] [*andere festgelegte Zeiträume*] nach dem vorhergehenden Zinszahlungstag oder im Fall des ersten Zinszahlungstages, nach dem Verzinsungsbeginn liegt].

- (2) *Geschäftstagekonvention.* Fällt ein Zinszahlungstag auf einen Tag, der kein Geschäftstag (wie nachfolgend definiert) ist, so wird der Zinszahlungstag [im Falle der modifizierten folgender Geschäftstagen-Konvention gilt folgendes: auf den nächstfolgenden Geschäftstag verschoben, es sei denn, jener würde dadurch in den nächsten Kalendermonat fallen; in diesem Fall wird der Zinszahlungstag auf den unmittelbar vorhergehenden Geschäftstag vorgezogen.] [Im Falle der FRN-Konvention gilt folgendes: auf den nächstfolgenden Geschäftstag verschoben, es sei denn, jener würde dadurch in den nächsten Kalendermonat fallen; in diesem Fall (i) wird der Zinszahlungstag auf den unmittelbar vorhergehenden Geschäftstag vorgezogen und (ii) ist jeder nachfolgende Zinszahlungstag der jeweils letzte Geschäftstag des Monats, der [*Zahl*] [*Monate*] [*andere festgelegte Zeiträume*] nach dem vorhergehenden anwendbaren Zinszahlungstag liegt.] [im Falle der folgender Geschäftstagen-Konvention gilt folgendes: auf den nächstfolgenden Geschäftstag verschoben.] [im Falle der vorher-gegangener Geschäftstagen-Konvention gilt folgendes: auf den unmittelbar

[In the case the offered quotation for deposits in the Specified Currency is EURIBOR, the following applies:

- (3) **Rate of Interest.** The rate of interest (the "**Rate of Interest**") for each Interest Period (as defined below) will, except as provided below, be the Reference Rate (as defined below) ***[in case of a Margin the following applies:*** [plus] [minus] the Margin (as defined below)], all as determined by the Calculation Agent (as defined in § 7).

The "**Reference Rate**" will be the offered quotation (expressed as a percentage rate per annum) for deposits in the Specified Currency for that Interest Period which appears on the Screen Page as of 11:00 a.m. (Brussels time) on the Interest Determination Date (as defined below).

"**Interest Period**" means each period from (and including) the Interest Commencement Date to (but excluding) the first Interest Payment Date and from (and including) each Interest Payment Date to (but excluding) the following Interest Payment Date.

"**Interest Determination Date**" means the second TARGET Business Day prior to the commencement of the relevant Interest Period.

[In case of a Margin the following applies: "**Margin**" means [**Margin**] per cent. per annum.]

"**Screen Page**" means EURIBOR01 or any successor page.

If the Screen Page is not available or if no such quotation appears as at such time, the Calculation Agent shall request each of the Reference Banks (as defined below) to provide the Calculation Agent with its offered quotation (expressed as a percentage rate per annum) for deposits in the Specified Currency for the relevant Interest Period and in a representative amount to leading banks in the interbank market in the Euro-Zone at approximately 11.00 a.m. (Brussels time) on the Interest Determination Date. If two or more of the Reference Banks provide the Calculation Agent with such offered quotations, the Rate of Interest for such Interest Period shall be the arithmetic mean (rounded if

vorhergehenden Geschäftstag vorgezogen.)

[Falls der Angebotssatz für Einlagen in der festgelegten Währung EURIBOR ist, gilt folgendes:

- (3) **Zinssatz.** Der Zinssatz (der "**Zinssatz**") für jede Zinsperiode (wie nachfolgend definiert) ist, sofern nachfolgend nichts Abweichendes bestimmt wird, der Referenzsatz (wie nachfolgend definiert) ***[im Falle einer Marge gilt folgendes:*** [zuzüglich] [abzüglich] der Marge (wie nachfolgend definiert)], wobei alle Festlegungen durch die Berechnungsstelle (wie in § 7 definiert) erfolgen.

Der "**Referenzsatz entspricht**" dem Angebotssatz (ausgedrückt als Prozentsatz per annum) für Einlagen in der Festgelegten Währung für die jeweilige Zinsperiode, der auf der Bildschirmseite am Zins-Festlegungstag (wie nachfolgend definiert) um 11.00 Uhr (Brüsseler Ortszeit) angezeigt wird.

Zinsperiode bezeichnet jeweils den Zeitraum vom Verzinsungsbeginn (einschließlich) bis zum ersten Zinszahlungstag (ausschließlich) bzw. von jedem Zinszahlungstag (einschließlich) bis zum jeweils darauffolgenden Zinszahlungstag (ausschließlich).

"**Zins-Festlegungstag**" bezeichnet den zweiten TARGET Geschäftstag vor Beginn der jeweiligen Zinsperiode.

[Im Falle einer Marge gilt folgendes: Die "**Marge**" beträgt [**Marge**] % per annum.]

"**Bildschirmseite**" bedeutet EURIBOR01 oder jede Nachfolgesseite.

Sollte zu der genannten Zeit die maßgebliche Bildschirmseite nicht zur Verfügung stehen oder wird kein Angebotssatz angezeigt, wird die Berechnungsstelle von jeder der Referenzbanken (wie nachfolgend definiert) deren jeweilige Angebotssätze (jeweils als Prozentsatz per annum ausgedrückt) für Einlagen in der Festgelegten Währung für die betreffende Zinsperiode und über einen repräsentativen Betrag gegenüber führenden Banken im Interbanken-Markt in der Euro-Zone um ca. 11.00 Uhr (Brüsseler Ortszeit) am Zins-Festlegungstag anfordern. Falls zwei oder mehr Referenzbanken der Berechnungsstelle solche Angebotssätze nennen, ist der Zinssatz für die

necessary to the nearest one thousandth of a percentage point, with 0.0005 being rounded upwards) of such offered quotations [*in case of a Margin the following applies*: [plus] [minus] the Margin], all as determined by the Calculation Agent.

If on any Interest Determination Date only one or none of the Reference Banks provides the Calculation Agent with such offered quotations as provided in the preceding paragraph, the Rate of Interest for the relevant Interest Period shall be the rate per annum which the Calculation Agent determines as being the arithmetic mean (rounded if necessary to the nearest one thousandth of a percentage point, with 0.0005 being rounded upwards) of the rates, as communicated to (and at the request of) the Calculation Agent by major banks in the interbank market in the Euro-Zone, selected by the Calculation Agent acting in good faith, at which such banks offer, as at 11.00 a.m. (Brussels time) on the relevant Interest Determination Date, loans in the Specified Currency for the relevant Interest Period and in a representative amount to leading European banks [*in case of a Margin the following applies*: [plus] [minus] the Margin].

If the Rate of Interest cannot be determined in accordance with the foregoing provisions, and if the International Swaps and Derivatives Association, Inc. ("ISDA") has published a fallback provision for the determination of the Rate of Interest at the relevant time, the Calculation Agent will determine the Rate of Interest on the basis of such fallback provision. If ISDA has not published such a fallback provision at the relevant time, the following shall apply: If the Rate of Interest cannot be determined in accordance with the foregoing provisions, the Rate of Interest shall be the offered quotation or the arithmetic mean (rounded if necessary to the nearest one thousandth of a percentage point, with 0.0005 being rounded upwards) of the offered quotations on the Screen Page on the last day preceding the Interest Determination Date on which such quotations were offered.

As used herein, "Reference Banks" means four

betreffende Zinsperiode das arithmetische Mittel (falls erforderlich, auf- oder abgerundet auf das nächste ein Tausendstel Prozent, wobei 0,0005 aufgerundet wird) dieser Angebotssätze [*im Falle einer Marge gilt folgendes*: [zuzüglich] [abzüglich] der Marge], wobei alle Festlegungen durch die Berechnungsstelle erfolgen.

Falls an einem Zins-Festlegungstag nur eine oder keine der Referenzbanken der Berechnungsstelle solche im vorstehenden Absatz beschriebenen Angebotssätze nennt, ist der Zinssatz für die betreffende Zinsperiode der Satz per annum, den die Berechnungsstelle als das arithmetische Mittel (falls erforderlich, auf- oder abgerundet auf das nächste ein Tausendstel Prozent, wobei 0,0005 aufgerundet wird) der Angebotssätze ermittelt, die von der Berechnungsstelle in angemessener Sorgfalt ausgewählte Großbanken im Interbanken-Markt in der Euro-Zone der Berechnungsstelle auf ihre Anfrage als den jeweiligen Satz nennen, zu dem sie um 11.00 Uhr (Brüsseler Ortszeit) am betreffenden Zins-Festlegungstag Darlehen in der festgelegten Währung für die betreffende Zinsperiode und über einen repräsentativen Betrag gegenüber führenden Europäischen Banken anbieten [*im Falle einer Marge gilt folgendes*: [zuzüglich] [abzüglich] der Marge].

Falls der Zinssatz nicht gemäß den vorstehenden Bestimmungen ermittelt werden kann, und falls zum betreffenden Zeitpunkt die International Swaps and Derivatives Association, Inc. ("ISDA") eine Auffangregelung zur Bestimmung des Zinssatzes veröffentlicht hat, wird die Berechnungsstelle den Zinssatz auf Basis dieser Auffangregelung berechnen. Falls die ISDA zum betreffenden Zeitpunkt keine solche Auffangregelung veröffentlicht hat, gilt folgendes: Falls der Zinssatz nicht gemäß den vorstehenden Bestimmungen ermittelt werden kann, ist der Zinssatz der Angebotssatz oder das arithmetische Mittel (falls erforderlich, auf- oder abgerundet auf das nächste ein Tausendstel Prozent, wobei 0,0005 aufgerundet wird) der Angebotssätze auf der Bildschirmseite an dem letzten Tag vor dem Zins-Festlegungstag, an dem diese Angebotssätze angezeigt wurden.

"Referenzbanken" bezeichnet vier Großbanken

major banks in the interbank market in the Euro-Zone.

"Euro-Zone" means the region comprised of those member states of the European Union that have adopted, or will have adopted from time to time, the single currency in accordance with the Treaty establishing the European Community (signed in Rome on 25 March 1957), as amended by the Treaty on European Union (signed in Maastricht on 7 February 1992) and the Amsterdam Treaty of 2 October 1997, as further amended from time to time.]

[In the case the offered quotation for deposits in the Specified Currency is EURIBOR, a short/long [first / last] coupon and interpolation is applicable, the following applies:

In respect of the [first / last] Interest Period, the Reference Rate shall be determined by the Calculation Agent on the Interest Determination Date in a commercially reasonable manner using the straight-line interpolation by reference to two reference rates, one of which shall be determined for a term for which a reference rate similar to the Reference Rate is available and which is next closest to but shorter than the applicable Interest Period and the other of which shall be determined for a term for which a reference rate similar to the Reference Rate is available and which is next closest to but longer than the applicable Interest Period.]

[In the case the offered quotation for deposits in the Specified Currency is LIBOR, the following applies:

- (3) Rate of Interest. The rate of interest (the **"Rate of Interest"**) for each Interest Period (as defined below) will, except as provided below, be the offered quotation (expressed as a percentage rate per annum) for deposits in the Specified Currency for that Interest Period which appears on the Screen Page as of 11:00 a.m. (London time) on the Interest Determination Date (as defined below) **[in case of a Margin, the following applies: [plus] [minus] the Margin (as defined below)],** all as determined by the Calculation Agent (as defined in § 7).

im Interbanken-Markt in der Euro-Zone.

"Euro-Zone" bezeichnet das Gebiet derjenigen Mitgliedstaaten der Europäischen Union, die gemäß dem Vertrag über die Gründung der Europäischen Gemeinschaft (unterzeichnet in Rom am 25. März 1957), geändert durch den Vertrag über die Europäische Union (unterzeichnet in Maastricht am 7. Februar 1992) und den Amsterdamer Vertrag vom 2. Oktober 1997, in seiner jeweiligen Fassung, eine einheitliche Währung eingeführt haben oder jeweils eingeführt haben werden.]

[Falls der Angebotssatz für Einlagen in der festgelegten Währung EURIBOR ist, ein kurzer oder langer [erster / letzter] Kupon sowie Interpolation anwendbar ist, gilt folgendes:

Für die [erste / letzte] Zinsperiode legt die Berechnungsstelle den Referenzsatz am Zinsfestsetzungstag in kaufmännisch vernünftiger Weise durch lineare Interpolation zwischen zwei Referenzsätzen fest, von denen der eine Referenzsatz für einen Zeitraum zu bestimmen ist, für den es einen dem Referenzsatz vergleichbaren Referenzsatz gibt und der der Länge der anwendbaren Zinsperiode am nächsten kommt, aber kürzer als diese ist und der andere Referenzsatz für einen Zeitraum zu bestimmen ist, für den es einen dem Referenzsatz vergleichbaren Referenzsatz gibt und der der Länge der anwendbaren Zinsperiode am nächsten kommt, aber länger als diese ist.]

[Falls der Angebotssatz für Einlagen in der festgelegten Währung LIBOR ist, gilt folgendes:

- (3) Zinssatz. Der Zinssatz (der **"Zinssatz"**) für jede Zinsperiode (wie nachfolgend definiert) ist, sofern nachfolgend nichts Abweichendes bestimmt wird, der Angebotssatz (ausgedrückt als Prozentsatz per annum) für Einlagen in der Festgelegten Währung für die jeweilige Zinsperiode, der auf der Bildschirmseite am Zins-Festlegungstag (wie nachfolgend definiert) um 11.00 Uhr (Londoner Ortszeit) angezeigt wird **[im Falle einer Marge gilt folgendes: [zuzüglich] [abzüglich] der Marge (wie nachfolgend definiert)],** wobei alle Festlegungen

[In the case the offered quotation for deposits in the Specified Currency is LIBOR, a short/long [first / last] coupon and interpolation is applicable, the following applies:

In respect of the [first / last] Interest Period, the Reference Rate shall be determined by the Calculation Agent on the Interest Determination Date in a commercially reasonable manner using the straight-line interpolation by reference to two reference rates, one of which shall be determined for a term for which a reference rate similar to the Reference Rate is available and which is next closest to but shorter than the applicable Interest Period and the other of which shall be determined for a term for which a reference rate similar to the Reference Rate is available and which is next closest to but longer than the applicable Interest Period.]

"Interest Period" means each period from (and including) the Interest Commencement Date to (but excluding) the first Interest Payment Date and from (and including) each Interest Payment Date to (but excluding) the following Interest Payment Date.

"Interest Determination Date" means the [first] [second] [relevant financial center(s)] Business Day [prior to the commencement] of the relevant Interest Period.

"[Relevant Financial Center(s)] Business Day" means a day which is a day (other than a Saturday or Sunday) on which commercial banks are open for business (including dealings in foreign exchange and foreign currency) in [relevant financial center(s)].]

[In case of a Margin, the following applies:
"Margin" means [Margin] per cent. per annum.]

"Screen Page" means LIBOR01 or any successor page.

If the Screen Page is not available or if no such quotation appears as at such time, the Calculation Agent shall request each of the Reference Banks (as defined below) to provide the Calculation Agent with its offered quotation

durch die Berechnungsstelle (wie in § 7 definiert) erfolgen.

[Falls der Angebotssatz für Einlagen in der festgelegten Währung LIBOR ist, ein kurzer oder langer [erster / letzter] Kupon sowie Interpolation anwendbar ist, gilt folgendes:

Für die [erste / letzte] Zinsperiode legt die Berechnungsstelle den Referenzsatz am Zinsfestsetzungstag in kaufmännisch vernünftiger Weise durch lineare Interpolation zwischen zwei Referenzsätzen fest, von denen der eine Referenzsatz für einen Zeitraum zu bestimmen ist, für den es einen dem Referenzsatz vergleichbaren Referenzsatz gibt und der der Länge der anwendbaren Zinsperiode am nächsten kommt, aber kürzer als diese ist und der andere Referenzsatz für einen Zeitraum zu bestimmen ist, für den es einen dem Referenzsatz vergleichbaren Referenzsatz gibt und der der Länge der anwendbaren Zinsperiode am nächsten kommt, aber länger als diese ist.]

"Zinsperiode" bezeichnet jeweils den Zeitraum vom Verzinsungsbeginn (einschließlich) bis zum ersten Zinszahlungstag (ausschließlich) bzw. von jedem Zinszahlungstag (einschließlich) bis zum jeweils darauffolgenden Zinszahlungstag (ausschließlich).

"Zins-Festlegungstag" bezeichnet den [ersten] [zweiten] [relevante(s) Finanzzentrum(en)] Geschäftstag [vor Beginn] der jeweiligen Zinsperiode.

"[Relevante(s) Finanzzentrum(en)] Geschäftstag" bezeichnet einen Tag (außer einem Samstag oder Sonntag), am dem Geschäftsbanken in [relevante(s) Finanzzentrum(en)] für Geschäfte (einschließlich Devisen- und Sortengeschäfte) geöffnet sind.]

[Im Falle einer Marge gilt folgendes: Die **"Marge"** beträgt [Marge]% per annum.]

"Bildschirmseite" bedeutet LIBOR01 oder jede Nachfolgeside.

Sollte zu der genannten Zeit die maßgebliche Bildschirmseite nicht zur Verfügung stehen oder wird kein Angebotssatz angezeigt, wird die Berechnungsstelle von den Referenzbanken (wie nachfolgend definiert) deren jeweilige

(expressed as a percentage rate per annum) for deposits in the Specified Currency for the relevant Interest Period and in a representative amount to leading banks in the London interbank market at approximately 11.00 a.m. (London time) on the Interest Determination Date. If two or more of the Reference Banks provide the Calculation Agent with such offered quotations, the Rate of Interest for such Interest Period shall be the arithmetic mean (rounded if necessary to the nearest one hundred-thousandth of a percentage point, with 0.000005 being rounded upwards) of such offered quotations [*in case of a Margin the following applies: [plus] [minus] the Margin*], all as determined by the Calculation Agent.

If on any Interest Determination Date only one or none of the Reference Banks provides the Calculation Agent with such offered quotations as provided in the preceding paragraph, the Rate of Interest for the relevant Interest Period shall be the rate per annum which the Calculation Agent determines as being the arithmetic mean (rounded if necessary to the nearest one hundred-thousandth of a percentage point, with 0.000005 being rounded upwards) of the rates, as communicated to (and at the request of) the Calculation Agent by major banks in the London interbank market, selected by the Calculation Agent acting in good faith, at which such banks offer, as at 11.00 a.m. (London time) on the relevant Interest Determination Date, loans in the Specified Currency for the relevant Interest Period and in a representative amount to leading European banks [*in case of a Margin, the following applies: [plus] [minus] the Margin*].

If the Rate of Interest cannot be determined in accordance with the foregoing provisions, and if the International Swaps and Derivatives Association, Inc. ("ISDA") has published a fallback provision for the determination of the Rate of Interest at the relevant time, the Calculation Agent will determine the Rate of Interest on the basis of such fallback provision. If ISDA has not published such a fallback provision at the relevant time, the following shall

Angebotssätze (jeweils als Prozentsatz per annum ausgedrückt) für Einlagen in der Festgelegten Währung für die betreffende Zinsperiode und über einen repräsentativen Betrag gegenüber führenden Banken im Londoner Interbanken-Markt um 11.00 Uhr (Londoner Ortszeit) am Zins-Festlegungstag anfordern. Falls zwei oder mehr Referenzbanken der Berechnungsstelle solche Angebotssätze nennen, ist der Zinssatz für die betreffende Zinsperiode das arithmetische Mittel (falls erforderlich, auf- oder abgerundet auf das nächste ein Hunderttausendstel Prozent, wobei 0,000005 aufgerundet wird) dieser Angebotssätze [*im Falle einer Marge gilt Folgendes: [zuzüglich] [abzüglich] der Marge*], wobei alle Festlegungen durch die Berechnungsstelle erfolgen.

Falls an einem Zins-Festlegungstag nur eine oder keine der Referenzbanken der Berechnungsstelle solche im vorstehenden Absatz beschriebenen Angebotssätze nennt, ist der Zinssatz für die betreffende Zinsperiode der Satz per annum, den die Berechnungsstelle als das arithmetische Mittel (falls erforderlich, auf- oder abgerundet auf das nächste ein Hunderttausendstel Prozent, wobei 0,000005 aufgerundet wird) der Angebotssätze ermittelt, die von der Berechnungsstelle in angemessener Sorgfalt ausgewählte Großbanken im Londoner Interbanken-Markt der Berechnungsstelle auf ihre Anfrage als den jeweiligen Satz nennen, zu dem sie um 11.00 Uhr (Londoner Ortszeit) am betreffenden Zins-Festlegungstag Darlehen in der festgelegten Währung für die betreffende Zinsperiode und über einen repräsentativen Betrag gegenüber führenden Europäischen Banken anbieten [*im Falle einer Marge gilt folgendes: [zuzüglich] [abzüglich] der Marge*].

Falls der Zinssatz nicht gemäß den vorstehenden Bestimmungen ermittelt werden kann, und falls zum betreffenden Zeitpunkt die International Swaps and Derivatives Association, Inc. ("ISDA") eine Auffangregelung zur Bestimmung des Zinssatzes veröffentlicht hat, wird die Berechnungsstelle den Zinssatz auf Basis dieser Auffangregelung berechnen. Falls die ISDA zum betreffenden Zeitpunkt keine solche Auffangregelung veröffentlicht hat, gilt

apply: If the Rate of Interest cannot be determined in accordance with the foregoing provisions, the Rate of Interest shall be the offered quotation or the arithmetic mean (rounded if necessary to the nearest one hundred-thousandth of a percentage point, with 0.000005 being rounded upwards) of the offered quotations on the Screen Page on the last day preceding the Interest Determination Date on which such quotations were offered.

As used herein, "**Reference Banks**" means four major banks in the London interbank market.]

- [(4) *In case of a Minimum and/or Maximum Rate of Interest, the following applies:* [Minimum] [and] [Maximum] Rate of Interest.

[In case of a Minimum Rate of Interest, the following applies: If the Rate of Interest in respect of any Interest Period determined in accordance with the above provisions is less than [**Minimum Rate of Interest**], the Rate of Interest for such Interest Period shall be [**Minimum Rate of Interest**].]

[In case of a Maximum Rate of Interest, the following applies: If the Rate of Interest in respect of any Interest Period determined in accordance with the above provisions is greater than [**Maximum Rate of Interest**], the Rate of Interest for such Interest Period shall be [**Maximum Rate of Interest**].]

- [(5)] *Interest Amount.* The Calculation Agent will, on or as soon as practicable after each time at which the Rate of Interest is to be determined, determine the Rate of Interest and calculate the amount of interest (the "**Interest Amount**") payable on the Notes in respect of each Specified Denomination for the relevant Interest Period. Each Interest Amount shall be calculated by applying the Rate of Interest and the Day Count Fraction (as defined below) to each Specified Denomination and rounding the resultant figure to the nearest unit of the Specified Currency, with 0.5 of such unit being rounded upwards.
- [(6)] *Notification of Rate of Interest and Interest Amount.* The Calculation Agent will cause the Rate of Interest, each Interest Amount for each Interest Period, each Interest Period and the

folgendes: Falls der Zinssatz nicht gemäß den vorstehenden Bestimmungen ermittelt werden kann, ist der Zinssatz der Angebotssatz oder das arithmetische Mittel (falls erforderlich, auf- oder abgerundet auf das nächste ein Hunderttausendstel Prozent, wobei 0,000005 aufgerundet wird) der Angebotssätze auf der Bildschirmseite an dem letzten Tag vor dem Zins-Festlegungstag, an dem diese Angebotssätze angezeigt wurden.

"**Referenzbanken**" bezeichnet vier Großbanken im Londoner Interbanken-Markt.]

- [(4) *Im Falle eines Mindest- und/oder Höchstzinssatz gilt folgendes:* [Mindest-] [und] [Höchst-] Zinssatz.]

[Im Falle eines Mindestzinssatzes gilt folgendes: Wenn der gemäß den obigen Bestimmungen für eine Zinsperiode ermittelte Zinssatz niedriger ist als [**Mindestzinssatz**], so ist der Zinssatz für diese Zinsperiode [**Mindestzinssatz**].]

[Im Falle eines Höchstzinssatzes gilt folgendes: Wenn der gemäß den obigen Bestimmungen für eine Zinsperiode ermittelte Zinssatz höher ist als [**Höchstzinssatz**], so ist der Zinssatz für diese Zinsperiode [**Höchstzinssatz**].]

- [(5)] *Zinsbetrag.* Die Berechnungsstelle wird zu oder baldmöglichst nach jedem Zeitpunkt, an dem der Zinssatz zu bestimmen ist, den Zinssatz bestimmen und den auf die Schuldverschreibungen zahlbaren Zinsbetrag in Bezug auf jede Festgelegte Stückelung (der "**Zinsbetrag**") für die entsprechende Zinsperiode berechnen. Jeder Zinsbetrag wird ermittelt, indem der Zinssatz und der Zinstagequotient (wie nachfolgend definiert) auf jede Festgelegte Stückelung angewendet werden, wobei der resultierende Betrag auf die kleinste Einheit der Festgelegten Währung auf- oder abgerundet wird, wobei 0,5 solcher Einheiten aufgerundet werden.
- [(6)] *Mitteilung von Zinssatz und Zinsbetrag.* Die Berechnungsstelle wird veranlassen, dass der Zinssatz, jeder Zinsbetrag für die jeweilige Zinsperiode, die jeweilige Zinsperiode und der

relevant Interest Payment Date to be notified to the Issuer and the Guarantor and to the Holders in accordance with § 15 as soon as possible after their determination, but in no event later than the fourth Business Day thereafter and if required by the rules of any stock exchange on which the Notes are from time to time listed, to such stock exchange as soon as possible after their determination, but in no event later than the first day of the relevant Interest Period. Each Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without notice in the event of an extension or shortening of the Interest Period. Any such amendment will be promptly notified to any stock exchange on which the Notes are then listed and to the Holders in accordance with § 15.

[(7)] *Determinations Binding.* All certificates, communications, options, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this § 4 by the Calculation Agent shall (in the absence of manifest error) be binding on the Issuer, the Guarantor, the Fiscal Agent, the Paying Agent and the Holders.

[(8)] *Late Payments.* If the Issuer for any reason fails to redeem the Notes when due, interest shall continue to accrue on the outstanding amount from (and including) the due date until (but excluding) the date of actual redemption of the Notes at the default rate of interest established by law⁴. Claims for further damages in case of late payment are not excluded.

[(9)] *Day Count Fraction.* "**Day Count Fraction**" means, in respect of the calculation of an amount of interest on any Note for any period of time (the "**Calculation Period**"):

betreffende Zinszahlungstag der Emittentin und der Garantin sowie den Gläubigern gemäß § 15 baldmöglichst nach ihrer Festlegung, aber keinesfalls später als am vierten auf die Festlegung jeweils folgenden Geschäftstag mitgeteilt werden, sowie jeder Börse, an der die betreffenden Schuldverschreibungen zu diesem Zeitpunkt notiert sind und deren Regeln eine Mitteilung an die Börse verlangen, baldmöglichst nach ihrer Festlegung, aber keinesfalls später als am ersten Tag der jeweiligen Zinsperiode mitgeteilt werden. Im Fall einer Verlängerung oder Verkürzung der Zinsperiode können jeder mitgeteilte Zinsbetrag und Zinszahlungstag ohne Vorankündigung nachträglich geändert (oder andere geeignete Anpassungsregelungen getroffen) werden. Jede solche Änderung wird umgehend allen Börsen, an denen die Schuldverschreibungen zu diesem Zeitpunkt notiert sind, sowie den Gläubigern gemäß § 15 mitgeteilt.

[(7)] *Verbindlichkeit der Festsetzungen.* Alle Bescheinigungen, Mitteilungen, Einschätzungen, Festsetzungen, Berechnungen, Quotierungen und Entscheidungen, die von der Berechnungsstelle für die Zwecke dieses § 4 gemacht, abgegeben, getroffen oder eingeholt werden, sind (sofern nicht ein offensichtlicher Irrtum vorliegt) für die Emittentin, die Garantin, den Fiscal Agent, die Zahlstellen und die Gläubiger bindend.

[(8)] *Zahlungsverzug.* Wenn die Emittentin aus irgendeinem Grund Zahlungen auf die Schuldverschreibungen bei Fälligkeit nicht zahlt, wird der ausstehende Betrag vom Tag der Fälligkeit (einschließlich) bis zum Tag der tatsächlichen Rückzahlung der Schuldverschreibungen (ausschließlich) mit dem gesetzlich bestimmten Verzugszins^[6] verzinst. Die Geltendmachung eines weitergehenden Schadens ist nicht ausgeschlossen.

[(9)] *Zinstagequotient.* "**Zinstagequotient**" bezeichnet in Bezug auf die Berechnung von Zinsbeträgen auf die Schuldverschreibungen für einen beliebigen Zeitraum (der "**Zinsberechnungszeitraum**"):

⁴ The default rate of interest established by statutory law is five percentage points above the basis rate of interest published by *Deutsche Bundesbank* from time to time, sections 288 paragraph 1, 247 paragraph 1 of the German Civil Code (*Bürgerliches Gesetzbuch*). Der gesetzliche Verzugszinssatz beträgt fünf Prozentpunkte über dem von der Deutschen Bundesbank jeweils veröffentlichen Basiszinssatz, §§ 288 Abs. 1, 247 Abs. 1 BGB.

[In case of Actual/365 or Actual/Actual (ISDA) the following applies: the actual number of days in the Calculation Period divided by 365 (or, if any portion of that Calculation Period falls in a leap year, the sum of (A) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365).

[In case of Actual/365 (Fixed) the following applies: the actual number of days in the Calculation Period divided by 365.]

[In case of Actual/360 the following applies: the actual number of days in the Calculation Period divided by 360.]

[In case of 30/360, 360/360 or Bond Basis the following applies: the number of days in the Calculation Period divided by 360, the number of days to be calculated on the basis of a year of 360 days with twelve 30-day months (unless (A) the last day of the Calculation Period is the 31st day of a month but the first day of the Calculation Period is a day other than the 30th or 31st day of a month, in which case the month that includes that last day shall not be considered to be shortened to a 30-day month, or (B) the last day of the Calculation Period is the last day of the month of February in which case the month of February shall not be considered to be lengthened to a 30-day month).]

[In the case of 30E/360 or Eurobond Basis the following applies: the number of days in the Calculation Period divided by 360 (the number of days to be calculated on the basis of a year of 360 days with twelve 30-day months, without regard to the date of the first day or last day of the Calculation Period unless, in the case of the final Calculation Period, the Maturity Date is the last day of the month of February, in which case the month of February shall not be considered to be lengthened to a 30-day month).]

[Im Falle von Actual/365 oder Actual/Actual (ISDA) gilt folgendes: die tatsächliche Anzahl von Tagen im Zinsberechnungszeitraum dividiert durch 365 (oder, falls ein Teil dieses Zinsberechnungszeitraumes in ein Schaltjahr fällt, die Summe aus (A) der tatsächlichen Anzahl der in das Schaltjahr fallenden Tage des Zinsberechnungszeitraumes, dividiert durch 366, und (B) der tatsächlichen Anzahl der nicht in das Schaltjahr fallenden Tage des Zinsberechnungszeitraums, dividiert durch 365).

[Im Falle von Actual/365 (Fixed) gilt folgendes: die tatsächliche Anzahl von Tagen im Zinsberechnungszeitraum, dividiert durch 365.]

[Im Falle von Actual/360 gilt folgendes: die tatsächliche Anzahl von Tagen im Zinsberechnungszeitraum, dividiert durch 360.]

[Im Falle von 30/360, 360/360 oder Bond Basis gilt folgendes: die Anzahl von Tagen im Zinsberechnungszeitraum, dividiert durch 360, wobei die Anzahl der Tage auf der Grundlage eines Jahres von 360 Tagen mit zwölf Monaten zu je 30 Tagen zu ermitteln ist (es sei denn, (A) der letzte Tag des Zinsberechnungszeitraums fällt auf den 31. Tag eines Monats, während der erste Tag des Zinsberechnungszeitraumes weder auf den 30. noch auf den 31. Tag eines Monats fällt, in welchem Fall der diesen letzten Tag enthaltende Monat nicht als ein auf 30 Tage gekürzter Monat zu behandeln ist, oder (B) der letzte Tag des Zinsberechnungszeitraumes fällt auf den letzten Tag des Monats Februar, in welchem Fall der Monat Februar nicht als ein auf 30 Tage verlängerter Monat zu behandeln ist).]

[Im Falle von 30E/360 oder Eurobond Basis gilt folgendes: die Anzahl der Tage im Zinsberechnungszeitraum, dividiert durch 360 (dabei ist die Anzahl der Tage auf der Grundlage eines Jahres von 360 Tagen mit zwölf Monaten zu je 30 Tagen zu ermitteln, und zwar ohne Berücksichtigung des Datums des ersten oder letzten Tages des Zinsberechnungszeitraumes, es sei denn, dass im Falle einer am Fälligkeitstag endenden Zinsperiode der Fälligkeitstag der letzte Tag des Monats Februar ist, in welchem Fall der Monat Februar nicht als ein auf 30 Tage verlängerter Monat zu behandeln ist).]

§ 5 PAYMENTS

- (1) *Payment of Principal and Interest.* Payment of principal and interest in respect of Notes shall be made, in accordance with § 5(2), to the Paying Agent for forwarding to the Clearing System or to its order for credit to the accounts of the relevant accountholders of the Clearing System.

Payment of interest on Notes represented by the Temporary Global Note shall be made, in accordance with § 5(2), to the Clearing System or to its order for credit to the accounts of the relevant account holders of the Clearing System, upon due certification as provided in § 1(3)(b).

- (2) *Manner of Payment.* Subject to applicable fiscal and other laws and regulations, payments of amounts due in respect of the Notes shall be made in the Specified Currency.
- (3) *Discharge.* The Issuer or, as the case may be, the Guarantor shall be discharged by payment to, or to the order of, the Clearing System.
- (4) *Business Day.* If the date for payment of any amount in respect of any Note is not a Business Day then the Holder shall not be entitled to payment until the next such day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay.

For these purposes, "**Business Day**" means

[In the case the Specified Currency is Euro the following applies: a day (other than a Saturday or a Sunday) on which banks are open for general business in **[relevant financial center(s)]** **[Frankfurt am Main]** and on which the Clearing System is operational to effect payments and which is a TARGET Business Day.]

[In the case the Specified Currency is not Euro the following applies: a day (other than a Saturday or a Sunday) on which commercial banks and foreign exchange markets settle

§ 5 ZAHLUNGEN

- (1) *Zahlung von Kapital und Zinsen.* Die Zahlung von Kapital und Zinsen auf die Schuldverschreibungen erfolgt nach Maßgabe des § 5(2) an die Zahlstelle zur Weiterleitung an das Clearingsystem oder dessen Order zur Gutschrift auf den Konten der jeweiligen Kontoinhaber des Clearingsystems.

Die Zahlung von Zinsen auf die Schuldverschreibungen, die durch die Vorläufige Globalurkunde verbrieft sind, erfolgt nach Maßgabe des § 5(2) an das Clearingsystem oder dessen Order zur Gutschrift auf den Konten der jeweiligen Kontoinhaber des Clearingsystems, und zwar nach ordnungsgemäßer Bescheinigung gemäß § 1(3)(b).

- (2) *Zahlungsweise.* Vorbehaltlich geltender steuerlicher oder sonstiger gesetzlicher Regelungen und Vorschriften werden auf die Schuldverschreibungen fällige Zahlungen in der Festgelegten Währung geleistet.
- (3) *Erfüllung.* Die Emittentin bzw. die Garantin werden durch Leistung der Zahlung an das Clearingsystem oder dessen Order von ihrer Zahlungspflicht befreit.
- (4) *Geschäftstag.* Fällt der Tag der Fälligkeit einer Zahlung in Bezug auf eine Schuldverschreibung auf einen Tag, der kein Geschäftstag ist, so hat der Gläubiger keinen Anspruch auf Zahlung vor dem nächsten Geschäftstag am jeweiligen Ort und ist nicht berechtigt, weitere Zinsen oder sonstige Zahlungen aufgrund dieser Verspätung zu verlangen.

Für diese Zwecke bezeichnet "**Geschäftstag**"

[Wenn die Festgelegte Währung Euro ist, gilt folgendes: einen Tag (außer einem Samstag oder Sonntag), an dem Banken in **[relevante(s) Finanzzentrum(en)]** **[Frankfurt am Main]** für den allgemeinen Geschäftsverkehr geöffnet sind und an dem das Clearingsystem betriebsbereit ist, um Zahlungen vorzunehmen, und der ein TARGET Geschäftstag ist.]

[Wenn die Festgelegte Währung nicht Euro ist, gilt folgendes: einen Tag (außer einem Samstag oder Sonntag), an dem Geschäftsbanken und Devisenmärkte in **[relevante(s)]**

payments in **[relevant financial center(s)]**.]

- (5) *References to Principal and Interest.* References in these Terms and Conditions to principal in respect of the Notes shall be deemed to include, as applicable: the principal amount per Note, **[if the Notes are subject to Early Redemption at the Option of the Issuer upon the occurrence of a transaction related event, the following applies:** the Trigger Call Redemption Amount,] Additional Amounts and any other premium and any other amounts which may be payable under or in respect of the Notes. References in these Terms and Conditions to interest in respect of the Notes shall be deemed to include, as applicable, any Additional Amounts which may be payable under § 8.
- (6) *Deposit of Principal and Interest.* The Issuer or the Guarantor, as the case may be, may deposit with the local court (*Amtsgericht*) in Frankfurt am Main principal or interest not claimed by Holders within twelve months after the Maturity Date, even though such Holders may not be in default of acceptance of payment. If and to the extent that the deposit is effected and the right of withdrawal is waived, the respective claims of such Holders against the Issuer shall cease.
- (7) *Payments Subject to Applicable Law.* Payments will be subject in all cases to (i) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of § 8 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the "**Code**") or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of § 8) any law implementing an intergovernmental approach thereto.

Finanzzentrum(en)] Zahlungen abwickeln.]

- (5) *Bezugnahmen auf Kapital und Zinsen.* Bezugnahmen in diesen Emissionsbedingungen auf Kapital der Schuldverschreibungen schließen, soweit anwendbar, die folgenden Beträge ein: den Nennbetrag je Schuldverschreibung, **[falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen bei Eintritt eines transaktionsbezogenen Ereignisses zum Ereignis Wahl-Rückzahlungsbetrag vorzeitig zurückzahlen, gilt folgendes:** den Ereignis-Wahl-Rückzahlungsbetrag,] Zusätzliche Beträge und alle Aufschläge oder sonstigen auf die Schuldverschreibungen oder im Zusammenhang damit gegebenenfalls zahlbaren Beträge. Bezugnahmen in diesen Emissionsbedingungen auf Zinsen auf die Schuldverschreibungen schließen, soweit anwendbar, sämtliche gegebenenfalls gemäß § 8 zahlbaren Zusätzlichen Beträge ein.
- (6) *Hinterlegung von Kapital und Zinsen.* Die Emittentin bzw. die Garantin ist berechtigt, beim Amtsgericht Frankfurt am Main Kapital- oder Zinsbeträge zu hinterlegen, die von den Gläubigern nicht innerhalb von zwölf Monaten nach dem Fälligkeitstag beansprucht worden sind, auch wenn die Gläubiger sich nicht in Annahmeverzug befinden. Soweit eine solche Hinterlegung erfolgt und auf das Recht der Rücknahme verzichtet wird, erlöschen die diesbezüglichen Ansprüche der Gläubiger gegen die Emittentin.
- (7) *Zahlungen vorbehaltlich von gesetzlichen Regelungen.* Alle Zahlungen erfolgen unter Vorbehalt (i), unbeschadet der Regelungen in § 8, sämtlichen steuerrechtlichen Regelungen oder anderen Gesetzen und Regelungen, die solche Zahlungen betreffen, und (ii) einer Einbehaltung oder eines Abzugs gemäß Abschnitt 1471(b) des U.S. Internal Revenue Code von 1986 (der "**Code**") oder anderer Regelungen gemäß den Abschnitten 1471 bis 1474 des Codes sowie sämtlichen darunter erlassenen Vorschriften, förmlichen Interpretationen und (unbeschadet der Regelungen in § 8) Umsetzungsakten, die auf zwischenstaatlichen Vereinbarungen beruhen.

§ 6 REDEMPTION

- (1) *Redemption at Maturity.* Unless previously redeemed in whole or in part or purchased and cancelled, the Notes shall be redeemed at their principal amount on **[in the case of a specified Maturity Date insert: [insert Maturity Date]] [in the case of a Redemption Month insert: the Interest Payment Date falling in [insert Redemption Month]]** (the "Maturity Date").
- (2) *Early Redemption for Reasons of Taxation.* If as a result of any change in, or amendment to, the laws or regulations of the Relevant Taxing Jurisdiction in respect of the Issuer or, as the case may be, the Guarantor affecting taxation or the obligation to pay duties of any kind, or any change in, or amendment to, an official interpretation or application of such laws or regulations, which amendment or change becomes effective on or after the date on which the last tranche of this series of Notes was issued, the Issuer or, as the case may be, the Guarantor is required to pay Additional Amounts on the next succeeding Interest Payment Date, and this obligation cannot be avoided by the use of measures available to the Issuer or, as the case may be, the Guarantor, which are, in the judgement of the Issuer or, as the case may be, the Guarantor, in each case taking into account the interests of Holders, reasonable, the Notes may be redeemed, in whole but not in part, at the option of the Issuer, on the next Interest Payment Date upon not more than 60 days' nor less than 30 days' prior notice of redemption given to the Fiscal Agent and, in accordance with § 15 to the Holders, at the principal amount together with interest accrued to (but excluding) the date fixed for redemption.

However, no such notice of redemption may be given (i) earlier than 90 days prior to the earliest date on which the Issuer or, as the case may be, the Guarantor would be obligated to pay such Additional Amounts if a payment in respect of

§ 6 RÜCKZAHLUNG

- (1) *Rückzahlung bei Endfälligkeit.* Soweit nicht zuvor bereits ganz oder teilweise zurückgezahlt oder angekauft und entwertet, werden die Schuldverschreibungen zu ihrem Nennbetrag am **[im Fall eines festgelegten Endfälligkeitstages einfügen: [Endfälligkeitstag einfügen]] [im Fall eines Rückzahlungsmonats einfügen: in den [Rückzahlungsmonat einfügen]** fallenden Zinszahlungstag] (der "Fälligkeitstag") zurückgezahlt.
- (2) *Vorzeitige Rückzahlung aus steuerlichen Gründen.* Die Schuldverschreibungen können zum nächsten Zinszahlungstag insgesamt, jedoch nicht teilweise, nach Wahl der Emittentin mit einer Kündigungsfrist von nicht weniger als 30 und nicht mehr als 60 Tagen durch Erklärung gegenüber dem Fiscal Agent und gemäß § 15 gegenüber den Gläubigern gekündigt und zu ihrem Nennbetrag zuzüglich bis zum für die Rückzahlung festgesetzten Tag (ausschließlich) aufgelaufener Zinsen vorzeitig zurückgezahlt werden, falls die Emittentin bzw. die Garantin als Folge einer Änderung oder Ergänzung der Gesetze und Vorschriften der Maßgeblichen Steuerjurisdiktion im Hinblick auf die Emittentin bzw. die Garantin, die Steuern oder die Verpflichtung zur Zahlung von Abgaben jeglicher Art betreffen, oder als Folge einer Änderung oder Ergänzung der offiziellen Auslegung oder Anwendung dieser Gesetze und Vorschriften (vorausgesetzt, diese Änderung oder Ergänzung wird am oder nach dem Tag der Begebung der letzten Tranche dieser Serie von Schuldverschreibungen wirksam) am nächstfolgenden Zinszahlungstag zur Zahlung von Zusätzlichen Beträgen verpflichtet sein wird und diese Verpflichtung nicht durch das Ergreifen der Emittentin bzw. der Garantin zur Verfügung stehender Maßnahmen, die nach Auffassung der Emittentin bzw. der Garantin zumutbar sind (wobei jeweils die Interessen der Gläubiger zu berücksichtigen sind) vermieden werden kann.

Eine solche Kündigung darf allerdings nicht (i) früher als 90 Tage vor dem frühestmöglichen Termin erfolgen, an dem die Emittentin bzw. die Garantin verpflichtet wäre, solche Zusätzlichen Beträge zu zahlen, falls eine Zahlung auf die

the Notes was then due, or (ii) if at the time such notice is given, such obligation to pay such Additional Amounts does not remain in effect.

Any such notice shall be given in accordance with § 15. It shall be irrevocable, must specify the date fixed for redemption and must set forth a statement in summary form of the facts constituting the basis for the right of the Issuer so to redeem.

- (3) *Early Redemption at the Option of the Holders upon a Change of Control.*
- (a) If a Change of Control occurs after the Issue Date, each Holder shall have the right, but not the obligation, to require the Issuer to redeem or, at the Issuer's option, purchase (or procure the purchase of) in whole or in part his Notes at the principal amount per Note together with accrued and unpaid interest up to (but excluding) the Put Date (the "**Put Option**"). Such Put Option shall operate as set out below under § 6(3) (b)-(c).

A "**Change of Control**" shall be deemed to have occurred at each time (whether or not approved by the board of executive directors or supervisory board of the Guarantor) that:

- (i) in the event of a public tender offer for shares of the Guarantor a situation arises in which
- (A) shares already directly or indirectly under the control of the bidder and/or Persons acting in concert with the bidder and shares which have already been tendered in the tender offer, carry in aggregate more than 50 per cent. of the voting rights in the Guarantor; and
- (B) the offer is or has become unconditional (other than for conditions relating to regulatory, in particular merger control, approvals

Schuldverschreibungen dann fällig wäre, oder (ii) erfolgen, wenn zu dem Zeitpunkt, zu dem die Kündigung erklärt wird, die Verpflichtung zur Zahlung von Zusätzlichen Beträgen nicht mehr wirksam ist.

Eine solche Kündigung hat gemäß § 15 zu erfolgen. Sie ist unwiderruflich, muss den für die Rückzahlung festgelegten Termin nennen und eine zusammenfassende Erklärung enthalten, welche die das Rückzahlungsrecht der Emittentin begründenden Umständen darlegt.

- (3) *Vorzeitige Rückzahlung nach Wahl der Gläubiger bei Vorliegen eines Kontrollwechsels.*
- (a) Tritt nach dem Begebungstag ein Kontrollwechsel ein, so ist jeder Gläubiger berechtigt, aber nicht verpflichtet, von der Emittentin die vollständige oder teilweise Rückzahlung oder, nach Wahl der Emittentin, den vollständigen oder teilweisen Ankauf (oder die Veranlassung eines Ankaufs) seiner Schuldverschreibungen zum Nennbetrag je Schuldverschreibung zuzüglich bis zum Gläubigerwahl-Rückzahlungstag (ausschließlich) aufgelaufener aber noch nicht gezahlter Zinsen zu verlangen (das "**Gläubiger-Rückzahlungswahlrecht**"). Dieses Rückzahlungswahlrecht ist wie nachstehend unter § 6(3) (b)-(c) beschrieben auszuüben.

Ein "**Kontrollwechsel**" gilt jedes Mal in einem der folgenden Fälle als eingetreten (unabhängig davon, ob der Vorstand oder der Aufsichtsrat der Garantin zugestimmt hat), wenn:

- (i) im Fall eines öffentlichen Übernahmeangebots für Aktien der Garantin die Situation eintritt, dass
- (A) Aktien, die sich bereits unmittelbar oder mittelbar unter der Kontrolle des Bieters und/oder gemeinsam mit ihm handelnder Personen befinden, und bereits im Rahmen des Übernahmeangebots eingereichte Aktien insgesamt mehr als 50 % der Stimmrechte der Garantin auf sich vereinen; und
- (B) das Angebot nicht oder nicht mehr von Bedingungen abhängig ist (mit Ausnahme von Bedingungen hinsichtlich aufsichtsrechtlicher,

and other conditions the satisfaction of which may remain pending following the end of the acceptance period pursuant to section 16(1) of the German Takeover Act (*Gesetz zur Regelung von öffentlichen Angeboten zum Erwerb von Wertpapieren und von Unternehmensübernahmen - WpÜG*); or

- (ii) the Guarantor sells or otherwise transfers all or substantially all of its assets to any Person (except for any Controlled Subsidiary).

"**Control**" means any direct or indirect legal or beneficial ownership or any legal or beneficial entitlement (as defined in section 22 of the German Securities Trading Act (*Wertpapierhandelsgesetz - WpHG*) of, in the aggregate, more than 50 per cent. of the voting shares of the Guarantor.

"**Controlled Subsidiary**" means any entity controlled (*abhängiges Unternehmen*) by the Guarantor within the meaning of section 17 of the German Stock Corporation Act (*Aktiengesetz*).

- (b) If a Change of Control occurs, then the Issuer shall, without undue delay, after the Guarantor becoming aware thereof, give notice of the Change of Control (a "**Put Event Notice**") to the Holders in accordance with § 15 specifying the nature of the Change of Control and the procedure for exercising the Put Option contained in this § 6(3) (including the information on the Clearing System account of the Paying Agent for purposes of subparagraph (c)(ii)(x) of this § 6(3)).
- (c) To exercise the Put Option, the Holder must deliver on any Business Day within 30 days after a Put Event Notice has been published (the "**Put Period**") (i) to the Fiscal Agent at its specified office a duly signed and completed notice of exercise in the then current form obtainable from the Fiscal Agent (a "**Put Notice**") and (ii) the aggregate Specified Denomination of Notes for which the Holder wishes to exercise its Put

insbesondere fusionskontrollrechtlicher, Genehmigungen und anderer Bedingungen, deren Erfüllung nach Ende der Annahmefrist gemäß § 16 Abs. 1 des Gesetzes zur Regelung von öffentlichen Angeboten zum Erwerb von Wertpapieren und von Unternehmensübernahmen (*WpÜG*) noch offen bleiben kann); oder

- (ii) die Garantin ihr gesamtes oder im Wesentlichen ihr gesamtes Vermögen an eine Person (die keine Abhängige Tochtergesellschaft ist) verkauft oder in sonstiger Weise überträgt.

"**Kontrolle**" bezeichnet das unmittelbare oder mittelbare rechtliche oder wirtschaftliche Eigentum oder eine rechtliche oder wirtschaftliche Berechtigung (im Sinne von § 22 des Wertpapierhandelsgesetzes (*WpHG*)) an insgesamt mehr als 50 % der stimmberechtigten Aktien der Garantin.

"**Abhängige Tochtergesellschaft**" bezeichnet ein von der Garantin im Sinne von § 17 des Aktiengesetzes (*AktG*) abhängiges Unternehmen.

- (b) Tritt ein Kontrollwechsel ein, so teilt die Emittentin dies unverzüglich, nachdem die Garantin davon Kenntnis erlangt hat, den Gläubigern gemäß § 15 mit (eine "**Gläubigerwahl-Rückzahlungsereignis-Mitteilung**") und gibt dabei die Art des Kontrollwechsels und das in diesem § 6(3) vorgesehene Verfahren zur Ausübung des Gläubiger-Rückzahlungswahlrechts an (mit Angaben zum Clearingsystem-Konto der Zahlstelle für die Zwecke von Teilziffer (c)(ii)(x) dieses § 6(3)).
- (c) Zur Ausübung des Gläubiger-Rückzahlungswahlrechts muss der Gläubiger an einem Geschäftstag innerhalb von 30 Tagen, nachdem die Gläubiger-Rückzahlungsereignis-Mitteilung bekannt gegeben wurde (der "**Ausübungszeitraum**"), (i) bei der bezeichneten Geschäftsstelle des Fiscal Agent eine ordnungsgemäß ausgefüllte und unterzeichnete Ausübungserklärung in der jeweils bei dem

Option either by transferring such Notes to the Clearing System account of the Paying Agent or by withdrawal of such Notes from such Holder's account in accordance with the procedures of the Clearing System. The Issuer shall redeem or, at its option, purchase (or procure the purchase of) the relevant Note(s) on the date (the "**Put Date**") seven days after the expiration of the Put Period unless previously redeemed or purchased and cancelled. Payment in respect of any Note so delivered will be made in accordance with the customary procedures through the Clearing System. A Put Notice, once given, shall be irrevocable.]

[If the Notes are subject to Early Redemption in case of minimal outstanding aggregate principal amount of the Notes, the following applies:

- (4) Early Redemption in case of minimal outstanding aggregate principal amount of the Notes. If 80 per cent. or more of the aggregate principal amount of the Notes then outstanding have been redeemed or purchased by the Issuer, the Guarantor or any direct or indirect Subsidiary of the Guarantor pursuant to the provisions of this § 6, the Issuer may, on not less than 30 or more than 60 days' notice to the Holders given in accordance with § 15, redeem at any time, at its option, the remaining Notes as a whole at the principal amount thereof plus interest accrued to but excluding the date of such redemption on the next Interest Payment Date.]

Fiscal Agent erhältlichen maßgeblichen Form einreichen (die "**Ausübungserklärung**") und (ii) Schuldverschreibungen in Höhe des Gesamtbetrags der Festgelegten Stückelung einreichen, für die der Gläubiger sein Gläubiger-Rückzahlungswahlrecht ausüben möchte, und zwar entweder durch Übertragung dieser Schuldverschreibungen auf das Clearingsystem-Konto der Zahlstelle oder durch Ausbuchung dieser Schuldverschreibungen aus dem Wertpapierdepot des Gläubigers gemäß den Verfahren des Clearingsystems. Die Emittentin wird die betreffende(n) Schuldverschreibung(en) sieben Tage nach Ablauf des Ausübungszeitraums (der "**Rückzahlungstag**") zurückzahlen oder nach ihrer Wahl ankaufen (oder ankaufen lassen), soweit sie nicht bereits vorher zurückgezahlt oder angekauft und entwertet wurde(n). Die Zahlung in Bezug auf solchermaßen eingereichte Schuldverschreibungen erfolgt gemäß den üblichen Verfahren über das Clearingsystem. Eine einmal abgegebene Ausübungserklärung ist unwiderruflich.]

[Im Falle einer Vorzeitigen Rückzahlung nach Wahl der Emittentin bei geringem ausstehendem Gesamtnennbetrag der Schuldverschreibungen, gilt folgendes:

- (4) Vorzeitige Rückzahlung bei geringem ausstehenden Gesamtnennbetrag der Schuldverschreibungen. Wenn 80 % oder mehr des Gesamtnennbetrags der zum betreffenden Zeitpunkt ausstehenden Schuldverschreibungen nach diesem § 6 von der Emittentin, der Garantin oder einer direkten oder indirekten Tochtergesellschaft der Garantin zurückgezahlt oder angekauft wurden, ist die Emittentin berechtigt, nach vorheriger Bekanntmachung gegenüber den Gläubigern gemäß § 15 mit einer Frist von mindestens 30 und höchstens 60 Tagen nach ihrer Wahl alle ausstehenden Schuldverschreibungen zum Nennbetrag zuzüglich bis zum Rückzahlungstag (ausschließlich) aufgelaufener Zinsen am nächsten Zinszahlungstag zurück zu zahlen.]

[If the Notes are subject to Early Redemption at the Option of the Issuer upon the occurrence of a transaction related event, the following applies:

[(5)] Early Redemption at the Option of the Issuer upon the occurrence of a transaction related event.

- (a) The Issuer may, upon giving a Transaction Trigger Notice in accordance with the requirements set out below and in accordance with paragraph (b), call the Notes for early redemption (in whole or in part) with effect on the Trigger Call Redemption Date. If the Issuer exercises its call right in accordance with sentence 1, the Issuer shall redeem each Note to be redeemed at the Transaction Trigger Redemption Amount together with interest accrued to but excluding the Trigger Call Redemption Date on the Trigger Call Redemption Date.

"Transaction" means *[insert description of envisaged transaction for which the Notes are intended to be issued for refinancing purposes]*.

"Transaction Notice Period" means the period from *[insert issue date]* to *[insert end of period date]*.

"Transaction Trigger Notice" means a notice to the Noteholders given in accordance with paragraph (b) and § 15 within the Transaction Notice Period that the Transaction has been terminated prior to its completion or that the Transaction will not be settled for any reason whatsoever or that the Guarantor has publicly stated that it no longer intends to pursue the Transaction. The Transaction Trigger Notice shall also specify the Trigger Redemption Date.

At any time the Issuer may waive its right to call the Notes for redemption following the occurrence of one of the events detailed above, by giving notice in accordance with § 15.

[Falls die Emittentin das Wahlrecht hat, die Schuldverschreibungen bei Eintritt eines transaktionsbezogenen Ereignisses zum Ereignis Wahl-Rückzahlungsbetrag vorzeitig zurückzuzahlen, gilt folgendes:

[(5)] Vorzeitige Rückzahlung nach Wahl der Emittentin bei Eintritt eines transaktionsbezogenen Ereignisses.

- (a) Die Emittentin ist berechtigt, die Schuldverschreibungen (insgesamt oder teilweise) durch eine Transaktions-Mitteilung gemäß den nachstehend aufgeführten Bedingungen und gemäß Absatz (b) mit Wirkung zu dem Ereignis-Wahl-Rückzahlungstag zur vorzeitigen Rückzahlung zu kündigen. Wenn die Emittentin ihr Kündigungsrecht gemäß Satz 1 ausübt, ist die Emittentin verpflichtet, jede zurückzuzahlende Schuldverschreibung an dem Ereignis-Wahl-Rückzahlungstag zum Transaktions-Rückzahlungsbetrag zuzüglich der bis zum Ereignis-Wahl-Rückzahlungstag (ausschließlich) aufgelaufenen Zinsen zurückzuzahlen.

"Transaktion" bezeichnet *[Beschreibung der geplanten Transaktion für deren Finanzierung die Schuldverschreibungen begeben werden]*.

"Transaktionskündigungsfrist" bezeichnet den Zeitraum ab dem *[Begebungstag einfügen]* bis zum *[Datum Ende des Zeitraums einfügen]*.

"Transaktions-Mitteilung" bezeichnet eine Mitteilung der Emittentin an die Anleihegläubiger gemäß Absatz (b) und § 15 innerhalb der Transaktionskündigungsfrist, dass die Transaktion vor ihrem Abschluss beendet wurde oder dass die Transaktion aus irgendeinem Grund nicht durchgeführt wird oder dass die Garantin öffentlich erklärt hat, dass sie nicht länger beabsichtigt, die Transaktion zu verfolgen. Die Transaktions-Mitteilung hat ferner den Ereignis-Wahl-Rückzahlungstag zu bezeichnen.

Die Emittentin kann auf ihr Recht zur vorzeitigen Kündigung der Schuldverschreibungen nach Eintritt eines der oben bezeichneten Ereignisse durch Bekanntmachung gemäß § 15 verzichten.

"Trigger Call Redemption Amount" per Note means [●] per cent. of the Specified Denomination.

"Trigger Call Redemption Date" means the next Interest Payment Date specified in the Transaction Trigger Notice which shall be not less than 30 days after the date of the Transaction Trigger Notice.

- (b) The Issuer shall call the Notes for early redemption pursuant to paragraph (a) by publishing a notice to the Noteholders in accordance with § 15 which notice shall be irrevocable and shall specify:

- (i) the series of Notes subject to redemption;
- (ii) whether the Notes will be redeemed in whole or in part and, if only in part, the aggregate principal amount of the Notes which are to be redeemed;
- (iii) the Trigger Call Redemption Date; and
- (iv) the Trigger Call Redemption Amount at which such Notes are to be redeemed.

- (c) In the case of a partial redemption of Notes, the relevant Notes to be redeemed shall be selected in accordance with the rules of the relevant Clearing System.]

[In the case of Notes in NGN form the following applies: Such partial redemption shall be reflected in the records of Clearstream Luxembourg and Euroclear either as a pool factor or a reduction in aggregate principal amount, at the discretion of Clearstream Luxembourg and Euroclear.]]

§ 7 FISCAL AGENT, PAYING AGENT AND CALCULATION AGENT

- (1) *Appointment; Specified Office.* The initial Fiscal Agent, the initial Paying Agent and the initial Calculation Agent and their initial specified offices shall be:

"Ereignis-Wahl-Rückzahlungsbetrag"

bezeichnet pro Schuldverschreibung [●] % pro Festgelegte Stückelung.

"Ereignis-Wahl-Rückzahlungstag" bezeichnet den in der Transaktions-Mitteilung festgelegten nächsten Zinszahlungstag, der nicht weniger als 30 Tage nach dem Tag der Transaktions-Mitteilung liegen darf.

- (b) Die Emittentin hat die Kündigung der Schuldverschreibungen zur vorzeitigen Rückzahlung gemäß Absatz (a) durch Veröffentlichung einer Bekanntmachung an die Anleihegläubiger gemäß § 15 zu erklären. Die Kündigung ist unwiderruflich, und hat folgende Angaben zu enthalten:

- (i) die zurückzuzahlende Serie von Schuldverschreibungen;
- (ii) eine Erklärung, ob die Schuldverschreibungen ganz oder teilweise zurückgezahlt werden und im letzteren Fall den Gesamtnennbetrag der zurückzuzahlenden Schuldverschreibungen;
- (iii) den Ereignis-Wahl-Rückzahlungstag; und
- (iv) den Ereignis-Wahl-Rückzahlungsbetrag zu dem die Schuldverschreibungen zurückgezahlt werden.

- (c) Wenn die Schuldverschreibungen nur teilweise zurückgezahlt werden, werden die betreffenden zurückzuzahlenden Schuldverschreibungen in Übereinstimmung mit den Regeln des betreffenden Clearingsystems ausgewählt.]

[Fall die Schuldverschreibungen in Form einer NGN begeben werden, ist folgendes anwendbar: Die teilweise Rückzahlung wird in den Registern von Clearstream Luxemburg und Euroclear nach deren Ermessen entweder als Pool-Faktor oder als Reduzierung des Gesamtnennbetrages wiedergegeben.]]

§ 7 FISCAL AGENT, ZAHLSTELLE UND BERECHNUNGSSTELLE

- (1) *Bestellung; bezeichnete Geschäftsstelle.* Der anfänglich bestellte Fiscal Agent, die anfänglich bestellte Zahlstelle und die anfänglich bestellte Berechnungsstelle und deren anfänglich bezeichneten Geschäftsstellen lauten wie folgt:

"Fiscal Agent and Paying Agent":

Deutsche Bank Aktiengesellschaft
Taunusanlage 12
60325 Frankfurt am Main
Federal Republic of Germany

"Calculation Agent":

[Deutsche Bank Aktiengesellschaft
Taunusanlage 12
60325 Frankfurt am Main
Federal Republic of Germany] **[name and specified office]**

The Fiscal Agent, Paying Agent and the Calculation Agent reserve the right at any time to change their specified offices to some other office in the same city.

- (2) *Variation or Termination of Appointment.* The Issuer reserves the right at any time to vary or terminate the appointment of the Fiscal Agent or any Paying Agent or the Calculation Agent and to appoint another Fiscal Agent or additional or other Paying Agents or another Calculation Agent. The Issuer shall at all times maintain a Fiscal Agent, a Paying Agent [,][and] a Calculation Agent **[in the case of payments in U.S. dollars the following applies:** and if payments at or through the offices of all Paying Agents outside the United States (as defined in § 1[(7)]) become illegal or are effectively precluded because of the imposition of exchange controls or similar restrictions on the full payment or receipt of such amounts in United States dollar, a Paying Agent with a specified office in New York City]. Any variation, termination, appointment or other change shall only take effect (other than in the case of insolvency, when it shall be of immediate effect) after not less than 30 nor more than 45 days' prior notice thereof shall have been given to the Holders in accordance with § 15.
- (3) *Agent of the Issuer.* The Fiscal Agent, the Paying Agent, the Calculation Agent and any other paying agent appointed pursuant to subsection (2) act solely as the agents of the Issuer and do

"Fiscal Agent und Zahlstelle":

Deutsche Bank Aktiengesellschaft
Taunusanlage 12
60325 Frankfurt am Main
Bundesrepublik Deutschland

"Berechnungsstelle":

[Deutsche Bank Aktiengesellschaft
Taunusanlage 12
60325 Frankfurt am Main
Bundesrepublik Deutschland] **[Name und bezeichnete Geschäftsstelle]**

Der Fiscal Agent, die Zahlstelle und die Berechnungsstelle behalten sich das Recht vor, jederzeit ihre bezeichneten Geschäftsstellen durch eine andere Geschäftsstelle in derselben Stadt zu ersetzen.

- (2) *Änderung oder Beendigung der Bestellung.* Die Emittentin behält sich das Recht vor, jederzeit die Bestellung des Fiscal Agent oder einer Zahlstelle oder der Berechnungsstelle zu ändern oder zu beenden und einen anderen Fiscal Agent oder zusätzliche oder andere Zahlstellen oder eine andere Berechnungsstelle zu bestellen. Die Emittentin wird zu jedem Zeitpunkt einen Fiscal Agent, eine Zahlstelle [,][und] eine Berechnungsstelle **[im Fall von Zahlungen in US-Dollar gilt folgendes:** und falls Zahlungen bei den oder durch die Geschäftsstellen aller Zahlstellen außerhalb der Vereinigten Staaten (wie in § 1[(7)] definiert) aufgrund der Einführung von Devisenbeschränkungen oder ähnlichen Beschränkungen hinsichtlich der vollständigen Zahlung oder des Empfangs der entsprechenden Beträge in US-Dollar widerrechtlich oder tatsächlich ausgeschlossen werden, eine Zahlstelle mit bezeichneter Geschäftsstelle in New York City] unterhalten. Eine Änderung, Beendigung, Bestellung oder ein sonstiger Wechsel wird nur wirksam (außer im Insolvenzfall, in dem eine solche Änderung sofort wirksam wird), sofern die Gläubiger hierüber gemäß § 15 vorab unter Einhaltung einer Frist von mindestens 30 und nicht mehr als 45 Tagen informiert wurden.
- (3) *Erfüllungsgehilfe der Emittentin.* Der Fiscal Agent, die Zahlstelle, die Berechnungsstelle und jede andere nach Absatz (2) bestellte Zahlstelle handeln ausschließlich als Erfüllungsgehilfen der

not assume any obligations towards or relationship of agency or trust for any Holder.

The Fiscal Agent, the Paying Agent, the Calculation Agent may engage the advice or services of any lawyers or other experts whose advice or services it deems necessary and may rely upon any advice so obtained. Neither the Fiscal Agent nor the Paying Agent nor the Calculation Agent will incur any liability as against the Issuer [, the Guarantor] or the Holders in respect of any action taken, or not taken, or suffered to be taken, or not taken, in accordance with such advice in good faith.

§ 8 TAXATION

All amounts payable in respect of the Notes shall be made, and the Guarantee shall provide that all amounts payable in respect of such Guarantee shall be made, without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied at source by way of withholding or deduction by or on behalf of any jurisdiction in which the Issuer or the Guarantor, as applicable, is organised, engaged in business, resident for tax purposes or generally subject to tax on a net income basis or through or from which payment on the Notes or the Guarantee, as applicable, is made or any political subdivision or any authority thereof or therein having power to tax (each, a "**Relevant Taxing Jurisdiction**"), unless such withholding or deduction is required by law. If such withholding with respect to amounts payable in respect of the Notes is required by law, the Issuer will pay, and the Guarantee shall provide that, if such withholding with respect to amounts payable in respect of such Guarantee is required by law, the Guarantor will pay, such additional amounts (the "**Additional Amounts**") as shall be necessary in order that the net amounts received by the Holders, after such withholding or deduction shall equal the respective amounts which would otherwise have been receivable in the absence of such withholding or deduction; except that no such Additional Amounts shall be payable on account of any taxes or duties which:

Emittentin und übernehmen keinerlei Verpflichtungen gegenüber den Gläubigern und es wird kein Auftrags- oder Treuhandverhältnis zwischen ihnen und den Gläubigern begründet.

Der Fiscal Agent, die Zahlstelle, die Berechnungsstelle können den Rat eines oder mehrerer Rechtsanwälte oder anderer Sachverständiger einholen, deren Beratung oder Dienste sie für notwendig hält, und sich auf eine solche Beratung verlassen. Der Fiscal Agent, die Zahlstelle, die Berechnungsstelle übernehmen keine Haftung gegenüber der Emittentin[, der Garantin] bzw. den Gläubigern im Zusammenhang mit Handlungen, die in gutem Glauben im Einklang mit einer solchen Beratung getätigt, unterlassen oder geduldet wurden.

§ 8 BESTEUERUNG

Alle in Bezug auf die Schuldverschreibungen zu zahlenden Beträge werden ohne Einbehalt oder Abzug von oder aufgrund von gegenwärtigen oder zukünftigen Steuern oder Abgaben gleich welcher Art gezahlt, die von oder im Namen eines Landes, in dem die Emittentin bzw. die Garantin gegründet wurde, geschäftstätig, steuerlich ansässig oder grundsätzlich mit ihren Nettoeinkünften steuerpflichtig ist oder über das oder aus dem Zahlungen auf die Schuldverschreibungen bzw. die Garantie geleistet werden, oder einer steuererhebungsberechtigten Gebietskörperschaft oder Steuerbehörde dieses Landes (jeweils eine "**Maßgebliche Steuerjurisdiktion**") im Wege des Abzugs oder Einbehalts an der Quelle auferlegt oder erhoben werden, und die Garantie muss entsprechende Bestimmungen für alle in Bezug auf diese Garantie zu zahlenden Beträge enthalten, es sei denn, ein solcher Abzug oder Einbehalt ist gesetzlich vorgeschrieben. Ist ein Einbehalt in Bezug auf zu zahlenden Beträge auf die Schuldverschreibungen gesetzlich vorgeschrieben, so wird die Emittentin diejenigen zusätzlichen Beträge (die "**Zusätzlichen Beträge**") zahlen, die erforderlich sind, damit die den Gläubigern zufließenden Nettobeträge nach einem solchen Einbehalt oder Abzug jeweils den Beträgen entsprechen, die ohne einen solchen Einbehalt oder Abzug von den Gläubigern erhalten worden wären - und die Garantie muss eine entsprechende Verpflichtung

- (a) are payable by any Person acting as custodian bank or collecting agent on behalf of a Holder, or otherwise in any manner which does not constitute a deduction or withholding by the Issuer or the Guarantor, as applicable, from payments of principal or interest made by it, or
- (b) are payable by reason of the Holder having, or having had, some personal or business connection with the Relevant Taxing Jurisdiction and not merely by reason of the fact that payments in respect of the Notes or the Guarantee, as applicable, are, or for purposes of taxation are deemed to be, derived from sources in, or are secured in, the Relevant Taxing Jurisdiction, or
- (c) are deducted or withheld pursuant to (i) any European Union Directive or Regulation concerning the taxation of interest income, or (ii) any international treaty or understanding relating to such taxation and to which the Federal Republic of Germany or the Kingdom of the Netherlands or the European Union is a party, or (iii) any provision of law implementing, or complying with, or introduced to conform with, such Directive, Regulation, treaty or understanding, or
- (d) would not have been imposed or withheld but for the failure of the Holder or beneficial owner of Notes (including, for these purposes, any financial institution through which the Holder or beneficial owner holds the Notes or through which payment on the Notes is made), following a written request by or on behalf of the

der Garantin vorsehen, falls ein solcher Einbehalt bei in Bezug auf diese Garantie zu zahlenden Beträge gesetzlich vorgeschrieben ist -; eine Verpflichtung zur Zahlung solcher Zusätzlichen Beträge besteht jedoch nicht für solche Steuern oder Abgaben:

- (a) die von einer als Depotbank oder Inkassobeauftragter im Namen eines Gläubigers handelnden Person zu entrichten sind oder sonst auf andere Weise zu entrichten sind als dadurch, dass die Emittentin bzw. die Garantin von den von ihr zu leistenden Zahlungen von Kapital oder Zinsen einen Abzug oder Einbehalt vornimmt, oder
- (b) die aufgrund einer bestehenden oder früheren persönlichen oder geschäftlichen Beziehung des Gläubigers zur Maßgeblichen Steuerjurisdiktion zu zahlen sind, und nicht allein deshalb, weil Zahlungen auf die Schuldverschreibungen bzw. die Garantie aus Quellen in der Maßgeblichen Steuerjurisdiktion stammen (oder für Zwecke der Besteuerung so behandelt werden) oder dort besichert sind, oder
- (c) die aufgrund (i) einer Richtlinie oder Verordnung der Europäischen Union betreffend die Besteuerung von Zinserträgen oder (ii) zwischenstaatlicher Abkommen oder Vereinbarungen über deren Besteuerung, an denen die Bundesrepublik Deutschland oder das Königreich Niederlande oder die Europäische Union beteiligt ist, oder (iii) einer gesetzlichen Vorschrift, die der Umsetzung dieser Richtlinie, Verordnung oder dieses Abkommens oder dieser Vereinbarung dient, diesen entspricht oder zur Anpassung an diese eingeführt wurde, abzuziehen oder einzubehalten sind, oder
- (d) die nicht erhoben oder einbehalten worden wären, wenn es der Gläubiger oder der wirtschaftliche Eigentümer der Schuldverschreibungen (für die vorliegenden Zwecke einschließlich Finanzinstitute, über die der Gläubiger oder wirtschaftliche Eigentümer die Schuldverschreibungen hält oder über die

Issuer or the Guarantor addressed to the Holder or beneficial owner (and made at a time that would enable the Holder or beneficial owner acting reasonably to comply with that request, and in all events, at least 30 days before any withholding or deduction would be required), to comply with any certification, identification, information or other reporting requirement whether required by statute, treaty, regulation or administrative practice of a Relevant Taxing Jurisdiction, that is a precondition to exemption from, or reduction in the rate of deduction or withholding of, taxes imposed by the Relevant Taxing Jurisdiction (including, without limitation, a certification that the Holder or beneficial owner is not resident in the Relevant Taxing Jurisdiction), but in each case, only to the extent the Holder or beneficial owner is legally entitled to provide such certification, information or documentation, or

- (e) are payable by reason of a change in law that becomes effective more than 30 days after the relevant payment becomes due, or is duly provided for and notice thereof is published in accordance with § 15, whichever occurs later, or

- (f) any combinations of items (a)-(e),

nor shall any Additional Amounts be paid with respect to any payment on a Note to a Holder who is a fiduciary or partnership or who is other than the sole beneficial owner of such payment to the extent such payment would be required by the laws of the Relevant Taxing Jurisdiction to be included in the income, for tax purposes, of a beneficiary or settlor with respect to such fiduciary or a member of such partnership or a

Zahlungen auf die Schuldverschreibungen erfolgen) nicht unterlassen hätte, nach einer an den Gläubiger oder wirtschaftlichen Eigentümer gerichteten schriftlichen Aufforderung der Emittentin, der Garantin oder in deren Namen (die so rechtzeitig erfolgt, dass der Gläubiger bzw. der wirtschaftliche Eigentümer dieser Aufforderung mit zumutbaren Anstrengungen nachkommen kann, in jedem Fall aber mindestens 30 Tage, bevor ein Einbehalt oder Abzug erforderlich wäre), einer aufgrund von Gesetzen, Abkommen, Verordnungen oder der Verwaltungspraxis in einer Maßgeblichen Steuerjurisdiktion vorgeschrieben Bescheinigungs-, Identifizierungs-, Informations-, oder sonstigen Nachweispflicht nachzukommen, die Voraussetzung für eine Befreiung von in der Maßgeblichen Steuerjurisdiktion erhobenen Steuern oder eine Reduzierung der Höhe des Abzugs oder Einhalts solcher Steuern ist (u. a. eine Bescheinigung, dass der Gläubiger bzw. der wirtschaftliche Eigentümer nicht in der Maßgeblichen Steuerjurisdiktion ansässig ist), jedoch jeweils nur, soweit der Gläubiger bzw. der wirtschaftliche Eigentümer rechtlich berechtigt ist, die Bescheinigung, Information oder Dokumentation vorzulegen, oder

- (e) die wegen einer Rechtsänderung zu zahlen sind, welche später als 30 Tage nach Fälligkeit der betreffenden Zahlung oder, wenn dies später erfolgt, ordnungsgemäßer Bereitstellung aller fälligen Beträge und einer diesbezüglichen Bekanntmachung gemäß § 15 wirksam wird, oder

- (f) jegliche Kombination der Absätze (a)-(e).

Zudem werden keine Zusätzlichen Beträge im Hinblick auf Zahlungen auf die Schuldverschreibungen an einen Gläubiger gezahlt, welcher die Zahlung als Treuhänder oder Personengesellschaft oder als sonstiger nicht alleiniger wirtschaftlicher Eigentümer der Zahlung erhält, soweit nach den Gesetzen der Maßgeblichen Steuerjurisdiktion eine solche Zahlung für Steuerzwecke dem Einkommen des

beneficial owner who would not have been entitled to such Additional Amounts had such beneficiary, settlor, member or beneficial owner been the Holder of the Note.

For the avoidance of doubt, the withholding tax (*Kapitalertragsteuer*) currently levied in the Federal Republic of Germany at the level of the custodian bank and the solidarity surcharge (*Solidaritätszuschlag*) imposed thereon pursuant to tax law as in effect as of the Issue Date do not constitute a tax or duty as described above in respect of which Additional Amounts would be payable by the Issuer.

§ 9 PRESENTATION PERIOD

The presentation period provided in section 801 paragraph 1, sentence 1 German Civil Code (*Bürgerliches Gesetzbuch*) is reduced to ten years for the Notes.

§ 10 EVENTS OF DEFAULT

(1) *Events of default.* If an Event of Default occurs and is continuing, each Holder shall be entitled to declare due and payable by submitting a Termination Notice pursuant to § 10(2) to the Paying Agent its entire claims arising from the Notes and demand immediate redemption thereof at the principal amount together with accrued interest (if any) to (but excluding) the date of repayment. Each of the following is an "Event of Default":

- (a) the Issuer or, failing which, the Guarantor fails to pay principal, interest or any other amounts due under the Notes or the Guarantee within 30 days from the relevant due date; or
- (b) the Issuer or the Guarantor fails to duly perform any other obligation arising from the Notes or the Guarantee and such failure, if capable of remedy, continues unremedied for more than 60 days after the Paying Agent has received a written

Begünstigten bzw. Gründers eines Treuhandvermögens oder eines Gesellschafters der Personengesellschaft zugerechnet würde, der jeweils selbst nicht zum Erhalt von Zusätzlichen Beträgen berechtigt gewesen wäre, wenn der Begünstigte, Gründer eines Treuhandvermögens, Gesellschafter oder wirtschaftliche Eigentümer selbst Gläubiger der Schuldverschreibungen wäre.

Zur Klarstellung wird festgehalten, dass die gegenwärtig in der Bundesrepublik Deutschland gemäß dem zum Begebungstag geltenden Steuerrecht auf der Ebene der Depotbank erhobene Kapitalertragsteuer und der darauf anfallende Solidaritätszuschlag keine Steuern oder Abgaben der vorstehend beschriebenen Art darstellen, für die von der Emittentin Zusätzliche Beträge zu zahlen wären.

§ 9 VORLEGUNGSFRIST

Die in § 801 Abs. 1 Satz 1 BGB bestimmte Vorlegungsfrist wird für die Schuldverschreibungen auf zehn Jahre verkürzt.

§ 10 KÜNDIGUNGSGRÜNDE

(1) *Kündigungsgründe.* Tritt ein Kündigungsgrund ein und dauert dieser an, so ist jeder Gläubiger berechtigt, seine sämtlichen Forderungen aus den Schuldverschreibungen durch Abgabe einer Kündigungserklärung gemäß § 10(2) gegenüber der Zahlstelle fällig zu stellen und deren unverzügliche Rückzahlung zu ihrem Nennbetrag, zuzüglich etwaiger bis zum Tage der Rückzahlung (ausschließlich) aufgelaufener Zinsen zu verlangen. Jedes der folgenden Ereignisse stellt einen "Kündigungsgrund" dar:

- (a) die Emittentin oder, falls diese nicht leistet, die Garantin zahlt auf die Schuldverschreibungen bzw. die Garantie fällige Kapital- oder Zinsbeträge oder sonstige Beträge nicht innerhalb von 30 Tagen nach Fälligkeit; oder
- (b) die Emittentin oder die Garantin erfüllt irgendeine andere Verpflichtung aus den Schuldverschreibungen bzw. der Garantie nicht und die Nichterfüllung dauert - sofern sie geheilt werden kann - jeweils länger als 60 Tage fort, nachdem die Zahlstelle eine

request thereof in the manner set forth in § 10(2) from a Holder to perform such obligation; or

- (c) (i) any Financial Indebtedness of the Guarantor or any Material Subsidiary (other than under the Notes) becomes due and payable prior to its specified maturity (whether by declaration, automatic acceleration or otherwise) as a result of an event of default (howsoever described), or (ii) any Financial Indebtedness of the Guarantor or any Material Subsidiary (other than under the Notes) is not paid within 30 days from its due date nor within any originally applicable or subsequently agreed grace period, *provided that* the aggregate amount of Financial Indebtedness falling within (i) and (ii) above amounts to at least EUR 25,000,000 (or its equivalent in other currencies). For the avoidance of doubt, this subparagraph (1)(c) shall not apply, where the Guarantor or the relevant Material Subsidiary contests in good faith that such payment obligation exists or is due; or
- (d) the Guarantor or any Material Subsidiary announces its inability to meet its financial obligations or ceases its payments generally; or
- (e) insolvency proceedings against the Guarantor or any Material Subsidiary are instituted and have not been discharged or stayed within 90 days, or the Guarantor or any Material Subsidiary applies for or institutes such proceedings; or
- (f) the Guarantor or the Issuer enters into liquidation unless this is done in connection with a merger or other form of combination with another company and

schriftliche Aufforderung in der in § 10(2) vorgesehenen Art und Weise von einem Gläubiger erhalten hat, die Verpflichtung zu erfüllen; oder

- (c) (i) eine (nicht im Rahmen der Schuldverschreibungen bestehende) Finanzverbindlichkeit der Garantin oder einer Wesentlichen Tochtergesellschaft wird infolge eines Kündigungsgrunds (unabhängig von der Bezeichnung) vor ihrer festgelegten Fälligkeit fällig und zahlbar (sei es durch Kündigung, automatische vorzeitige Fälligkeitstellung oder auf andere Weise) oder (ii) eine (nicht im Rahmen der Schuldverschreibungen bestehende) Finanzverbindlichkeit der Garantin oder einer Wesentlichen Tochtergesellschaft wird weder innerhalb von 30 Tagen nach Fälligkeit noch innerhalb einer ursprünglich geltenden oder nachträglich vereinbarten Nachfrist gezahlt, jeweils mit der Maßgabe, dass der Gesamtbetrag der Finanzverbindlichkeiten nach (i) und (ii) mindestens EUR 25.000.000 (oder den Gegenwert in einer anderen Währung) beträgt. Zur Klarstellung wird festgehalten, dass dieser Absatz (1)(c) keine Anwendung findet, wenn die Garantin oder die jeweilige Wesentliche Tochtergesellschaft in gutem Glauben bestreitet, dass diese Zahlungsverpflichtung besteht oder fällig ist; oder
- (d) die Garantin oder eine Wesentliche Tochtergesellschaft gibt ihre Zahlungsunfähigkeit bekannt oder stellt ihre Zahlungen generell ein; oder
- (e) gegen die Garantin oder eine Wesentliche Tochtergesellschaft wird ein Insolvenzverfahren eingeleitet und nicht innerhalb von 90 Tagen aufgehoben oder ausgesetzt, oder die Garantin oder eine Wesentliche Tochtergesellschaft beantragt die Eröffnung eines solchen Verfahrens oder leitet ein solches Verfahren ein; oder
- (f) die Garantin oder die Emittentin geht in Liquidation, es sei denn, dies geschieht im Zusammenhang mit einer Verschmelzung oder einer anderen Form des

such company assumes all obligations of the Issuer in connection with the Notes or the Guarantor in connection with the Guarantee, as applicable; or

- (g) any governmental order, decree or enactment is made in or by the Federal Republic of Germany or the Kingdom of the Netherlands whereby the Issuer or the Guarantor is prevented from observing and performing in full its obligations under the Notes or the Guarantee and this situation is not cured within 90 days; or
 - (h) cessation of business operations of the Guarantor or the Issuer; or
 - (i) the Guarantee ceases to be in full force and effect or is declared null and void in a judicial proceeding.
- (2) *Termination Notices.* Any notice by a Holder (i) in accordance with § 10(1)(b) or (ii) to terminate its Notes in accordance with § 10 (a "**Termination Notice**") shall be made by means of a written declaration to the Fiscal Agent in the German or English language delivered by hand or registered mail together with evidence by means of a certificate of the Holder's Custodian (as defined in § 17(3)) that such Holder, at the time of such Termination Notice, is a holder of the relevant Notes.
- (3) *Cure.* For the avoidance of doubt, the right to declare Notes due in accordance with this § 10 shall terminate if the situation giving rise to it has been cured before the right is exercised.
- (4) *Quorum.* In the events specified in § 10(1)(b) and § 10(1)(c), any notice declaring Notes due shall, unless at the time such notice is received any of the events specified in § 10(1)(a) and § 10(1)(d)-(i) entitling Holders to declare their Notes due has occurred, become effective only when the Paying Agent has received such default notices from the Holders representing at least 10 per cent. of the aggregate principal amount of

Zusammenschlusses mit einer anderen Gesellschaft und die andere Gesellschaft übernimmt alle Verpflichtungen, die die Emittentin im Zusammenhang mit den Schuldverschreibungen bzw. die Garantin im Zusammenhang mit der Garantie eingegangen ist; oder

- (g) in der Bundesrepublik Deutschland oder dem Königreich Niederlande werden Gesetze, Verordnungen oder behördliche Anordnungen erlassen, aufgrund derer die Emittentin oder die Garantin daran gehindert wird, ihre Verpflichtungen aus den Schuldverschreibungen bzw. der Garantie in vollem Umfang nachzukommen und zu erfüllen und dieser Umstand wird nicht binnen 90 Tagen behoben; oder
 - (h) Einstellung des Geschäftsbetriebs der Garantin oder der Emittentin; oder
 - (i) die Garantie verliert ihre volle Wirkung oder wird in einem Gerichtsverfahren für unwirksam erklärt.
- (2) *Kündigungserklärungen.* Eine Erklärung eines Gläubigers (i) gemäß § 10(1)(b) oder (ii) zur Kündigung seiner Schuldverschreibungen gemäß § 10 (eine "**Kündigungserklärung**") hat in der Weise zu erfolgen, dass der Gläubiger dem Fiscal Agent eine entsprechende schriftliche Erklärung in deutscher oder englischer Sprache übergibt oder durch eingeschriebenen Brief übermittelt und dabei durch eine Bescheinigung seiner Depotbank (wie in § 17(3) definiert) nachweist, dass er die betreffenden Schuldverschreibungen zum Zeitpunkt der Kündigungserklärung hält.
- (3) *Heilung.* Zur Klarstellung wird festgehalten, dass das Recht zur Kündigung der Schuldverschreibungen gemäß diesem § 10 erlischt, falls der Kündigungsgrund vor Ausübung des Rechts geheilt wurde.
- (4) *Quorum.* In den Fällen gemäß § 10 (1)(b) und § 10(1)(c) wird eine Kündigungserklärung, sofern nicht bei deren Eingang zugleich einer der in § 10(1)(a) und § 10(1)(d)-(i) bezeichneten Kündigungsgründe vorliegt, erst wirksam, wenn bei der Zahlstelle Kündigungserklärungen von Gläubigern im Nennbetrag von mindestens 10 % des Gesamtnennbetrages der zu diesem Zeitpunkt noch insgesamt ausstehenden

the Notes then outstanding.

§ 11 COVENANTS

(1) *Limitations on Incurrence of Financial Indebtedness.* The Guarantor has undertaken in the Guarantee that it will not, and will procure that none of its Subsidiaries will, after the Issue Date, incur any Financial Indebtedness if, immediately after giving effect to the incurrence of such additional Financial Indebtedness and the application of the net proceeds of such incurrence,

- (a) the sum of (i) the Consolidated Financial Indebtedness of the Group as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Nominal Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published would exceed 60 per cent. of the sum of (without duplication) (x) Total Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published, (y) the purchase price of any Real Estate Property acquired or contracted for acquisition since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (z) the proceeds of any Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published (but only to the extent such proceeds were not used to acquire Real Estate Property or to reduce Financial Indebtedness); or

Schuldverschreibungen eingegangen sind.

§ 11 VERPFLICHTUNGSERKLÄRUNGEN

(1) *Beschränkungen für das Eingehen von Finanzverbindlichkeiten.* Die Garantin hat sich in der Garantie verpflichtet, nach dem Begebungstag keine Finanzverbindlichkeiten einzugehen und sicherzustellen, dass ihre Tochtergesellschaften nach dem Begebungstag keine Finanzverbindlichkeiten eingehen, wenn jeweils unmittelbar nach Wirksamwerden des Eingehens solcher weiterer Finanzverbindlichkeiten und der Verwendung des damit erzielten Nettoerlöses eine der folgenden Bedingungen erfüllt wären:

- (a) die Summe aus (i) den Konsolidierten Finanzverbindlichkeiten der Gruppe zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem Nennbetrag der Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, würde einen Betrag in Höhe von 60 % der Summe (unter Ausschluss einer Doppelberücksichtigung) aus (x) der Bilanzsumme zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, (y) dem Kaufpreis für Immobilienvermögen, das seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, erworben wurde oder für dessen Erwerb seit diesem Zeitpunkt eine Verpflichtung eingegangen wurde, und (z) dem Erlös aus Finanzverbindlichkeiten, die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde (jedoch nur soweit dieser Erlös nicht zum Erwerb von Immobilienvermögen oder zur Verringerung von Finanzverbindlichkeiten verwendet wurde) übersteigen; oder

- (b) the sum of (i) the Consolidated Secured Financial Indebtedness of the Group as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Nominal Secured Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published would exceed 45 per cent. of the sum of (without duplication) (x) Total Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published, (y) the purchase price of any Real Estate Property acquired or contracted for acquisition since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (z) the proceeds of any Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published (but only to the extent such proceeds were not used to acquire Real Estate Property or to reduce Financial Indebtedness).
- (b) die Summe aus (i) den Besicherten Konsolidierten Finanzverbindlichkeiten der Gruppe zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem Nennbetrag der Besicherten Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, würde einen Betrag in Höhe von 45 % der Summe (unter Ausschluss einer Doppelberücksichtigung) aus (x) der Bilanzsumme zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, (y) dem Kaufpreis für Immobilienvermögen, das seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, erworben wurde oder für dessen Erwerb seit diesem Zeitpunkt eine Verpflichtung eingegangen wurde, und (z) dem Erlös aus Finanzverbindlichkeiten, die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde (jedoch nur soweit dieser Erlös nicht zum Erwerb von Immobilienvermögen oder zur Verringerung von Finanzverbindlichkeiten verwendet wurde) übersteigen.
- (2) *Maintenance of Consolidated Coverage Ratio.* The Guarantor has undertaken in the Guarantee that on each Reporting Date the Consolidated Coverage Ratio will be at least 1.80 to 1.00.
- (2) *Einhaltung des Konsolidierten Deckungsgrads.* Die Garantin hat sich in der Garantie verpflichtet, dass der Konsolidierte Deckungsgrad an jedem Berichtsstichtag mindestens 1,80 zu 1,00 betragen wird.
- (3) *Maintenance of Total Unencumbered Assets.* The Guarantor has undertaken in the Guarantee that from the Issue Date the sum of (i) the Unencumbered Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Unencumbered Assets newly recorded since the immediately preceding Reporting Date for which Consolidated Financial Statements of the
- (3) *Einhaltung des Gesamtbetrags des Unbelasteten Vermögens.* Die Garantin hat sich in der Garantie verpflichtet, dass ab dem Begebungstag die Summe aus (i) dem Unbelasteten Vermögen zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, neu erfassten Unbelasteten

Guarantor have been published will at no time be less than 125 per cent. of the sum of (x) the Unsecured Financial Indebtedness as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (y) the Net Nominal Unsecured Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published.

- (4) *Reports.* For so long as any Notes are outstanding, the Guarantor shall post on its website,
- (a) within 120 days after the end of each of the Guarantor's fiscal years, annual reports containing the following information:
 - (i) audited consolidated financial statements in accordance with IFRS as adopted by the EU and the management report in accordance with section 315 of the German Commercial Code (*Handelsgesetzbuch*);
 - (ii) in addition to the requirements of IFRS and of the German Commercial Code (*Handelsgesetzbuch*) the management report to the consolidated financial statements should include information on compliance by the Guarantor with the covenants "*Limitations on Incurrence of Financial Indebtedness*", "*Maintenance of Consolidated Coverage Ratio*" and "*Maintenance of Total Unencumbered Assets*"; and
 - (iii) the audit opinion of the independent auditors on the consolidated financial statements;
 - (b) within 60 days after the end of each of the first three fiscal quarters in each fiscal year of the Guarantor, unaudited condensed consolidated quarterly financial statements in accordance with IFRS as adopted by the EU and the requirements of section 37w of the German Securities Trading Act (*Wertpapierhandelsgesetz - WpHG*), which

Nettovermögen zu keiner Zeit weniger als 125 % der Summe aus (x) den Unbesicherten Finanzverbindlichkeiten zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (y) dem Nennbetrag der Unbesicherten Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, eingegangen wurden, betragen wird.

- (4) *Berichte.* Solange Schuldverschreibungen ausstehen, veröffentlicht die Garantin die folgenden Angaben auf ihrer Internetseite:
- (a) innerhalb von 120 Tagen nach dem Ende des Geschäftsjahres der Garantin einen Geschäftsbericht mit den folgenden Angaben:
 - (i) einem geprüften Konzernabschluss nach den in der EU anwendbaren International Financial Reporting Standards (IFRS) und einen Lagebericht nach § 315 HBG;
 - (ii) zusätzlich zu den Anforderungen nach IFRS und HGB soll der Lagebericht zum Konzernabschluss Angaben enthalten über die Einhaltung der Verpflichtungserklärungen zu "*Beschränkungen für das Eingehen von Finanzverbindlichkeiten*", "*Einhaltung des Konsolidierten Deckungsgrads*" und "*Einhaltung des Gesamtbetrags des Unbelasteten Vermögens*" durch die Garantin; und
 - (iii) dem Bestätigungsvermerk des Abschlussprüfers zum Konzernabschluss;
 - (b) innerhalb von 60 Tagen nach dem Ende jedes der ersten drei Quartale jedes Geschäftsjahres der Garantin einen ungeprüften verkürzten Konzern-Zwischenabschluss nach den in der EU anwendbaren IFRS und den Anforderungen des § 37w Wertpapierhandelsgesetz (WpHG), der Angaben über die Einhaltung

will include information on compliance with the covenants "*Limitations on Incurrence of Financial Indebtedness*", "*Maintenance of Consolidated Coverage Ratio*" and "*Maintenance of Total Unencumbered Assets*".

§ 12 SUBSTITUTION, TRANSFER OF DOMICILE

(1) *Substitution.* The Issuer may, without the consent of the Holders, if no payment of principal or interest on any of the Notes is in default, at any time substitute for the Issuer the Guarantor or any Affiliate of the Guarantor as principal debtor in respect of all obligations arising from or in connection with these Notes (the "**Substitute Debtor**") *provided that:*

- (a) the Substitute Debtor, in a manner legally effective, assumes all obligations of the Issuer in respect of the Notes;
- (b) the Guarantor (*provided that* the Guarantor is not the Substitute Debtor) declares that its Guarantee shall with respect to the Notes also apply to the Substitute Debtor (each such declaration a "**Substitution Guarantee**");
- (c) the obligations under the Guarantee will not be limited in any way solely as a consequence of the Issuer being substituted by the Substitute Debtor;
- (d) the Substitute Debtor, the Issuer and the Guarantor (*provided that* the Guarantor is not the Substitute Debtor) have obtained all necessary governmental and regulatory approvals and consents for such substitution and for the issue by the Guarantor (*provided that* the Guarantor is not the Substitute Debtor) of a Substitution Guarantee, that the Substitute Debtor has obtained all necessary governmental and regulatory approvals and consents for the performance by the Substitute Debtor of its obligations under the Notes and that all such approvals and consents are in full

der Verpflichtungserklärungen zu "*Beschränkungen für das Eingehen von Finanzverbindlichkeiten*", "*Einhaltung des Konsolidierten Deckungsgrads*" und "*Einhaltung des Gesamtbetrags des Unbelasteten Vermögens*" enthält.

§ 12 ERSETZUNG, SITZVERLEGUNG

(1) *Ersetzung.* Die Emittentin ist berechtigt, wenn kein Zahlungsverzug hinsichtlich Kapital oder Zinsen auf die Schuldverschreibungen vorliegt, jederzeit ohne die Zustimmung der Gläubiger die Garantin oder ein mit der Garantin Verbundenes Unternehmen an ihrer Stelle als Hauptschuldnerin (die "**Nachfolgeschuldnerin**") für alle Verpflichtungen aus oder im Zusammenhang mit den Schuldverschreibungen einzusetzen, vorausgesetzt, dass:

- (a) die Nachfolgeschuldnerin alle Verpflichtungen der Emittentin im Zusammenhang mit den Schuldverschreibungen rechtswirksam übernimmt;
- (b) die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) erklärt, dass ihre Garantie im Zusammenhang mit den Schuldverschreibungen auch auf die Nachfolgeschuldnerin Anwendung findet (jede solche Erklärung eine "**Ersetzungsgarantie**");
- (c) die Verpflichtungen aus der Garantie in keiner Weise lediglich deshalb beschränkt sind, weil die Emittentin durch die Nachfolgeschuldnerin ersetzt wurde;
- (d) die Nachfolgeschuldnerin, die Emittentin und die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) alle für die Ersetzung und für die Übernahme einer Ersetzungsgarantie durch die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) notwendigen Genehmigungen und Zustimmungen von staatlichen Stellen und Aufsichtsbehörden erhalten haben, die Nachfolgeschuldnerin alle für die Erfüllung ihrer Verpflichtungen aus den Schuldverschreibungen notwendigen Genehmigungen und Zustimmungen von staatlichen Stellen und

force and effect and that the obligations assumed by the Substitute Debtor in respect of the Notes and the obligations assumed by the Guarantor (*provided that* the Guarantor is not the Substitute Debtor) under its Substitution Guarantee are, in each case, valid and binding in accordance with their respective terms and enforceable by each Holder;

- (e) the Substitute Debtor can transfer to the Paying Agent in the currency required and without being obligated to deduct or withhold any taxes or other duties of whatever nature levied by the country in which the Substitute Debtor or the Issuer or the Guarantor (*provided that* the Guarantor is not the Substitute Debtor) has its domicile or tax residence, all amounts required for the fulfilment of the payment obligations arising under the Notes;
- (f) the Substitute Debtor has agreed to indemnify and hold harmless each Holder against any tax, duty, assessment or governmental charge imposed on such Holder in respect of such substitution; and
- (g) the Issuer shall have delivered to an agent appointed for that purpose one Opinion of Counsel for each jurisdiction affected of lawyers of recognised standing to the effect that subparagraphs (a) to (f) above have been satisfied.

For purposes of this § 12, "**Affiliate**" shall mean any affiliated company (*verbundenes Unternehmen*) within the meaning of section 15 of the German Stock Corporation Act (*Aktiengesetz*).

- (2) *Notice.* Any substitution of the Issuer pursuant to this § 12 and the date of effectiveness of such substitution shall be published in accordance with § 15.

Aufsichtsbehörden erhalten hat und weiterhin sämtliche dieser Genehmigungen und Zustimmungen in vollem Umfang gültig und wirksam sind und zudem die Verpflichtungen der Nachfolgeschuldnerin aus den Schuldverschreibungen und die von der Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) aus ihrer Ersetzungsgarantie übernommenen Verpflichtungen jeweils gemäß ihren Bestimmungen wirksam und rechtsverbindlich und durch jeden Gläubiger durchsetzbar sind;

- (e) die Nachfolgeschuldnerin alle für die Erfüllung der Zahlungsverpflichtungen aus den Schuldverschreibungen erforderlichen Beträge in der erforderlichen Währung an die Zahlstelle überweisen kann, ohne zum Abzug oder Einbehalt von Steuern oder sonstigen Abgaben gleich welcher Art verpflichtet zu sein, die in dem Land erhoben werden, in dem die Nachfolgeschuldnerin, die Emittentin oder die Garantin (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist) ihren Sitz hat oder steuerlich ansässig ist;
- (f) die Nachfolgeschuldnerin sich verpflichtet hat, jeden Gläubiger hinsichtlich solcher Steuern, Abgaben, Festsetzungen oder behördlichen Lasten freizustellen, die einem Gläubiger im Zusammenhang mit der Ersetzung auferlegt werden; und
- (g) die Emittentin einem zu diesem Zweck bestellten Beauftragten ein Rechtsgutachten bezüglich jeder betroffenen Rechtsordnung von anerkannten Rechtsanwälten vorgelegt hat, das bestätigt, dass die Bestimmungen in den vorstehenden Absätzen (a) bis (f) erfüllt wurden.

Für die Zwecke dieses § 12 bezeichnet "**Verbundenes Unternehmen**" ein verbundenes Unternehmen im Sinne von § 15 Aktiengesetz (AktG).

- (2) *Bekanntmachung.* Jede Ersetzung der Emittentin gemäß diesem § 12 sowie das Datum, an dem die Ersetzung wirksam wird, ist gemäß § 15 bekannt zu geben.

- (3) *Change of References.* Upon effectiveness of the substitution any reference in these Terms and Conditions to the Issuer shall from then on be deemed to refer to the Substitute Debtor and any reference to the Relevant Taxing Jurisdiction with respect to the Issuer shall from then on be deemed to refer to the Relevant Taxing Jurisdiction with respect to the Substitute Debtor. Furthermore, in the event of such substitution, § 10(1)(i) shall be deemed to be amended to the effect that it shall be an Event of Default if a Substitution Guarantee ceases to be valid or binding on or enforceable against the Guarantor (provided that the Guarantor is not itself the Substitute Debtor).
- (4) *Release from Obligations.* Upon effective substitution of the Issuer as set forth in this § 12, the Issuer shall be released from any obligation arising from or in connection with the Notes.
- (5) *Further Substitution.* At any time after a substitution pursuant to § 12(1) above, the Substitute Debtor may, without the consent of the Holders, effect a further substitution *provided that* all the provisions specified in § 12(1) to § 12(4) above shall apply, *mutatis mutandis*, and, without limitation, references in these Terms and Conditions to the Issuer shall, where the context so requires, be deemed to be or include references to any such further Substitute Debtor; provided that in no event shall any substitution under this § 12 have the effect of releasing the Guarantor from any of its obligations under its Guarantee.
- (6) *Transfer of Domicile.* A transfer of domicile of the Issuer to another country or territory is only permissible if the requirements set forth in § 12(1) and (2) above are complied with accordingly. § 12(3) second half-sentence of sentence 1 shall apply *mutatis mutandis*.
- (3) *Änderung von Bezugnahmen.* Mit Wirksamwerden der Ersetzung gilt jede Bezugnahme in diesen Emissionsbedingungen auf die Emittentin ab dem Zeitpunkt der Ersetzung als Bezugnahme auf die Nachfolgeschuldnerin und jede Bezugnahme auf die Maßgebliche Steuerjurisdiktion im Hinblick auf die Emittentin gilt ab diesem Zeitpunkt als Bezugnahme auf die Maßgebliche Steuerjurisdiktion im Hinblick auf die Nachfolgeschuldnerin. Des Weiteren gilt im Fall einer Ersetzung § 10(1)(i) als in der Form geändert, dass als Kündigungsgrund gilt, wenn eine Ersetzungsgarantie nicht mehr wirksam oder rechtsverbindlich für die Garantin ist oder nicht mehr gegen die Garantin durchsetzbar ist (falls die Garantin nicht selbst die Nachfolgeschuldnerin ist).
- (4) *Schuldbefreiung.* Nach wirksamer Ersetzung der Emittentin gemäß diesem § 12 ist die Emittentin von allen Verpflichtungen aus oder im Zusammenhang mit den Schuldverschreibungen befreit.
- (5) *Weitere Ersetzungen.* Die Nachfolgeschuldnerin ist jederzeit nach einer Ersetzung gemäß vorstehendem § 12(1) berechtigt, ohne die Zustimmung der Gläubiger eine weitere Ersetzung vorzunehmen, wobei alle Bestimmungen der vorstehenden § 12(1) bis § 12(4) sinngemäß Anwendung finden und, ohne hierauf beschränkt zu sein, Bezugnahmen in diesen Emissionsbedingungen auf die Emittentin, sofern der Zusammenhang dies verlangt, als Bezugnahmen bzw. auch als Bezugnahmen auf jede weitere Nachfolgeschuldnerin gelten. Eine Ersetzung gemäß diesem § 12 hat jedoch in keinem Fall zur Folge, dass die Garantin von ihren Verpflichtungen aus ihrer Garantie befreit wird.
- (6) *Sitzverlegung.* Eine Verlegung des Sitzes der Emittentin in ein anderes Land oder Gebiet ist nur zulässig, wenn die vorstehend in § 12(1) und (2) genannten Anforderungen entsprechend erfüllt sind. § 12(3) zweiter Halbsatz des ersten Satzes findet entsprechende Anwendung.

§ 13 FURTHER ISSUES, PURCHASES AND CANCELLATION

- (1) *Further Issues.* Subject to § 11, the Issuer may from time to time, without the consent of the Holders, issue further Notes having the same terms and conditions as the Notes in all respects (or in all respects except for the Issue Date, interest commencement date and/or issue price) so as to form a single series with the Notes.
- (2) *Purchases.* The Issuer and the Guarantor may at any time purchase Notes in the open market or otherwise and at any price. Notes purchased by the Issuer or the Guarantor may, at the option of the Issuer and the Guarantor, be held, resold or surrendered to the Paying Agent for cancellation.
- (3) *Cancellation.* All Notes redeemed in full shall be cancelled forthwith and may not be reissued or resold.

§ 14 AMENDMENTS OF THE TERMS AND CONDITIONS BY RESOLUTIONS OF HOLDERS, HOLDERS' REPRESENTATIVE

- (1) *Amendment of the Terms and Conditions.* The Issuer may agree with the Holders on amendments to the Terms and Conditions or on other matters by virtue of a majority resolution of the Holders pursuant to sections 5 et seqq. of the German Act on Issues of Debt Securities (*Gesetz über Schuldverschreibungen aus Gesamtemissionen* - "**SchVG**"), as amended from time to time. In particular, the Holders may consent to amendments which materially change the substance of the Terms and Conditions, including such measures as provided for under section 5 paragraph 3 of the SchVG by resolutions passed by such majority of the votes of the Holders as stated under § 14(2) below. A duly passed majority resolution shall be binding equally upon all Holders.

§ 13 BEGEBUNG WEITERER SCHULDVERSCHREIBUNGEN, ANKAUF UND ENTWERTUNG

- (1) *Begebung weiterer Schuldverschreibungen.* Die Emittentin ist vorbehaltlich der Bestimmungen von § 11 berechtigt, jederzeit ohne Zustimmung der Gläubiger weitere Schuldverschreibungen mit in jeder Hinsicht gleicher Ausstattung (gegebenenfalls mit Ausnahme des jeweiligen Begebungstags, des Verzinsungsbeginns und/oder des Ausgabepreises) in der Weise zu begeben, dass sie mit diesen Schuldverschreibungen eine einheitliche Serie bilden.
- (2) *Ankauf.* Die Emittentin und die Garantin sind berechtigt, jederzeit Schuldverschreibungen im Markt oder anderweitig zu jedem beliebigen Preis zu kaufen. Die von der Emittentin bzw. der Garantin erworbenen Schuldverschreibungen können nach Wahl der Emittentin und der Garantin von ihr gehalten, weiterverkauft oder bei der Zahlstelle zwecks Entwertung eingereicht werden.
- (3) *Entwertung.* Sämtliche vollständig zurückgezahlten Schuldverschreibungen sind unverzüglich zu entwerten und können nicht wiederbegeben oder wiederverkauft werden.

§ 14 ÄNDERUNGEN DER EMISSIONSBEDINGUNGEN DURCH BESCHLÜSSE DER GLÄUBIGER; GEMEINSAMER VERTRETER

- (1) *Änderung der Emissionsbedingungen.* Die Emittentin kann mit den Gläubigern Änderungen der Emissionsbedingungen oder sonstige Maßnahmen durch Mehrheitsbeschluss der Gläubiger nach Maßgabe der §§ 5 ff. des Gesetzes über Schuldverschreibungen aus Gesamtemissionen ("**SchVG**") in seiner jeweils geltenden Fassung beschließen. Die Gläubiger können insbesondere einer Änderung wesentlicher Inhalte der Emissionsbedingungen, einschließlich der in § 5 Abs. 3 SchVG vorgesehenen Maßnahmen durch Beschlüsse mit den in dem nachstehenden § 14(2) genannten Mehrheiten zustimmen. Ein ordnungsgemäß gefasster Mehrheitsbeschluss ist für alle Gläubiger gleichermaßen verbindlich.

- (2) *Majority*. Except as provided by the following sentence and *provided that* the quorum requirements are being met, the Holders may pass resolutions by simple majority of the voting rights participating in the vote. Resolutions which materially change the substance of the Terms and Conditions, in particular in the cases of section 5 paragraph 3 numbers 1 through 9 of the SchVG, or relating to material other matters may only be passed by a majority of at least 75 per cent. of the voting rights participating in the vote (a "**Qualified Majority**").
- (3) *Passing of resolutions*. The Holders can pass resolutions in a meeting (*Gläubigerversammlung*) in accordance with section 5 et seqq. of the SchVG or by means of a vote without a meeting (*Abstimmung ohne Versammlung*) in accordance with section 18 and section 5 et seqq. of the SchVG.
- (4) *Meeting*. If resolutions of the Holders shall be made by means of a meeting the convening notice (*Einberufung*) will provide for further details relating to the resolutions and the voting procedure. The subject matter of the vote as well as the proposed resolutions shall be notified to the Holders together with the convening notice. Attendance at the meeting and exercise of voting rights is subject to the Holders' registration. The registration must be received at the address stated in the convening notice no later than the third day preceding the meeting. As part of the registration, Holders must demonstrate their eligibility to participate in the vote by means of a special confirmation of the Custodian in accordance with §17(3)(i)(a) and (b) hereof in text form and by submission of a blocking instruction by the Custodian stating that the relevant Notes are not transferable from and including the day such registration has been sent until and including the stated end of the meeting.
- (5) *Vote without a meeting*. If resolutions of the
- (2) *Mehrheit*. Vorbehaltlich des nachstehenden Satzes und der Erreichung der erforderlichen Beschlussfähigkeit, beschließen die Gläubiger mit der einfachen Mehrheit der an der Abstimmung teilnehmenden Stimmrechte. Beschlüsse, durch welche der wesentliche Inhalt der Emissionsbedingungen, insbesondere in den Fällen des § 5 Abs. 3 Nr. 1 bis 9 SchVG, geändert wird, oder sonstige wesentliche Maßnahmen beschlossen werden bedürfen zu ihrer Wirksamkeit einer Mehrheit von mindestens 75 % der an der Abstimmung teilnehmenden Stimmrechte (eine "**Qualifizierte Mehrheit**").
- (3) *Beschlussfassung*. Die Gläubiger können Beschlüsse in einer Gläubigerversammlung gemäß §§ 5 ff. SchVG oder im Wege einer Abstimmung ohne Versammlung gemäß § 18 und § 5 ff. SchVG fassen.
- (4) *Gläubigerversammlung*. Falls Beschlüsse der Gläubiger in einer Gläubigerversammlung gefasst werden, enthält die Bekanntmachung der Einberufung nähere Angaben zu den Beschlüssen und zu den Abstimmungsmodalitäten. Die Gegenstände und Vorschläge zur Beschlussfassung werden den Gläubigern mit der Bekanntmachung der Einberufung bekannt gemacht. Die Teilnahme an der Gläubigerversammlung und die Ausübung der Stimmrechte ist von einer vorherigen Anmeldung der Gläubiger abhängig. Die Anmeldung muss unter der in der Bekanntmachung der Einberufung mitgeteilten Adresse spätestens am dritten Tag vor der Gläubigerversammlung zugehen. Mit der Anmeldung müssen die Gläubiger ihre Berechtigung zur Teilnahme an der Abstimmung durch einen in Textform erstellten besonderen Nachweis der Depotbank gemäß §17(3)(i)(a) und (b) und durch Vorlage eines Sperrvermerks der Depotbank, aus dem hervorgeht, dass die betreffenden Schuldverschreibungen ab dem Tag der Absendung der Anmeldung (einschließlich) bis zum angegebenen Ende der Gläubigerversammlung (einschließlich) nicht übertragbar sind, nachweisen.
- (5) *Abstimmung ohne Versammlung*. Falls

Holders shall be made by means of a vote without a meeting the request for voting (*Aufforderung zur Stimmabgabe*) will provide for further details relating to the resolutions and the voting procedure. The subject matter of the vote as well as the proposed resolutions shall be notified to the Holders together with the request for voting. The exercise of voting rights is subject to the Holders' registration. The registration must be received at the address stated in the request for voting no later than the third day preceding the beginning of the voting period. As part of the registration, Holders must demonstrate their eligibility to participate in the vote by means of a special confirmation of the Custodian in accordance with §17(3)(i)(a) and (b) hereof in text form and by submission of a blocking instruction by the Custodian stating that the relevant Notes are not transferable from and including the day such registration has been sent until and including the day the voting period ends.

- (6) *Second meeting.* If it is ascertained that no quorum exists for the meeting pursuant to § 14(4) or the vote without a meeting pursuant to § 14(5), in case of a meeting the chairman (*Vorsitzender*) may convene a second meeting in accordance with section 15 paragraph 3 sentence 2 of the SchVG or in case of a vote without a meeting the scrutineer (*Abstimmungsleiter*) may convene a second meeting within the meaning of section 15 paragraph 3 sentence 3 of the SchVG. Attendance at the second meeting and exercise of voting rights is subject to the Holders' registration. The registration must be received at the address stated in the convening notice no later than the third day preceding the second meeting. As part of the registration, Holders must demonstrate their eligibility to participate in the vote by means of a special confirmation of the Custodian in accordance with §17(3)(i)(a) and (b) hereof in text form and by submission of a blocking instruction by the Custodian stating that the relevant Notes are not transferable from and including the day such registration has been sent until and including the stated end of the

Beschlüsse der Gläubiger im Wege einer Abstimmung ohne Versammlung gefasst werden, enthält die Aufforderung zur Stimmabgabe nähere Angaben zu den Beschlüssen und zu den Abstimmungsmodalitäten. Die Gegenstände und Vorschläge zur Beschlussfassung werden den Gläubigern mit der Aufforderung zur Stimmabgabe bekannt gemacht. Die Ausübung der Stimmrechte ist von einer vorherigen Anmeldung der Gläubiger abhängig. Die Anmeldung muss unter der in der Aufforderung zur Stimmabgabe mitgeteilten Adresse spätestens am dritten Tag vor Beginn des Abstimmungszeitraums zugehen. Mit der Anmeldung müssen die Gläubiger ihre Berechtigung zur Teilnahme an der Abstimmung durch einen in Textform erstellten besonderen Nachweis der Depotbank gemäß § 17(3)(i)(a) und (b) und durch Vorlage eines Sperrvermerks der Depotbank, aus dem hervorgeht, dass die betreffenden Schuldverschreibungen ab dem Tag der Absendung der Anmeldung (einschließlich) bis zum letzten Tag des Abstimmungszeitraums (einschließlich) nicht übertragbar sind, nachweisen.

- (6) *Zweite Versammlung.* Wird für die Gläubigerversammlung gemäß § 14(4) oder die Abstimmung ohne Versammlung gemäß § 14(5) die mangelnde Beschlussfähigkeit festgestellt, kann - im Fall der Gläubigerversammlung - der Vorsitzende eine zweite Versammlung im Sinne von § 15 Abs. 3 Satz 2 SchVG und - im Fall der Abstimmung ohne Versammlung - der Abstimmungsleiter eine zweite Versammlung im Sinne von § 15 Abs. 3 Satz 3 SchVG einberufen. Die Teilnahme an der zweiten Versammlung und die Ausübung der Stimmrechte sind von einer vorherigen Anmeldung der Gläubiger abhängig. Die Anmeldung muss unter der in der Bekanntmachung der Einberufung mitgeteilten Adresse spätestens am dritten Tag vor der zweiten Versammlung zugehen. Mit der Anmeldung müssen die Gläubiger ihre Berechtigung zur Teilnahme an der Abstimmung durch einen in Textform erstellten besonderen Nachweis der Depotbank gemäß §17(3)(i)(a) und (b) und durch Vorlage eines Sperrvermerks der Depotbank, aus dem hervorgeht, dass die betreffenden Schuldverschreibungen ab dem Tag der Absendung der Anmeldung (einschließlich)

meeting.

- (7) *Holders' representative.* The Holders may by majority resolution provide for the appointment or dismissal of a holders' representative (the "**Holders' Representative**"), the duties and responsibilities and the powers of such Holders' Representative, the transfer of the rights of the Holders to the Holders' Representative and a limitation of liability of the Holders' Representative. Appointment of a Holders' Representative may only be passed by a Qualified Majority if such Holders' Representative is to be authorised to consent, in accordance with § 14(2) hereof, to a material change in the substance of the Terms and Conditions or other material matters.
- (8) *Publication.* Any notices concerning this § 14 shall be made exclusively pursuant to the provisions of the SchVG.
- (9) *Amendments of the Guarantee.* The provisions set out above applicable to the Notes shall apply *mutatis mutandis* to the Guarantee.

§ 15 NOTICES

[In the case of Notes which are listed on the Luxembourg Stock Exchange the following applies:

- (1) *Publication.* All notices concerning the Notes will be made by means of electronic publication on the internet website of the Luxembourg Stock Exchange (www.bourse.lu). Any notice will be deemed to have been validly given on the third day following the date of such publication (or, if published more than once, on the third day following the date of the first such publication).
- (2) *Notification to Clearing System.* So long as any Notes are listed on the Luxembourg Stock Exchange, § 15(1) shall apply. If the Rules of the Luxembourg Stock Exchange so permit, the Issuer may deliver the relevant notice to the Clearing System for communication by the Clearing System to the Holders, in lieu of publication as set forth in subparagraph (1) above; any such notice shall be deemed to have

bis zum angegebenen Ende der Gläubigerversammlung (einschließlich) nicht übertragbar sind, nachweisen.

- (7) *Gemeinsamer Vertreter.* Die Gläubiger können durch Mehrheitsbeschluss die Bestellung oder Abberufung eines gemeinsamen Vertreters (der "**Gemeinsame Vertreter**"), die Aufgaben und Befugnisse des Gemeinsamen Vertreters, die Übertragung von Rechten der Gläubiger auf den Gemeinsamen Vertreter und eine Beschränkung der Haftung des Gemeinsamen Vertreters bestimmen. Die Bestellung eines Gemeinsamen Vertreters bedarf einer Qualifizierten Mehrheit, wenn er ermächtigt werden soll, Änderungen des wesentlichen Inhalts der Emissionsbedingungen oder sonstigen wesentlichen Maßnahmen gemäß § 14(2) zuzustimmen.
- (8) *Veröffentlichung.* Bekanntmachungen betreffend diesen § 14 erfolgen ausschließlich gemäß den Bestimmungen des SchVG.
- (9) *Änderung der Garantie.* Die oben aufgeführten auf die Schuldverschreibungen anwendbaren Bestimmungen gelten entsprechend für die Bestimmungen der Garantie.

§ 15 MITTEILUNGEN

[Im Falle von Schuldverschreibungen, die an der Luxemburger Börse notiert werden, gilt folgendes:

- (1) *Bekanntmachung.* Alle die Schuldverschreibungen betreffenden Mitteilungen sind auf der Internetseite der Luxemburger Börse (www.bourse.lu) elektronisch zu veröffentlichen. Jede derartige Mitteilung gilt mit dem dritten Tag nach dem Tag der Veröffentlichung (oder bei mehrfacher Veröffentlichungen mit dem dritten Tag nach dem Tag der ersten solchen Veröffentlichung) als wirksam erfolgt.
- (2) *Mitteilungen an das Clearingsystem.* Solange Schuldverschreibungen an der Luxemburger Börse notiert sind, findet § 15(1) Anwendung. Soweit die Regeln der Luxemburger Börse dies zulassen, kann die Emittentin eine Veröffentlichung nach Absatz (1) durch eine Mitteilung an das Clearingsystem zur Weiterleitung an die Gläubiger ersetzen; jede derartige Mitteilung gilt am fünften Tag nach

been given on the fifth day after the day on which the said notice was given to the Clearing System.]

[In the case of Notes which are unlisted or listed on a stock exchange other than the Luxembourg Stock Exchange the following applies:

- (1) *Publications.* All notices concerning the Notes except as stipulated in § 14(6) shall be published electronically in the Federal Gazette (*Bundesanzeiger*) [and so long as the Notes are admitted to trading on *[stock exchange other than the Luxembourg Stock Exchange]* and if the rules of such stock exchange so require *[in/under/•] [newspaper or website]*]. Any notice so given will be deemed to be validly given on the third calendar day following the date of such publication (or, if published more than once, on the third calendar day following the date of the first such publication).
- (2) *Notification to the Clearing System.* The Issuer may, in lieu of publication set forth in § 15(1) above, deliver the relevant notice to the Clearing System, for communication by the Clearing System to the Holders, *provided that* the rules of the stock exchange on which the Notes are listed (if applicable) permit such form of notice. Any such notice shall be deemed to have been given to the Holders on the fifth day after the day on which the said notice was given to the Clearing System.]
- (3) *Notification to the Issuer.* Notices to be given by any Holder to the Issuer shall be made by means of a written declaration to be delivered by hand or registered mail to the Paying Agent.

§ 16 DEFINITIONS

"**Additional Amounts**" has the meaning assigned to such term in § 8.

"**Affiliate**" has the meaning assigned to such term in § 12(1).

"**Business Day**" has the meaning assigned to such term in § 5(4).

"**Calculation Agent**" has the meaning assigned to such term in § 7(1)

dem Tag der Mitteilung an das Clearingsystem als den Gläubigern mitgeteilt.]

[Im Falle von Schuldverschreibungen, die nicht oder an einer anderen Börse als die Luxemburger Börse notiert werden, gilt folgendes:

- (1) *Bekanntmachungen.* Alle die Schuldverschreibungen betreffenden Mitteilungen, außer nach Maßgabe von § 14(6), sind elektronisch im Bundesanzeiger [und, solange die Schuldverschreibungen an der *[andere Börse als die Luxemburger Börse]* zum Handel zugelassen sind und soweit dies die Regeln dieser Börse verlangen, *[in/unter/•] [Zeitung oder Internetseite]*] zu veröffentlichen. Jede derartige Mitteilung gilt mit dem dritten Kalendertag nach dem Tag der Veröffentlichung (oder bei mehrfacher Veröffentlichungen mit dem dritten Kalendertag nach dem Tag der ersten solchen Veröffentlichung) als wirksam erfolgt.
- (2) *Mitteilungen an das Clearingsystem.* Die Emittentin ist berechtigt, eine Veröffentlichung nach vorstehendem § 15(1) durch eine Mitteilung an das Clearingsystem zur Weiterleitung an die Gläubiger zu ersetzen, vorausgesetzt, dass die Regeln der Börse, an der die Schuldverschreibungen ggf. notiert sind, diese Form der Mitteilung zulassen. Jede derartige Mitteilung gilt am fünften Tag nach dem Tag der Mitteilung an das Clearingsystem als den Gläubigern mitgeteilt.]
- (3) *Mitteilungen an die Emittentin.* Mitteilungen eines Gläubigers an die Emittentin haben in der Weise zu erfolgen, dass der Gläubiger der Zahlstelle eine entsprechende schriftliche Erklärung übergibt oder durch eingeschriebenen Brief übermittelt.

§ 16 DEFINITIONEN

"**Zusätzliche Beträge**" hat die diesem Begriff in § 8 zugewiesene Bedeutung.

"**Verbundenes Unternehmen**" hat die diesem Begriff in § 12(1) zugewiesene Bedeutung.

"**Geschäftstag**" hat die diesem Begriff in § 5(4) zugewiesene Bedeutung.

"**Berechnungsstelle**" hat die diesem Begriff in § 7(1) zugewiesene Bedeutung.

"Calculation Period" has the meaning assigned to such term in § 4(9).

"Capital Market Indebtedness" means any present or future obligation for the payment of borrowed money (including obligations by reason of any guarantee or other liability agreement for such obligations of third parties) which is in the form of, or represented by, bonds, notes or other securities which are capable of being quoted, listed, dealt in or traded on a stock exchange, over-the-counter-market or other recognised securities market.

[In case of CBF as Clearing System, the following applies: "CBF" has the meaning assigned to such term in § 1(4).]

[In case of CBL as Clearing System, the following applies: "CBL" has the meaning assigned to such term in § 1(4).]

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is a CGN, the following applies: "CGN" has the meaning assigned to such term in § 1(4).]

"Change of Control" has the meaning assigned to such term in § 6(3)(a).

"Code" has the meaning assigned to such term in § 5(7).

"Consolidated Adjusted EBITDA" means the number set out under the heading *"EBITDA (adjusted)"* in the Consolidated Financial Statements of the Guarantor covering the applicable Relevant Period.

"Consolidated Coverage Ratio" means the ratio of (A) the aggregate amount of Consolidated Adjusted EBITDA in the Relevant Period to (B) the aggregate amount of Net Cash Interest in the Relevant Period.

"Consolidated Financial Indebtedness" means Financial Indebtedness of the Guarantor and any of its Subsidiaries, on a consolidated basis determined in accordance with IFRS.

"Consolidated Financial Statements" means, with respect to any Person, collectively, the

"Zinsberechnungszeitraum" hat die diesem Begriff in § 4(9) zugewiesene Bedeutung.

"Kapitalmarktverbindlichkeit" bezeichnet jede gegenwärtige oder künftige Verbindlichkeit zur Rückzahlung aufgenommener Geldbeträge (einschließlich Verbindlichkeiten aus Garantien oder sonstigen Haftungsvereinbarungen für solche Verbindlichkeiten Dritter), die in Form von Anleihen, Schuldverschreibungen oder sonstigen Wertpapieren, die an einer Börse, einem außerbörslichen Markt oder an einem anderen anerkannten Wertpapiermarkt notiert, zugelassen oder gehandelt werden können, verbrieft, verkörpert oder dokumentiert ist.

[Bei CBF als Clearingsystem gilt folgendes: "CBF" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

[Bei CBL als Clearingsystem gilt folgendes: "CBL" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine CGN ist gilt folgendes: "CGN" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

"Kontrollwechsel" hat die diesem Begriff in § 6(3)(a) zugewiesene Bedeutung.

"Code" hat die diesem Begriff in § 5(7) zugewiesene Bedeutung.

"Konsolidiertes Bereinigtes EBITDA" bezeichnet den unter der Überschrift *"EBITDA (bereinigt um Sondereinflüsse)"* im Konzernabschluss der Garantin für den jeweiligen Maßgeblichen Zeitraum angegebenen Zahlenwert.

"Konsolidierter Deckungsgrad" bezeichnet das Verhältnis (A) des Gesamtbetrags des Konsolidierten Bereinigten EBITDA im Maßgeblichen Zeitraum zu (B) dem Gesamtbetrag des Zinszahlungssaldos im Maßgeblichen Zeitraum.

"Konsolidierte Finanzverbindlichkeiten" bezeichnet die nach IFRS ermittelten Finanzverbindlichkeiten der Garantin und ihrer Tochtergesellschaften auf konsolidierter Basis.

"Konzernabschluss" bezeichnet in Bezug auf eine Person zusammenfassend den nach IFRS

consolidated financial statements and notes to those financial statements, of that Person and its subsidiaries prepared in accordance with IFRS.

"Consolidated Secured Financial Indebtedness" means that portion of the Consolidated Financial Indebtedness of the Group that is secured by a Lien on properties or other assets of the Guarantor or any of its Subsidiaries.

"Control" has the meaning assigned to such term in § 6(3)(a).

"Controlled Subsidiary" has the meaning assigned to such term in § 6(3)(a).

"Custodian" has the meaning assigned to such term in § 17(3).

"Day Count Fraction" has the meaning assigned to such term in § 4(9).

[In case of Euroclear as Clearing System, the following applies: "Euroclear" has the meaning assigned to such term in § 1(4).]

[In the case the offered quotation for deposits in the Specified Currency is EURIBOR, the following applies: "Euro-Zone" has the meaning assigned to such term in § 4(3).]

"Event of Default" has the meaning assigned to such term in § 10(1).

"Exchange Date" has the meaning assigned to such term in § 1(3)(b)

"Financial Indebtedness" means (without duplication) any indebtedness (excluding any indebtedness owed to another member of the Group) for or in respect of:

- (i) money borrowed;
- (ii) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (iii) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, commercial papers, debentures, loan stock or any similar instrument;

erstellten Konzernabschluss mit Anhang für diese Person und ihre Tochterunternehmen.

"Besicherte Konsolidierte Finanzverbindlichkeiten" bezeichnet den Teil der Konsolidierten Finanzverbindlichkeiten der Gruppe, der mit Sicherungsrechten an Immobilien oder sonstigen Vermögenswerten der Garantin oder ihrer Tochtergesellschaften besichert ist.

"Kontrolle" hat die diesem Begriff in § 6(3)(a) zugewiesene Bedeutung.

"Abhängige Tochtergesellschaft" hat die diesem Begriff in § 6(3)(a) zugewiesene Bedeutung.

"Depotbank" hat die diesem Begriff in § 17(3) zugewiesene Bedeutung.

"Zinstagequotient" hat die diesem Begriff in § 4(9) zugewiesene Bedeutung.

[Bei Euroclear als Clearingsystem gilt folgendes: "Euroclear" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

[Falls der Angebotssatz für Einlagen in der festgelegten Währung EURIBOR ist gilt folgendes: "Euro-Zone" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.]

"Kündigungsgrund" hat die diesem Begriff in § 10(1) zugewiesene Bedeutung.

"Austauschtag" hat die diesem Begriff in § 1(3)(b) zugewiesene Bedeutung.

"Finanzverbindlichkeiten" bezeichnet (unter Ausschluss einer Doppelberücksichtigung) alle Verbindlichkeiten (ausgenommen solche gegenüber anderen Mitgliedern der Gruppe) für oder in Bezug auf:

- (i) aufgenommene Gelder;
- (ii) alle aus Akzepten im Rahmen von Akzeptkreditfazilitäten oder dematerialisierten Vergleichbaren aufgenommenen Beträge;
- (iii) alle aus Fazilitäten für die Emission kurzfristiger Schuldtitel oder aus der Begebung von Anleihen, Schuldverschreibungen, Commercial Paper oder sonstigen Schuldtiteln oder vergleichbaren Instrumenten aufgenommenen Beträge;

- (iv) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (v) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing, but excluding bank guarantee facilities (as amended from time to time) made or to be made available by financial institutions to the Guarantor or a Subsidiary under which the Guarantor or the respective Subsidiary may request the issue of a bank guarantee or bank guarantees in favour of a person who agrees to purchase a Real Estate Property owned by the Guarantor or a Subsidiary;
- (vi) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (vii) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (i) to (vi) above.

"**Global Note**" has the meaning assigned to such term in § 1(3).

"**Group**" means the Guarantor together with its Subsidiaries.

"**Guarantee**" has the meaning assigned to such term in § 2(2).

"**Guarantor**" has the meaning assigned to such term in § 2(2).

"**Holder**" has the meaning assigned to such term in § 1(5).

"**Holders' Representative**" has the meaning assigned to such term in § 14(5).

[In case of CBL and Euroclear as Clearing System, the following applies: "ICSD" and "ICSDs" has the meaning assigned to such term in § 1(4).]

- (iv) veräußerte oder diskontierte Forderungen (mit Ausnahme von Forderungen, die regresslos verkauft werden);
- (v) die Aufnahme von Beträgen im Rahmen anderer Transaktionen (einschließlich Terminverkauf oder -kauf), die wirtschaftlich einer Kreditaufnahme gleichkommen, ausgenommen jedoch Bankgarantie-Fazilitäten (wie jeweils geändert), die der Garantin oder einer Tochtergesellschaft von Finanzinstituten gewährt werden oder gewährt werden sollen und in deren Rahmen die Garantin bzw. die jeweilige Tochtergesellschaft die Ausstellung einer oder mehrerer Bankgarantien zugunsten einer Person verlangen kann, die sich zum Erwerb von Immobilienvermögen von der Garantin oder einer Tochtergesellschaft verpflichtet hat;
- (vi) einen Aufwendungsersatzanspruch in Bezug auf eine Bürgschaft, eine Freistellungsverpflichtung, eine Garantie, ein Standby- oder Dokumentenakkreditiv oder ein anderes von einer Bank oder einem Finanzinstitut ausgestelltes Instrument; und
- (vii) Verbindlichkeiten aus einer Garantie, Bürgschaft oder Freistellungsverpflichtung in Bezug auf Verbindlichkeiten der in den vorstehenden Absätzen (i) bis (vi) genannten Art.

"**Globalurkunde**" hat die diesem Begriff in § 1(3) zugewiesene Bedeutung.

"**Gruppe**" bezeichnet die Garantin und ihre Tochtergesellschaften.

"**Garantie**" hat die diesem Begriff in § 2(2) zugewiesene Bedeutung.

"**Garantin**" hat die diesem Begriff in § 2(2) zugewiesene Bedeutung.

"**Gläubiger**" hat die diesem Begriff in § 1(5) zugewiesene Bedeutung.

"**Gemeinsamer Vertreter**" hat die diesem Begriff in § 14(5) zugewiesene Bedeutung.

[Bei CBL und Euroclear als Clearingsystem gilt folgendes: "ICSD" und "ICSDs" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

"**IFRS**" means the International Financial Reporting Standards as adopted by the European Union and as published by the International Accounting Standards Board, as in effect from time to time.

"**Incur**" means, with respect to any Financial Indebtedness or other obligation of any Person, to create, assume, guarantee or otherwise become liable in respect of such Financial Indebtedness or other obligation, and "**incurrence**" and "**incurred**" have the meanings correlative to the foregoing.

"**Interest Commencement Date**" has the meaning assigned to such term in § 4(1).

"**Interest Determination Date**" has the meaning assigned to such term in § 4(3).

"**Interest Payment Date**" has the meaning assigned to such term in § 4(1).

"**Interest Period**" has the meaning assigned to such term in § 4(3).

"**Issue Date**" has the meaning assigned to such term in § 1(1).

"**Issuer**" has the meaning assigned to such term in § 1(1).

"**Lien**" means (without duplication) any lien, mortgage, trust deed, deed of trust, deed, pledge, security interest, assignment for collateral purposes, deposit arrangement, or other security agreement, excluding any right of setoff but including, without limitation, any conditional sale or other title retention agreement, any financing lease having substantially the same economic effect as any of the foregoing, and any other like agreement granting or conveying a security interest *in rem* (*dingliches Sicherungsrecht*), to a Person that is not a member of the Group, in each case to secure outstanding Financial Indebtedness, but in each case excluding

"**IFRS**" bezeichnet die nach der EU anwendbaren International Financial Reporting Standards des International Accounting Standards Board in jeweils geltender Fassung.

"**Eingehen**" bezeichnet in Bezug eine Finanzverbindlichkeit oder eine sonstige Verbindlichkeit einer Person die Begründung, Übernahme, die Abgabe einer Garantie oder Bürgschaft dafür oder eine anderweitige Übernahme der Haftung für diese Finanzverbindlichkeit oder sonstige Verbindlichkeit; das "**Eingehen**" bzw. "**eingegangen**" sind entsprechend auszulegen.

"**Verzinsungsbeginn**" hat die diesem Begriff in § 4(1) zugewiesene Bedeutung.

"**Zins-Festlegungstag**" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.

"**Zinszahlungstag**" hat die diesem Begriff in § 4(1) zugewiesene Bedeutung.

"**Zinsperiode**" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.

"**Begebungstag**" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"**Emittentin**" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"**Sicherungsrecht**" bezeichnet (unter Ausschluss einer Doppelberücksichtigung) Sicherungsrechte, Grundpfandrechte, Sicherung-Treuhandverträge (trust-deed oder deed of trust), Sicherungs-Urkunden (deed), Pfandrechte, Verpfändungsvereinbarungen, Sicherungsabtretungen, Sicherungsübereignungen, Hinterlegungsvereinbarungen oder sonstige Sicherungsabreden, ausgenommen Rechte zur Aufrechnung, jedoch u. a. einschließlich bedingte Kaufverträge oder Vereinbarungen mit Eigentumsvorbehalt, Finanzierungsleasingverträge, die wirtschaftlich im Wesentlichen den vorgenannten Vereinbarungen gleichkommen, sowie sonstige Vereinbarungen, die ein dingliches Sicherungsrecht gewähren oder übertragen, und zwar einer Person, die nicht Mitglied der Gruppe ist, jeweils zur Besicherung ausstehender Finanzverbindlichkeiten, jedoch keine

- (i) any encumbrance registered in department 2 (*Abteilung 2*) of a German land register (*Grundbuch*);
- (ii) any Lien arising in connection with a disposal of an asset in the ordinary course of business including, without limitation, any Lien created in assets subject to a sale agreement for the purposes of financing the purchase price;
- (iii) any Lien securing Financial Indebtedness outstanding on the Issue Date;
- (iv) any Lien in respect of which an unconditional deletion consent (*Löschungsbewilligung*) has been delivered to the relevant member of the Group;
- (v) any Lien arising by operation of law (or by agreement having the same effect) or in the ordinary course of business, *provided that* any Lien arising in the ordinary course of business over Real Estate Property shall not be excluded;
- (vi) any cash collateral posted in connection with cross-currency and interest rate hedging transactions; and
- (vii) any Lien on bank accounts under general terms and conditions of any provider of such bank accounts.

"Material Subsidiary" means any Subsidiary of the Guarantor whose total assets are at least equal to 5 per cent. of the total assets of the Group.

"Maturity Date" has the meaning assigned to such term in § 6(1).

[in case of a Margin, the following applies: "Margin" has the meaning assigned to such term in § 4(3).]

[in case of a Maximum Rate of Interest, the following applies: "Maximum Rate of Interest" has the meaning assigned to such term in § 4(4).]

- (i) in Abteilung 2 eines deutschen Grundbuchs eingetragene Belastungen;
- (ii) Sicherungsrechte, die im Zusammenhang mit der Veräußerung eines Vermögenswerts im Rahmen der gewöhnlichen Geschäftstätigkeit entstehen, u. a. Sicherungsrechte an Vermögenswerten, die Gegenstand eines Kaufvertrags sind, zur Finanzierung des Kaufpreises;
- (iii) Sicherungsrechte, die zum Begebungstag ausstehende Finanzverbindlichkeiten besichern;
- (iv) Sicherungsrechte, für die dem maßgeblichen Mitglied der Gruppe eine unbedingte Löschungsbewilligung übermittelt wurde;
- (v) Sicherungsrechte, die kraft Gesetzes (oder kraft einer Vereinbarung mit derselben Wirkung) oder im Rahmen der gewöhnlichen Geschäftstätigkeit entstehen, wobei im Rahmen der gewöhnlichen Geschäftstätigkeit entstehende Sicherungsrechte an Immobilienvermögen jedoch nicht ausgeschlossen sind;
- (vi) Barsicherheiten, die im Zusammenhang mit Währungs- und Zinsabsicherungsgeschäften gestellt werden; und
- (vii) Sicherungsrechte an Bankkonten nach Maßgabe der allgemeinen Geschäftsbedingungen des Anbieters der Bankkonten.

"Wesentliche Tochtergesellschaft" bezeichnet eine Tochtergesellschaft der Garantin, deren Bilanzsumme mindestens 5 % der Bilanzsumme der Gruppe ausmacht.

"Fälligkeitstag" hat die diesem Begriff in § 6(1) zugewiesene Bedeutung.

[im Falle einer Marge gilt Folgendes: "Marge" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.]

[im Falle eines Höchstzinssatzes, gilt folgendes: "Höchstzinssatz" hat die diesem Begriff in § 4(4) zugewiesene Bedeutung.]

[in case of a Minimum Rate of Interest, the following applies: "Minimum Rate of Interest" has the meaning assigned to such term in § 4(4).]

"**Net Cash Interest**" means all interest and other financing charges accrued to persons who are not members of the Group less the amount of any interest and other financing charges accrued to be received from persons who are not members of the Group, in each case, excluding any one-off financing charges (including without limitation, any one-off fees and/or break costs).

"**Net Nominal Financial Indebtedness**" means the nominal amount of Financial Indebtedness incurred minus the nominal amount of Financial Indebtedness repaid.

"**Net Nominal Secured Financial Indebtedness**" means the nominal amount of Secured Financial Indebtedness incurred minus the nominal amount of Secured Financial Indebtedness repaid.

"**Net Nominal Unsecured Financial Indebtedness**" means the nominal amount of Unsecured Financial Indebtedness incurred minus the nominal amount of Unsecured Financial Indebtedness repaid.

"**Net Unencumbered Assets**" means, on a consolidated basis determined in accordance with IFRS, the value of any Real Estate Property of the Guarantor and its Subsidiaries not subject to any Lien acquired plus the value of all other assets of the Guarantor and its Subsidiaries not subject to any Lien acquired minus the value of such assets which (i) have been disposed of or (ii) have become subject to a Lien.

[In the case of Notes kept in custody on behalf of the ICSDs and the Global Note is an NGN, the following applies: "NGN" has the meaning assigned to such term in § 1(4).]

"**Notes**" has the meaning assigned to such term

[im Falle eines Mindestzinssatzes, gilt folgendes: "Mindestzinssatz" hat die diesem Begriff in § 4(4) zugewiesene Bedeutung.]

"**Zinszahlungssaldo**" bezeichnet alle an Personen, die nicht Mitglied der Gruppe sind, zu zahlenden Zinsen und sonstigen Finanzierungskosten abzüglich des Betrags aller von Personen, die nicht Mitglied der Gruppe sind, zu erhaltenden Zinsen und sonstigen Finanzierungskosten, jeweils ausgenommen einmalige Finanzierungskosten (u.a. einmalige Entgelte und/oder Vorfälligkeitsentschädigungen).

"**Nennbetrag der Finanzverbindlichkeiten (netto)**" bezeichnet den Nennbetrag der eingegangenen Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Finanzverbindlichkeiten.

"**Nennbetrag der Besicherten Finanzverbindlichkeiten (netto)**" bezeichnet den Nennbetrag der eingegangenen Besicherten Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Besicherten Finanzverbindlichkeiten.

"**Nennbetrag der Unbesicherten Finanzverbindlichkeiten (netto)**" bezeichnet den Nennbetrag der eingegangenen Unbesicherten Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Unbesicherten Finanzverbindlichkeiten.

"**Unbelastetes Nettovermögen**" bezeichnet den nach IFRS auf konsolidierter Basis ermittelten Wert des erworbenen Immobilienvermögens der Garantin und ihrer Tochtergesellschaften, das nicht Gegenstand eines Sicherungsrechts ist, zuzüglich des Werts aller sonstigen erworbenen Vermögenswerte der Garantin und ihrer Tochtergesellschaften, die nicht Gegenstand eines Sicherungsrechts sind, abzüglich des Werts solcher Vermögenswerte, die (i) veräußert wurden oder (ii) Gegenstand eines Sicherungsrechts geworden sind.

[Im Fall von Schuldverschreibungen, die im Namen der ICSDs verwahrt werden und falls die Globalurkunde eine NGN ist gilt folgendes: "NGN" hat die diesem Begriff in § 1(4) zugewiesene Bedeutung.]

"**Schuldverschreibungen**" hat die diesem

in § 1(1).

"Opinion of Counsel" means a written opinion from legal counsel. The counsel may be an employee of or counsel to the Guarantor.

"Paying Agent" has the meaning assigned to such term in § 7(1).

"Person" means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organisation, limited liability company or government (or any agency or political subdivision thereof) or other entity.

"Put Date" has the meaning assigned to such term in § 6(3)(c).

"Put Event Notice" has the meaning assigned to such term in § 6(3)(b).

"Put Notice" has the meaning assigned to such term in § 6(3)(c).

"Put Option" has the meaning assigned to such term in § 6(3)(a).

"Put Period" has the meaning assigned to such term in § 6(3)(c).

"Qualified Majority" has the meaning assigned to such term in § 14(2).

"Real Estate Property" means the real estate property of such Person and its subsidiaries.

"Reference Banks" has the meaning assigned to such term in § 4(3).

[In the case the offered quotation for deposits in the Specified Currency is LIBOR, the following applies: "[Relevant Financial Center(s)] Business Day" has the meaning assigned to such term in § 4(3).]

"Relevant Period" means the respective most recent four consecutive quarters ending prior to the respective date of determination of the Consolidated Coverage Ratio.

"Relevant Taxing Jurisdiction" has the meaning assigned to such term in § 8.

"Reporting Date" means 31 March, 30 June,

Begriff in § 1(1) zugewiesene Bedeutung.

"Rechtsgutachten" bezeichnet ein schriftliches Gutachten eines Rechtsberaters. Der Rechtsberater kann Mitarbeiter oder externer Rechtsberater der Garantin sein.

"Zahlstelle" hat die diesem Begriff in § 7(1) zugewiesene Bedeutung.

"Person" bezeichnet natürliche Personen, Körperschaften, Personengesellschaften, Joint Ventures, Vereinigungen, Aktiengesellschaften, Trusts, nicht rechtsfähige Vereinigungen, Gesellschaften mit beschränkter Haftung, staatliche Stellen (oder Behörden oder Gebietskörperschaften) oder sonstige Rechtsträger.

"Rückzahlungstag" hat die diesem Begriff in § 6(3)(c) zugewiesene Bedeutung.

"Gläubigerwahl-Rückzahlungsereignis-Mitteilung" hat die diesem Begriff in § 6(3)(b) zugewiesene Bedeutung.

"Ausübungserklärung" hat die diesem Begriff in § 6(3)(c) zugewiesene Bedeutung.

"Gläubiger-Rückzahlungswahlrecht" hat die diesem Begriff in § 6(3)(a) zugewiesene Bedeutung.

"Ausübungszeitraum" hat die diesem Begriff in § 6(3)(c) zugewiesene Bedeutung.

"Qualifizierte Mehrheit" hat die diesem Begriff in § 14(2) zugewiesene Bedeutung.

"Immobilienvermögen" bezeichnet das Immobilienvermögen der betreffenden Person und ihrer Tochterunternehmen.

"Referenzbank" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.

[Falls der Angebotssatz für Einlagen in der festgelegten Währung LIBOR ist, gilt folgendes: "[Relevante(s) Finanzzentrum(en)] Geschäftstag" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.]

"Maßgeblicher Zeitraum" bezeichnet die letzten vier vor dem jeweiligen Tag der Feststellung des Konsolidierten Deckungsgrads endenden aufeinanderfolgenden Quartale.

"Maßgebliche Steuerjurisdiktion" hat die diesem Begriff in § 8 zugewiesene Bedeutung.

"Berichtsstichtag" ist der 31. März, 30. Juni,

30 September and 31 December of each year.

"SchVG" has the meaning assigned to such term in § 14(1).

"Screen Page" has the meaning assigned to such term in § 4(3).

"Secured Financial Indebtedness" means that portion of the aggregate principal amount of all outstanding Financial Indebtedness of the Group that is secured by a Lien on properties or other assets of the Group.

"Securities Act" means the U.S. Securities Act of 1933, as amended.

"Securitized Capital Market Indebtedness" means any Capital Market Indebtedness incurred in respect of or in connection with any securitisation or similar financing arrangement relating to assets owned by the Guarantor or its Subsidiaries and where the recourse of the holders of such Capital Market Indebtedness against the Guarantor is limited solely to such assets or any income generated therefrom.

"Specified Denomination" has the meaning assigned to such term in § 1(1).

"Subsidiary" means any Person that must be consolidated with the Guarantor for the purposes of preparing Consolidated Financial Statements of the Guarantor.

"Substitute Debtor" has the meaning assigned to such term in § 12(1).

"Substitution Guarantee" has the meaning assigned to such term in § 12(1)(b).

[In the case the Specified Currency is Euro and/or the offered quotation for deposits in the Specified Currency is EURIBOR the following applies: "TARGET Business Day" means a day on which all relevant parts of the Trans-European Automated Real-time Gross Settlement Express Transfer system (TARGET2) are operational to effect payments.]

"Termination Notice" has the meaning assigned to such term in §10(2).

30. September und 31. Dezember eines jeden Jahres.

"SchVG" hat die diesem Begriff in § 14(1) zugewiesene Bedeutung.

"Bildschirmseite" hat die diesem Begriff in § 4(3) zugewiesene Bedeutung.

"Besicherte Finanzverbindlichkeiten" bezeichnet den Teil des Gesamtnennbetrags aller ausstehenden Finanzverbindlichkeiten der Gruppe, der mit Sicherungsrechten an Immobilien oder sonstigen Vermögenswerten der Gruppe besichert ist.

"Securities Act" bezeichnet das US-Wertpapiergesetz von 1933 (U.S. Securities Act of 1933) in seiner jeweils geltenden Fassung.

"Verbriefte Kapitalmarktverbindlichkeit" bezeichnet jede Kapitalmarktverbindlichkeit aus oder im Zusammenhang mit einer Verbriefung oder vergleichbaren Finanzierungsvereinbarung in Bezug auf Vermögenswerte der Garantin oder ihrer Tochtergesellschaften, bei der die Rückgriffsrechte der Gläubiger der betreffenden Kapitalmarktverbindlichkeit auf die Garantin ausschließlich auf die betreffenden Vermögenswerte oder die daraus erzielten Erträge beschränkt ist.

"Festgelegte Stückelung" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"Tochtergesellschaft" bezeichnet jede Person, die bei der Erstellung der Konzernabschlüsse der Garantin mit ihr konsolidiert werden muss.

"Nachfolgeschuldnerin" hat die diesem Begriff in § 12(1) zugewiesene Bedeutung.

"Ersetzungsgarantie" hat die diesem Begriff in § 12(1)(b) zugewiesene Bedeutung.

[Wenn die Festgelegte Währung Euro ist und/oder der Angebotssatz für Einlagen in der festgelegten Währung EURIBOR ist, gilt folgendes: "TARGET Geschäftstag" ist ein Tag, an dem alle maßgeblichen Bereiche des Trans-European Automated Real-time Gross Settlement Express Transfer System (TARGET2) betriebsbereit sind, um Zahlungen vorzunehmen.]

"Kündigungserklärung" hat die diesem Begriff in §10(2) zugewiesene Bedeutung.

"Total Assets" means the value of the consolidated total assets of the Guarantor and its Subsidiaries, as such amount appears, or would appear, on a consolidated balance sheet of the Guarantor prepared in accordance with IFRS, *provided that "Total Assets" shall include the proceeds of the Financial Indebtedness or Secured Financial Indebtedness to be incurred.*

[If the Notes are subject to Early Redemption at the Option of the Holder upon the occurrence of a transaction related event, the following applies:]

"Transaction" has the meaning assigned to such term in § 6 [7].

"Transaction Notice Period" has the meaning assigned to such term in § 6 [7].

"Transaction Trigger Notice" has the meaning assigned to such term in § 6 [7].

"Trigger Call Redemption Amount" has the meaning assigned to such term in § 6 [7].

"Trigger Call Redemption Date" has the meaning assigned to such term in § 6 [7].]

"Unencumbered Assets" means without duplication, (i) the value of any Real Estate Property, on a consolidated basis determined in accordance with IFRS, of the Guarantor and its Subsidiaries that is not subject to any Lien, plus (ii) the value of all other assets of the Guarantor and its Subsidiaries that is not subject to any Lien (where in case of (i) and (ii) the value of Real Estate Property, on a consolidated basis determined in accordance with IFRS, and other assets shall be equal to such amounts that appear, or would appear, on a consolidated balance sheet of the Guarantor prepared in accordance with IFRS).

"Unsecured Financial Indebtedness" means that portion of the aggregate principal amount of all outstanding Financial Indebtedness of the Group that is not Secured Financial Indebtedness.

"Bilanzsumme" bezeichnet den Wert der konsolidierten Bilanzsumme der Garantin und ihrer Tochtergesellschaften, der in einer nach IFRS erstellten konsolidierten Bilanz der Garantin erscheint oder erscheinen würde, wobei die *"Bilanzsumme"* die Zuflüsse aus den einzugehenden Finanzverbindlichkeiten oder Besicherten Finanzverbindlichkeiten einschließt.

[Fall die Emittentin da Wahlrecht hat, die Schuldverschreibungen bei Eintritt eines transaktionsbezogenen Ereignisses zum Ereignis-Wahl-Rückzahlungsbetrag vorzeitig zurückzahlen, gilt folgendes:

"Transaktion" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.

"Transaktionskündigungsfrist" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.

"Transaktions-Mitteilung" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.

"Ereignis-Wahl-Rückzahlungsbetrag" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.

"Ereignis-Wahl-Rückzahlungstag" hat die diesem Begriff in § 6 [7] zugewiesene Bedeutung.]

"Unbelastetes Vermögen" bezeichnet ohne doppelte Berücksichtigung (i) den nach IFRS auf konsolidierter Basis ermittelten Wert des Immobilienvermögens der Garantin und ihrer Tochtergesellschaften, das nicht Gegenstand eines Sicherungsrechts ist, zuzüglich (ii) des Werts aller sonstigen Vermögenswerte der Garantin und ihrer Tochtergesellschaften, die nicht Gegenstand eines Sicherungsrechts sind (wobei im Fall von (i) und (ii) der nach IFRS auf konsolidierter Basis ermittelte Wert des Immobilienvermögens und der sonstigen Vermögenswerte dem Betrag entspricht, der in einer nach IFRS erstellten konsolidierten Bilanz der Garantin erscheint oder erscheinen würde).

"Unbesicherte Finanzverbindlichkeiten" bezeichnet den Teil des Gesamtnennbetrags aller ausstehenden Finanzverbindlichkeiten der Gruppe, bei dem es sich nicht um Besicherte Finanzverbindlichkeiten handelt.

§ 17 APPLICABLE LAW, PLACE OF JURISDICTION, ENFORCEMENT AND PROCESS AGENT

- (1) *Applicable Law.* The Notes, as to form and content, and all rights and obligations of the Holders and the Issuer, shall be governed by the laws of the Federal Republic of Germany, without giving effect to the principles of conflict of laws.
- (2) *Submission to Jurisdiction.* Subject to any mandatory jurisdiction for specific proceedings under the SchVG, the place of non-exclusive jurisdiction for any action or other legal proceedings in connection with the Notes shall be Frankfurt am Main.
- (3) *Enforcement.* Any Holder of Notes may in any proceedings against the Issuer or any Guarantor, or to which such Holder and the Issuer or any Guarantor are parties, protect and enforce in his own name his rights arising under such Notes on the basis of (i) a statement issued by the Custodian with whom such Holder maintains a securities account in respect of the Notes (a) stating the full name and address of the Holder, (b) specifying the aggregate principal amount of Notes credited to such securities account on the date of such statement and (c) confirming that the Custodian has given written notice to the Clearing System containing the information pursuant to (a) and (b) and (ii) a copy of the Note in global form certified as being a true copy by a duly authorised officer of the Clearing System or a depository of the Clearing System, without the need for production in such proceedings of the actual records or the Global Note representing the Notes. For purposes of the foregoing, "**Custodian**" means any bank or other financial institution of recognised standing authorised to engage in securities custody business with which the Holder maintains a securities account in respect of the Notes and includes the Clearing System. Each Holder may, without prejudice to the foregoing, protect and enforce his rights under these Notes also in any other way which is admitted in the country of the proceedings.

§ 17 ANWENDBARES RECHT, GERICHTSSTAND, GERICHTLICHE GELTENDMACHUNG UND ZUSTELLUNGSBEVOLLMÄCHTIGTER

- (1) *Anwendbares Recht.* Form und Inhalt der Schuldverschreibungen sowie die Rechte und Pflichten der Gläubiger und der Emittentin bestimmen sich nach dem Recht der Bundesrepublik Deutschland, unter Ausschluss des internationalen Privatrechts.
- (2) *Gerichtsstand.* Vorbehaltlich eines zwingend vorgeschriebenen Gerichtsstands für bestimmte Verfahren nach dem SchVG ist Frankfurt am Main nicht ausschließlicher Gerichtsstand für sämtliche im Zusammenhang mit den Schuldverschreibungen entstehende Klagen oder sonstige Verfahren.
- (3) *Gerichtliche Geltendmachung.* Jeder Gläubiger von Schuldverschreibungen ist berechtigt, in jedem Rechtsstreit gegen die Emittentin oder eine Garantin oder in jedem Rechtsstreit, in dem der Gläubiger und die Emittentin oder eine Garantin Partei sind, seine Rechte aus diesen Schuldverschreibungen im eigenen Namen auf der folgenden Grundlage geltend zu machen: (i) er bringt eine Bescheinigung der Depotbank bei, bei der er für die Schuldverschreibungen ein Wertpapierdepot unterhält, welche (a) den vollständigen Namen und die vollständige Adresse des Gläubigers enthält, (b) den Gesamtnennbetrag der Schuldverschreibungen bezeichnet, die unter dem Datum der Bestätigung auf dem Wertpapierdepot verbucht sind und (c) bestätigt, dass die Depotbank gegenüber dem Clearingsystem eine schriftliche Erklärung abgegeben hat, die die vorstehend unter (a) und (b) bezeichneten Informationen enthält, und (ii) er legt eine Kopie der die betreffenden Schuldverschreibungen verbriefenden Globalurkunde vor, deren Übereinstimmung mit dem Original eine vertretungsberechtigte Person von dem Clearingsystem oder einer Verwahrstelle des Clearingsystems bestätigt hat, ohne dass eine Vorlage der Originalbelege oder der die Schuldverschreibungen verbriefenden Globalurkunde in einem solchen Verfahren erforderlich wäre. Für die Zwecke des Vorstehenden bezeichnet "**Depotbank**" jede Bank oder ein sonstiges anerkanntes

Finanzinstitut, das berechtigt ist, das Depotgeschäft zu betreiben und bei der/dem der Gläubiger ein Wertpapierdepot für die Schuldverschreibungen unterhält, einschließlich des Clearingsystems. Unbeschadet der vorstehenden Bestimmungen ist jeder Gläubiger berechtigt, seine Rechte aus diesen Schuldverschreibungen auch auf jede andere im Land des Verfahrens zulässige Weise geltend zu machen.

- (4) *Process Agent.* The Issuer has appointed the Guarantor as its agent for service of process (*Zustellungsbevollmächtigter*) in relation to any proceedings before the German courts in connection with the Notes.

§ 18 LANGUAGE

[If the Conditions shall be in the German language with an English language translation the following applies: These Terms and Conditions are written in the German language and provided with an English language translation. The German text shall be controlling and binding. The English language translation is provided for convenience only.]

[If the Conditions shall be in the English language with a German language translation the following applies: These Terms and Conditions are written in the English language and provided with German language translation. The English text shall be controlling and binding. The German language translation is provided for convenience only.]

[If the Conditions shall be in the English language only the following applies: These Terms and Conditions are written in the English language only.]

- (4) *Zustellungsbevollmächtigter.* Die Emittentin hat die Garantin als Zustellungsbevollmächtigte für Verfahren vor deutschen Gerichten im Zusammenhang mit den Schuldverschreibungen bestellt.

§ 18 SPRACHE

[Falls die Emissionsbedingungen in deutscher Sprache mit einer Übersetzung in die englische Sprache abgefasst sind, gilt folgendes: Diese Emissionsbedingungen sind in deutscher Sprache abgefasst. Eine Übersetzung in die englische Sprache ist beigelegt. Der deutsche Text ist bindend und maßgeblich. Die Übersetzung in die englische Sprache ist unverbindlich.]

[Falls die Emissionsbedingungen in englischer Sprache mit einer Übersetzung in die deutsche Sprache abgefasst sind, gilt folgendes: Diese Emissionsbedingungen sind in englischer Sprache abgefasst. Eine Übersetzung in die deutsche Sprache ist beigelegt. Der englische Text ist bindend und maßgeblich. Die Übersetzung in die deutsche Sprache ist unverbindlich.]

[Falls die Emissionsbedingungen nur in deutscher Sprache abgefasst sind, gilt folgendes: Diese Emissionsbedingungen sind ausschließlich in deutscher Sprache abgefasst.]

FORM OF GUARANTEE

GUARANTEE

of

Vonovia SE,
Düsseldorf,
Federal Republic of Germany
(the "**Guarantor**")
for the benefit of the holders of Notes (the "**Notes**")
issued by

Vonovia Finance B.V.,
Amsterdam, The Netherlands
(the "**Issuer**")
under the
EUR 8,000,000,000 Debt Issuance Programme
of Vonovia Finance B.V. guaranteed by Vonovia SE
(as amended, supplemented or restated
from time to time)
(the "**Programme**")

§ 1 GUARANTEE, STATUS

- (1) The Guarantor hereby unconditionally and irrevocably guarantees by way of an independent payment obligation (*selbständiges Zahlungsversprechen*) to each holder of a Note, issued by the Issuer on or after the date of this Guarantee under the Programme, (the "**Holders**") the due and punctual payment of principal of, and interest on, and any other amounts payable under the relevant Notes (the "**Guarantee**"). This Guarantee shall be separate and independent from the obligations of the Issuer and shall exist irrespective of the validity and enforceability of the obligations of the Issuer.
- (2) The intent and purpose of this Guarantee is to ensure that the Holders under all circumstances, whether factual or legal, and regardless of the validity and enforceability of the obligations of the Issuer or of any other grounds on the basis of which the Issuer may fail to effect payment,

GARANTIE

der

Vonovia SE,
Düsseldorf,
Bundesrepublik Deutschland
(die "**Garantin**")
zugunsten der Gläubiger von Schuldverschreibungen
(die "**Schuldverschreibungen**")
emittiert durch

Vonovia Finance B.V.,
Amsterdam, Niederlande
(die "**Emittentin**")
im Rahmen des
EUR 8.000.000.000 Debt Issuance Programme
der Vonovia Finance B.V. garantiert durch die
Vonovia SE
(wie jeweils abgeändert, ergänzt oder neu gefasst)
(das "**Programm**")

§ 1 GARANTIE, STATUS

- (1) Die Garantin garantiert hiermit unbedingt und unwiderruflich im Wege eines selbständigen Zahlungsversprechens gegenüber jedem Gläubiger einer Schuldverschreibung, die an oder zu irgendeinem Zeitpunkt nach dem Datum dieser Garantie von der Emittentin im Rahmen des Programms begeben wird, (die "**Gläubiger**") die ordnungsgemäße und pünktliche Zahlung aller Kapital-, Zins- und sonstigen auf die Schuldverschreibungen zahlbaren Beträge (die "**Garantie**"). Diese Garantie besteht selbständig und unabhängig von den Verbindlichkeiten der Emittentin und gilt unabhängig von der Wirksamkeit und Durchsetzbarkeit der Verbindlichkeiten der Emittentin.
- (2) Sinn und Zweck dieser Garantie ist es, sicherzustellen, dass die Gläubiger unter allen Umständen tatsächlicher oder rechtlicher Art und unabhängig von der Wirksamkeit und Durchsetzbarkeit der Verbindlichkeiten der Emittentin oder sonstiger Gründe, auf deren

shall receive the amounts payable as principal, interest and other amounts to the Holders pursuant to the Conditions on the due dates as provided for in the Conditions.

- (3) The Guarantor hereby explicitly waives any personal defenses of the Issuer (*Einreden des Hauptschuldners*) as well as any defenses arising out of the Issuer's right of revocation (*Anfechtbarkeit*) or set-off (*Aufrechenbarkeit*) with respect to the Notes. This waiver shall not apply to any defenses relating to any right of set-off with counterclaims that are (i) uncontested (*unbestritten*) or (ii) based on an unappealable (*rechtskräftig festgestellt*) court decision.
- (4) The Guarantor expressly consents to the Guarantee being independent from any other security granted in connection with the Notes and waives any right which might result from the release of any such other security.
- (5) The Guarantor's payment obligations under this Guarantee become automatically due and payable if and when the Issuer does not make a payment with respect to the Notes when such payment is due and payable pursuant to the Conditions.
- (6) The obligations of the Guarantor under this Guarantee shall rank at least *pari passu* with all other unsubordinated obligations of the Guarantor, unless such obligations are accorded priority under mandatory provisions of statutory law.
- (7) This Guarantee is discharged upon the full and irrevocable satisfaction of all claims guaranteed pursuant to this § 1 (the "**Guaranteed Obligations**"). However, if any of the Guaranteed Obligations was only temporarily satisfied or may be set aside by an insolvency administrator (*Anfechtungsrecht*) or may otherwise be avoided, the Guarantee shall continue in full force and effect.

Basis die Emittentin Zahlungen möglicherweise nicht leistet, die in Form von Kapital- oder Zinszahlungen oder sonstigen Zahlungen gemäß den Emissionsbedingungen an die Gläubiger zu leistenden Beträge bei Fälligkeit nach Maßgabe der Emissionsbedingungen erhalten.

- (3) Die Garantin verzichtet hiermit ausdrücklich auf alle der Emittentin zustehenden persönlichen Einreden des Hauptschuldners sowie auf alle der Emittentin zustehenden Einreden der Anfechtbarkeit oder Aufrechenbarkeit im Hinblick auf die Schuldverschreibungen. Dieser Verzicht auf die Einrede der Aufrechenbarkeit gilt nicht für (i) unbestrittene oder (ii) rechtskräftig festgestellte Gegenforderungen.
- (4) Die Garantin erklärt ausdrücklich, dass die Garantie unabhängig von allen anderen im Zusammenhang mit den Schuldverschreibungen gestellten Sicherheiten besteht, und verzichtet auf alle etwaigen aus einer Freigabe solcher anderen Sicherheiten entstehenden Rechte.
- (5) Die Zahlungsverpflichtungen der Garantin aus dieser Garantie werden automatisch fällig und zahlbar, sofern und sobald die Emittentin eine Zahlung auf die Schuldverschreibungen nicht bei Fälligkeit gemäß den Emissionsbedingungen leistet.
- (6) Die Verbindlichkeiten der Garantin aus dieser Garantie sind mit allen anderen nicht nachrangigen Verbindlichkeiten der Garantin mindestens gleichrangig, soweit diesen Verbindlichkeiten nicht durch zwingende gesetzliche Bestimmungen ein Vorrang eingeräumt wird.
- (7) Diese Garantie ist mit der vollständigen und unwiderruflichen Befriedigung aller gemäß diesem § 1 garantierten Ansprüche (die "**Garantierten Verpflichtungen**") abschließend erfüllt. Sollten Garantierte Verpflichtungen jedoch nur vorläufig erfüllt oder Gegenstand eines Anfechtungsrechts eines Insolvenzverwalters oder anderweitig anfechtbar sein, so bleibt die Garantie weiterhin in Kraft.

- (8) The Guarantor shall ensure that, so long as any of the Notes are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Fiscal Agent, the Issuer or, as applicable, the Substitute Debtor is at all times an Affiliate of the Guarantor.

§ 2 NEGATIVE PLEDGE

- (1) *Negative Pledge of the Guarantor.* The Guarantor undertakes, so long as any Notes are outstanding, but only up to the time all amounts of principal and interest have been placed at the disposal of the Fiscal Agent, not to create or permit to subsist, and to procure that none of its Material Subsidiaries will create or permit to subsist, any form of security interest *in rem* (*dingliches Sicherungsrecht*) over its assets to secure any Capital Market Indebtedness other than Securitized Capital Market Indebtedness or to secure any guarantee or indemnity given by the Guarantor or any of its Subsidiaries in respect of Capital Market Indebtedness unless, subject to § 2(2), the Issuer's obligations under the Notes are secured equally with (or, in case such Capital Market Indebtedness is subordinated debt, senior in priority to) the Capital Market Indebtedness secured by such security interest.

- (2) *Limitation.* The undertakings pursuant to § 2(1) shall not apply:

- (a) to any security interest which is mandatory according to applicable laws or required as prerequisite for governmental approvals; or
- (b) with respect to any security right *in rem* (*dingliches Sicherungsrecht*) provided by any Subsidiary over any of such Subsidiary's claims against the Guarantor, which claims arise as a result of the passing on to the Guarantor of the proceeds from the issue by such

- (8) Solange Schuldverschreibungen ausstehen, jedoch nur bis zu dem Zeitpunkt, an dem alle Beträge an Kapital und Zinsen dem Fiscal Agent zur Verfügung gestellt wurden, wird die Garantin sicherstellen, dass die Emittentin bzw. die Nachfolgeschuldnerin stets ein Verbundenes Unternehmen der Garantin ist.

§2 NEGATIVVERPFLICHTUNG

- (1) *Negativverpflichtung der Garantin.* Die Garantin verpflichtet sich, solange Schuldverschreibungen ausstehen, jedoch nur bis zu dem Zeitpunkt, an dem alle Beträge an Kapital und Zinsen dem Fiscal Agent zur Verfügung gestellt wurden, keine dinglichen Sicherungsrechte an ihren Vermögenswerten zur Besicherung von Kapitalmarktverbindlichkeiten (mit Ausnahme Verbriefter Kapitalmarktverbindlichkeiten) oder von durch die Garantin oder eine ihrer Tochtergesellschaften in Bezug auf Kapitalmarktverbindlichkeiten übernommenen Garantien oder abgegebenen Freistellungserklärungen zu bestellen oder fortbestehen zu lassen bzw. sicherzustellen, dass keine ihrer Wesentlichen Tochtergesellschaften dies tut, es sei denn, die Verbindlichkeiten der Emittentin aus den Schuldverschreibungen werden vorbehaltlich § 2(2) durch das betreffende Sicherungsrecht gleichrangig mit der jeweiligen Kapitalmarktverbindlichkeit (oder, sofern es sich dabei um eine nachrangige Verbindlichkeit handelt, im Vergleich dazu vorrangig) besichert.

- (2) *Beschränkung.* Die Verpflichtungserklärungen nach § 2(1) gelten nicht:

- (a) für Sicherungsrechte, die nach anwendbarem Recht zwingend vorgeschrieben sind oder Voraussetzung für die Gewährung staatlicher Genehmigungen sind; oder
- (b) für dingliche Sicherungsrechte, die von einer Tochtergesellschaft an Forderungen gegen die Garantin bestellt werden, die ihr aufgrund der Weiterleitung von erzielten Erlösen der Tochtergesellschaft aus der Begebung von Kapitalmarktverbindlichkeiten erzielten

Subsidiary of any Capital Market Indebtedness, *provided that* any such security serves solely to secure obligations under such Capital Market Indebtedness issued by such Subsidiary.

- (3) *Provision of Additional Security.* Whenever the Guarantor becomes obligated to secure (or procure that a Material Subsidiary secures) the Notes pursuant to this § 2 (1) and (2), the Guarantor shall be entitled to discharge such obligation by providing (or procure that the relevant Material Subsidiary provide) a security interest in the relevant collateral to a security trustee, such security trustee to hold such collateral and the security interest that gave rise to the creation of such collateral, equally (*dinglich oder, falls rechtlich nicht möglich, aufgrund schuldrechtlicher Vereinbarung gleichrangig*), for the benefit of the Holders and the holders of the Capital Market Indebtedness secured by the security interest that gave rise to the creation of such security interest in such collateral.

§ 3 TAXATION

All amounts payable in respect of this Guarantee shall be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied at source by way of withholding or deduction by or on behalf of any jurisdiction in which the Guarantor is organized, engaged in business, resident for tax purposes or generally subject to tax on a net income basis or through or from which payment on the Guarantee is made or any political subdivision or any authority thereof or therein having power to tax (each, a **"Relevant Taxing Jurisdiction"**), unless such withholding or deduction is required by law. If such withholding with respect to amounts payable in respect of this Guarantee is required by law, the Guarantor will pay such additional amounts (the **"Additional Amounts"**) as shall be necessary in

Erlösen der Tochtergesellschaft an die Garantin zustehen, vorausgesetzt, diese Sicherheiten dienen ausschließlich der Besicherung von Verpflichtungen aus den von dieser Tochtergesellschaft begebenen Kapitalmarktverbindlichkeiten.

- (3) *Bestellung zusätzlicher Sicherheiten.* Entsteht für die Garantin die Verpflichtung zur Besicherung der Schuldverschreibungen gemäß diesem § 2 (1) und (2) (oder die Verpflichtung, für deren Besicherung durch eine Wesentliche Tochtergesellschaft Sorge zu tragen), so ist die Garantin berechtigt, diese Verpflichtung dadurch zu erfüllen, dass ein Sicherungsrecht an dem jeweiligen Sicherungsgegenstand zugunsten eines Sicherheitentreuhänders begründet wird (bzw. dadurch, dass sie die betreffende Wesentliche Tochtergesellschaft zur Begründung eines solchen Sicherungsrechts veranlasst), und zwar in einer Weise, dass der Sicherheitentreuhänder diesen Sicherungsgegenstand dinglich oder, falls rechtlich nicht möglich, aufgrund schuldrechtlicher Vereinbarung gleichrangig zugunsten der Gläubiger der Schuldverschreibungen und der Gläubiger derjenigen Kapitalmarktverbindlichkeit hält, die aufgrund einer Besicherung mit einem Sicherungsrecht zur Bestellung dieses Sicherungsrechts an dem betreffenden Sicherungsgegenstand führte.

§ 3 BESTEUERUNG

Alle in Bezug auf diese Garantie zu zahlenden Beträge werden ohne Einbehalt oder Abzug von oder aufgrund von gegenwärtigen oder zukünftigen Steuern oder Abgaben gleich welcher Art gezahlt, die von oder im Namen eines Landes, in dem die Garantin gegründet wurde, geschäftstätig, steuerlich ansässig oder grundsätzlich mit ihren Nettoeinkünften steuerpflichtig ist oder über das oder aus dem Zahlungen auf die Garantie geleistet werden, oder einer Gebietskörperschaft oder einer Steuerbehörde dieses Landes (jeweils eine **"Maßgebliche Steuerjurisdiktion"**) im Wege des Abzugs oder Einbehalts an der Quelle auferlegt oder erhoben werden, es sei denn, ein solcher Abzug oder Einbehalt ist gesetzlich vorgeschrieben. Ist ein Einbehalt in Bezug auf diese Garantie zu zahlenden Beträge gesetzlich vorgeschrieben, so wird die

order that the net amounts received by the Holders, after such withholding or deduction shall equal the respective amounts which would otherwise have been receivable in the absence of such withholding or deduction; except that no such Additional Amounts shall be payable on account of any taxes or duties which:

- (a) are payable by any Person acting as custodian bank or collecting agent on behalf of a Holder, or otherwise in any manner which does not constitute a deduction or withholding by the Guarantor from payments of principal or interest made by it, or
- (b) are payable by reason of the Holder having, or having had, some personal or business connection with the Relevant Taxing Jurisdiction and not merely by reason of the fact that payments in respect of this Guarantee are, or for purposes of taxation are deemed to be, derived from sources in, or are secured in, the Relevant Taxing Jurisdiction, or
- (c) are deducted or withheld pursuant to (i) any European Union Directive or Regulation concerning the taxation of interest income, or (ii) any international treaty or understanding relating to such taxation and to which the Federal Republic of Germany, or the Kingdom of The Netherlands or the European Union is a party, or (iii) any provision of law implementing, or complying with, or introduced to conform with, such Directive, Regulation, treaty or understanding, or
- (d) would not have been imposed or withheld but for the failure of the Holder or beneficial owner of Notes (including, for these purposes, any financial institution through which the Holder or beneficial

Garantie diejenigen zusätzlichen Beträge (die "**Zusätzlichen Beträge**") zahlen, die erforderlich sind, damit die den Gläubigern zufließenden Nettobeträge nach einem solchen Einbehalt oder Abzug jeweils den Beträgen entsprechen, die ohne einen solchen Einbehalt oder Abzug von den Gläubigern erhalten worden wären; eine Verpflichtung zur Zahlung solcher Zusätzlichen Beträge besteht jedoch nicht für solche Steuern oder Abgaben:

- (a) die von einer als Depotbank oder Inkassobeauftragter im Namen eines Gläubigers handelnden Person zu entrichten sind oder sonst auf andere Weise zu entrichten sind als dadurch, dass die Garantin von den von ihr zu leistenden Zahlungen von Kapital oder Zinsen einen Abzug oder Einbehalt vornimmt, oder
- (b) die aufgrund einer bestehenden oder früheren persönlichen oder geschäftlichen Beziehung des Gläubigers zur Maßgeblichen Steuerjurisdiktion zu zahlen sind, und nicht allein deshalb, weil Zahlungen auf diese Garantie aus Quellen in der Maßgeblichen Steuerjurisdiktion stammen (oder für Zwecke der Besteuerung so behandelt werden) oder dort besichert sind, oder
- (c) die aufgrund (i) einer Richtlinie oder Verordnung der Europäischen Union betreffend die Besteuerung von Zinserträgen oder (ii) zwischenstaatlicher Abkommen oder Vereinbarungen über deren Besteuerung, an denen die Bundesrepublik Deutschland oder das Königreich Niederlande oder die Europäische Union beteiligt ist, oder (iii) einer gesetzlichen Vorschrift, die der Umsetzung dieser Richtlinie, Verordnung oder dieses Abkommens oder dieser Vereinbarung dient, diesen entspricht oder zur Anpassung an diese eingeführt wurde, abzuziehen oder einzubehalten sind, oder
- (d) die nicht erhoben oder einbehalten worden wären, wenn es der Gläubiger oder der wirtschaftliche Eigentümer der Schuldverschreibungen (für die vorliegenden Zwecke einschließlich

owner holds the Notes or through which payment on the Notes is made), following a written request by or on behalf of the Issuer or a Guarantor addressed to the Holder or beneficial owner (and made at a time that would enable the Holder or beneficial owner acting reasonably to comply with that request, and in all events, at least 30 days before any withholding or deduction would be required), to comply with any certification, identification, information or other reporting requirement whether required by statute, treaty, regulation or administrative practice of a Relevant Taxing Jurisdiction, that is a precondition to exemption from, or reduction in the rate of deduction or withholding of, taxes imposed by the Relevant Taxing Jurisdiction (including, without limitation, a certification that the Holder or beneficial owner is not resident in the Relevant Taxing Jurisdiction), but in each case, only to the extent the Holder or beneficial owner is legally entitled to provide such certification, information or documentation, or

- (e) are payable by reason of a change in law that becomes effective more than 30 days after the relevant payment becomes due, or is duly provided for and notice thereof is published in accordance with § 15 of the Conditions, whichever occurs later, or

- (f) any combinations of items (a)-(e),

nor shall any Additional Amounts be paid with respect to any payment on a Note to a Holder who is a fiduciary or partnership or who is other than the sole beneficial owner of such payment to the extent

Finanzinstitute, über die der Gläubiger oder wirtschaftliche Eigentümer die Schuldverschreibungen hält oder über die Zahlungen auf die Schuldverschreibungen erfolgen) nicht unterlassen hätte, nach einer an den Gläubiger oder wirtschaftlichen Eigentümer gerichteten schriftlichen Aufforderung der Emittentin, einer Garantin oder in deren Namen (die so rechtzeitig erfolgt, dass der Gläubiger bzw. der wirtschaftliche Eigentümer dieser Aufforderung mit zumutbaren Anstrengungen nachkommen kann, in jedem Fall aber mindestens 30 Tage, bevor ein Einbehalt oder Abzug erforderlich wäre), einer aufgrund von Gesetzen, Abkommen, Verordnungen oder der Verwaltungspraxis in einer Maßgeblichen Steuerjurisdiktion vorgeschrieben Bescheinigungs-, Identifizierungs-, Informations-, oder sonstigen Nachweispflicht nachzukommen, die Voraussetzung für eine Befreiung von in der Maßgeblichen Steuerjurisdiktion erhobenen Steuern oder eine Reduzierung der Höhe des Abzugs oder Einhalts solcher Steuern ist (u. a. eine Bescheinigung, dass der Gläubiger bzw. der wirtschaftliche Eigentümer nicht in der Maßgeblichen Steuerjurisdiktion ansässig ist), jedoch jeweils nur, soweit der Gläubiger bzw. der wirtschaftliche Eigentümer rechtlich berechtigt ist, die Bescheinigung, Information oder Dokumentation vorzulegen, oder

- (e) die wegen einer Rechtsänderung zu zahlen sind, welche später als 30 Tage nach Fälligkeit der betreffenden Zahlung oder, wenn dies später erfolgt, ordnungsgemäßer Bereitstellung aller fälligen Beträge und einer diesbezüglichen Bekanntmachung gemäß § 15 der Emissionsbedingungen wirksam wird, oder

- (f) jegliche Kombination der Absätze (a)-(e).

Zudem werden keine Zusätzlichen Beträge im Hinblick auf Zahlungen auf die Schuldverschreibungen an einen Gläubiger gezahlt, welcher die Zahlung als Treuhänder oder

such payment would be required by the laws of the Relevant Taxing Jurisdiction to be included in the income, for tax purposes, of a beneficiary or settlor with respect to such fiduciary or a member of such partnership or a beneficial owner who would not have been entitled to such Additional Amounts had such beneficiary, settlor, member or beneficial owner been the Holder of the Note.

For the avoidance of doubt, the withholding tax (*Kapitalertragsteuer*) currently levied in the Federal Republic of Germany at the level of the custodian bank and the solidarity surcharge (*Solidaritätszuschlag*) imposed thereon as well as church tax (*Kirchensteuer*) levied on the withholding tax pursuant to tax law as in effect as of the Issue Date do not constitute a tax or duty as described above in respect of which Additional Amounts would be payable by the Issuer.

§ 4 COVENANTS

(1) *Limitations on Incurrence of Financial Indebtedness.* The Guarantor undertakes that it will not, and will procure that none of its Subsidiaries will, after the Issue Date, incur any Financial Indebtedness if, immediately after giving effect to the incurrence of such additional Financial Indebtedness and the application of the net proceeds of such incurrence:

- (a) the sum of (i) the Consolidated Financial Indebtedness of the Group as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Nominal Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published would exceed 60 per cent. of the sum of (without duplication) (x) Total Assets as of the immediately preceding

Personengesellschaft oder als sonstiger nicht alleiniger wirtschaftlicher Eigentümer der Zahlung erhält, soweit nach den Gesetzen der Maßgeblichen Steuerjurisdiktion eine solche Zahlung für Steuerzwecke dem Einkommen des Begünstigten bzw. Gründers eines Treuhandvermögens oder eines Gesellschafters der Personengesellschaft zugerechnet würde, der jeweils selbst nicht zum Erhalt von Zusätzlichen Beträgen berechtigt gewesen wäre, wenn der Begünstigte, Gründer eines Treuhandvermögens, Gesellschafter oder wirtschaftliche Eigentümer selbst Gläubiger der Schuldverschreibungen wäre.

Zur Klarstellung wird festgehalten, dass die gegenwärtig in der Bundesrepublik Deutschland gemäß dem zum Begebungstag geltenden Steuerrecht auf der Ebene der Depotbank erhobene Kapitalertragsteuer und der darauf anfallende Solidaritätszuschlag sowie die auf die Kapitalertragsteuer anfallende Kirchensteuer keine Steuern oder Abgaben der vorstehend beschriebenen Art darstellen, für die von der Emittentin Zusätzliche Beträge zu zahlen wären.

§ 4 VERPFLICHTUNGSERKLÄRUNGEN

(1) *Beschränkungen für das Eingehen von Finanzverbindlichkeiten.* Die Garantin verpflichtet sich, nach dem Begebungstag keine Finanzverbindlichkeiten einzugehen und sicherzustellen, dass ihre Tochtergesellschaften nach dem Begebungstag keine Finanzverbindlichkeiten eingehen, wenn jeweils unmittelbar nach Wirksamwerden des Eingehens solcher weiterer Finanzverbindlichkeiten und der Verwendung des damit erzielten Nettoerlöses eine der folgenden Bedingungen erfüllt wären:

- (a) die Summe aus (i) den Konsolidierten Finanzverbindlichkeiten der Gruppe zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem Nennbetrag der Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, würde einen Betrag in Höhe von 60 % der Summe (unter

Reporting Date for which Consolidated Financial Statements of the Guarantor have been published, (y) the purchase price of any Real Estate Property acquired or contracted for acquisition since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (z) the proceeds of any Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published (but only to the extent such proceeds were not used to acquire Real Estate Property or to reduce Financial Indebtedness); or

- (b) the sum of (i) the Consolidated Secured Financial Indebtedness of the Group as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Nominal Secured Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published would exceed 45 per cent. of the sum of (without duplication) (x) Total Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published, (y) the purchase price of any Real Estate Property acquired or contracted for acquisition since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (z) the proceeds of any Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial

Ausschluss einer Doppelberücksichtigung) aus (x) der Bilanzsumme zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, (y) dem Kaufpreis für Immobilienvermögen, das seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, erworben wurde oder für dessen Erwerb seit diesem Zeitpunkt eine Verpflichtung eingegangen wurde, und (z) dem Erlös aus Finanzverbindlichkeiten, die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde (jedoch nur soweit dieser Erlös nicht zum Erwerb von Immobilienvermögen oder zur Verringerung von Finanzverbindlichkeiten verwendet wurde) übersteigen; oder

- (b) die Summe aus (i) den Besicherten Konsolidierten Finanzverbindlichkeiten der Gruppe zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem Nennbetrag der Besicherten Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, würde einen Betrag in Höhe von 45 % der Summe (unter Ausschluss einer Doppelberücksichtigung) aus (x) der Bilanzsumme zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, (y) dem Kaufpreis für Immobilienvermögen, das seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, erworben wurde oder für dessen Erwerb seit diesem Zeitpunkt eine Verpflichtung eingegangen

Statements of the Guarantor have been published (but only to the extent such proceeds were not used to acquire Real Estate Property or to reduce Financial Indebtedness).

wurde, und (z) dem Erlös aus Finanzverbindlichkeiten, die seit dem unmittelbar vorangegangenen Berichtsstichtag eingegangen wurden, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde (jedoch nur soweit dieser Erlös nicht zum Erwerb von Immobilienvermögen oder zur Verringerung von Finanzverbindlichkeiten verwendet wurde) übersteigen.

- (2) *Maintenance of Consolidated Coverage Ratio.* The Guarantor undertakes that on each Reporting Date the Consolidated Coverage Ratio will be at least 1.80 to 1.00.
- (2) *Einhaltung des Konsolidierten Deckungsgrads.* Die Garantin verpflichtet sich, dass der Konsolidierte Deckungsgrad an jedem Berichtsstichtag mindestens 1,80 zu 1,00 betragen wird.
- (3) *Maintenance of Total Unencumbered Assets.* The Guarantor undertakes that from the Issue Date the sum of (i) the Unencumbered Assets as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (ii) the Net Unencumbered Assets newly recorded since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published will at no time be less than 125 per cent. of the sum of (x) the Unsecured Financial Indebtedness as of the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published and (y) the Net Nominal Unsecured Financial Indebtedness incurred since the immediately preceding Reporting Date for which Consolidated Financial Statements of the Guarantor have been published.
- (3) *Einhaltung des Gesamtbetrags des Unbelasteten Vermögens.* Die Garantin verpflichtet sich, dass ab dem Begebungstag die Summe aus (i) dem Unbelasteten Vermögen zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (ii) dem seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, neu erfassten Unbelasteten Nettovermögen zu keiner Zeit weniger als 125 % der Summe aus (x) den Unbesicherten Finanzverbindlichkeiten zum unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, und (y) dem Nennbetrag der Unbesicherten Finanzverbindlichkeiten (netto), die seit dem unmittelbar vorangegangenen Berichtsstichtag, zu dem ein Konzernabschluss der Garantin veröffentlicht wurde, eingegangen wurden, betragen wird.
- (4) *Reports.* For so long as any Notes are outstanding, the Guarantor shall post on its website,
 - (a) within 120 days after the end of each of the Guarantor's fiscal years, annual reports containing the following information:
 - (i) audited consolidated financial statements in accordance with IFRS as adopted by the EU and the management report in accordance
- (4) *Berichte.* Solange Schuldverschreibungen ausstehen, veröffentlicht die Garantin die folgenden Angaben auf ihrer Internetseite:
 - (a) innerhalb von 120 Tagen nach dem Ende jedes Geschäftsjahres einen Geschäftsbericht der Garantin mit den folgenden Angaben:
 - (i) einem geprüften Konzernabschluss nach den in der EU anwendbaren International Financial Reporting Standards (IFRS) und einen

with section 315 of the German Commercial Code (*Handelsgesetzbuch*);

- (ii) in addition to the requirements of IFRS and of the German Commercial Code (*Handelsgesetzbuch*) the management report to the consolidated financial statements should include information on compliance by the Guarantor with the covenants "*Limitations on Incurrence of Financial Indebtedness*", "*Maintenance of Consolidated Coverage Ratio*" and "*Maintenance of Total Unencumbered Assets*"; and

- (iii) the audit opinion of the independent auditors on the consolidated financial statements;

- (b) within 60 days after the end of each of the first three fiscal quarters in each fiscal year of the Guarantor, unaudited condensed consolidated quarterly financial statements in accordance with IFRS as adopted by the EU and the requirements of section 37w of the German Securities Trading Act (*Wertpapierhandelsgesetz - WpHG*), which will include information on compliance with the covenants "*Limitations on Incurrence of Financial Indebtedness*", "*Maintenance of Consolidated Coverage Ratio*" and "*Maintenance of Total Unencumbered Assets*".

§ 5 RESOLUTIONS OF HOLDERS - AMENDMENTS TO THE GUARANTEE

The Holders of each series of Notes may consent to amendments of this Guarantee in respect of the respective series of Notes by majority resolution passed in accordance with § 14 of the Conditions, provided that no obligation to make any payment or render any other performance shall be imposed on any Holder by majority resolution.

Majority resolutions shall be binding on all Holders of the respective series of Notes. Resolutions which

Lagebericht nach § 315 HBG;

- (ii) zusätzlich zu den Anforderungen nach IFRS und HGB soll der Lagebericht zum Konzernabschluss Angaben enthalten über die Einhaltung der Verpflichtungserklärungen zu "*Beschränkungen für das Eingehen von Finanzverbindlichkeiten*", "*Einhaltung des Konsolidierten Deckungsgrads*" und "*Einhaltung des Gesamtbetrags des Unbelasteten Vermögens*" durch die Garantin; und

- (iii) dem Bestätigungsvermerk des Abschlussprüfers zum Konzernabschluss;

- (b) innerhalb von 60 Tagen nach dem Ende jedes der ersten drei Quartale jedes Geschäftsjahres der Garantin einen ungeprüften verkürzten Konzern-Zwischenabschluss nach den in der EU anwendbaren IFRS und den Anforderungen des § 37w Wertpapierhandelsgesetz (WpHG), der Angaben über die Einhaltung der Verpflichtungserklärungen zu "*Beschränkungen für das Eingehen von Finanzverbindlichkeiten*", "*Einhaltung des Konsolidierten Deckungsgrads*" und "*Einhaltung des Gesamtbetrags des Unbelasteten Vermögens*" enthält.

§ 5 BESCHLÜSSE DER GLÄUBIGER - ÄNDERUNGEN DER GARANTIE

Die Gläubiger jeder Serie von Schuldverschreibungen können durch Mehrheitsbeschluss gemäß § 14 der Emissionsbedingungen Änderungen dieser Garantie im Hinblick auf die jeweilige Serie von Schuldverschreibungen zustimmen. Eine Verpflichtung zur Leistung kann für die Gläubiger durch Mehrheitsbeschluss nicht begründet werden.

Mehrheitsbeschlüsse sind für alle Gläubiger der jeweiligen Serie von Schuldverschreibungen

do not provide for identical conditions for all Holders of the respective Series of Notes are void, unless Holders who are disadvantaged have expressly consented to their being treated disadvantageously.

§ 6 DEFINITIONS

Unless otherwise defined in this Guarantee, terms used herein and defined in the Conditions shall have the meaning attributed to them in the Conditions.

"Additional Amounts" has the meaning assigned to such term in § 3.

"Affiliate" means any affiliated company (*verbundenes Unternehmen*) within the meaning of section 15 of the German Stock Corporation Act (*Aktiengesetz*).

"Capital Market Indebtedness" means any present or future obligation for the payment of borrowed money (including obligations by reason of any guarantee or other liability agreement for such obligations of third parties) which is in the form of, or represented by, bonds, notes or other securities which are capable of being quoted, listed, dealt in or traded on a stock exchange, over-the-counter-market or other recognised securities market.

"Code" has the meaning assigned to such term in § 3(e).

"Conditions" means the terms and conditions of the relevant Notes issued under the Programme, as annexed to the relevant Global Note.

"Consolidated Adjusted EBITDA" means the number set out under the heading "*EBITDA (adjusted)*" in the Consolidated Financial Statements of the Guarantor covering the applicable Relevant Period.

"Consolidated Coverage Ratio" means the ratio of (A) the aggregate amount of Consolidated Adjusted EBITDA in the Relevant Period to (B) the aggregate amount of Net Cash Interest in the Relevant Period.

"Consolidated Financial Indebtedness" means Financial Indebtedness of the Guarantor and any of its Subsidiaries, on a consolidated basis determined

verbindlich. Ein Mehrheitsbeschluss der Gläubiger, der nicht gleiche Bedingungen für alle Gläubiger vorsieht, ist unwirksam, es sei denn die benachteiligten Gläubiger stimmen ihrer Benachteiligung ausdrücklich zu.

§ 6 DEFINITIONEN

Soweit diese Garantie keine anderslautenden Definition enthält, haben hierin verwendete Begriffe, die in den Emissionsbedingungen definiert sind, jeweils die ihnen in den Emissionsbedingungen zugewiesene Bedeutung.

"Zusätzliche Beträge" hat die diesem Begriff in § 3 zugewiesene Bedeutung.

"Verbundenes Unternehmen" bezeichnet ein verbundenes Unternehmen im Sinne von § 15 Aktiengesetz (AktG).

"Kapitalmarktverbindlichkeit" bezeichnet jede gegenwärtige oder künftige Verbindlichkeit zur Rückzahlung aufgenommener Geldbeträge (einschließlich Verbindlichkeiten aus Garantien oder sonstigen Haftungsvereinbarungen für solche Verbindlichkeiten Dritter), die in Form von Anleihen, Schuldverschreibungen oder sonstigen Wertpapieren, die an einer Börse, einem außerbörslichen Markt oder an einem anderen anerkannten Wertpapiermarkt notiert, zugelassen oder gehandelt werden können, verbrieft, verkörpert oder dokumentiert ist.

"Code" hat die diesem Begriff in § 3(e) zugewiesene Bedeutung.

"Emissionsbedingungen" bezeichnet die der jeweiligen Globalurkunde beigefügten Emissionsbedingungen der jeweiligen unter dem Programm begebenen Schuldverschreibungen.

"Konsolidiertes Bereinigtes EBITDA" bezeichnet den unter der Überschrift "*EBITDA (bereinigt um Sondereinflüsse)*" im Konzernabschluss der Garantin für den jeweiligen Maßgeblichen Zeitraum angegebenen Zahlenwert.

"Konsolidierter Deckungsgrad" bezeichnet das Verhältnis (A) des Gesamtbetrags des Konsolidierten Bereinigten EBITDA im Maßgeblichen Zeitraum zu (B) dem Gesamtbetrag des Zinszahlungssaldo im Maßgeblichen Zeitraum.

"Konsolidierte Finanzverbindlichkeiten" bezeichnet die nach IFRS ermittelten Finanzverbindlichkeiten der Garantin und ihrer

in accordance with IFRS.

"Consolidated Financial Statements" means, with respect to any Person, collectively, the consolidated financial statements and notes to those financial statements, of that Person and its subsidiaries prepared in accordance with IFRS.

"Consolidated Secured Financial Indebtedness" means that portion of the Consolidated Financial Indebtedness of the Group that is secured by a Lien on properties or other assets of the Guarantor or any of its Subsidiaries.

"Financial Indebtedness" means (without duplication) any indebtedness (excluding any indebtedness owed to another member of the Group) for or in respect of:

- (i) money borrowed;
- (ii) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (iii) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, commercial papers, debentures, loan stock or any similar instrument;
- (iv) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (v) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing, but excluding bank guarantee facilities (as amended from time to time) made or to be made available by financial institutions to the Guarantor or a Subsidiary under which the Guarantor or the respective Subsidiary may request the issue of a bank guarantee or bank guarantees in favour of a person who agrees to purchase a Real Estate Property owned by the Guarantor or a Subsidiary;

Tochtergesellschaften auf konsolidierter Basis.

"Konzernabschluss" bezeichnet in Bezug auf eine Person zusammenfassend den nach IFRS erstellten Konzernabschluss mit Anhang für diese Person und ihre Tochterunternehmen.

"Besicherte Konsolidierte Finanzverbindlichkeiten" bezeichnet den Teil der Konsolidierten Finanzverbindlichkeiten der Gruppe, der mit Sicherungsrechten an Immobilien oder sonstigen Vermögenswerten der Garantin oder ihrer Tochtergesellschaften besichert ist.

"Finanzverbindlichkeiten" bezeichnet (unter Ausschluss einer Doppelberücksichtigung) alle Verbindlichkeiten (ausgenommen solche gegenüber anderen Mitgliedern der Gruppe) für oder in Bezug auf:

- (i) aufgenommene Gelder;
- (ii) alle aus Akzepten im Rahmen von Akzeptkreditfazilitäten oder dematerialisierten Vergleichbaren aufgenommenen Beträge;
- (iii) alle aus Fazilitäten für die Emission kurzfristiger Schuldtitel oder aus der Begebung von Anleihen, Schuldverschreibungen, Commercial Paper oder sonstigen Schuldtiteln oder vergleichbaren Instrumenten aufgenommenen Beträge;
- (iv) veräußerte oder diskontierte Forderungen (mit Ausnahme von Forderungen, die regresslos verkauft werden);
- (v) die Aufnahme von Beträgen im Rahmen anderer Transaktionen (einschließlich Terminverkauf oder -kauf), die wirtschaftlich einer Kreditaufnahme gleichkommen, ausgenommen jedoch Bankgarantie-Fazilitäten (wie jeweils geändert), die der Garantin oder einer Tochtergesellschaft von Finanzinstituten gewährt werden oder gewährt werden sollen und in deren Rahmen die Garantin bzw. die jeweilige Tochtergesellschaft die Ausstellung einer oder mehrerer Bankgarantien zugunsten einer Person verlangen kann, die sich zum Erwerb von Immobilienvermögen von der Garantin oder einer Tochtergesellschaft verpflichtet

(vi) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and

(vii) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (i) to (vi) above.

"Group" means the Guarantor together with its Subsidiaries.

"Guarantee" has the meaning assigned to such term in § 1(1).

"Guaranteed Obligations" has the meaning assigned to such term in § 1(7).

"Guarantor" means Vonovia SE, Düsseldorf, Federal Republic of Germany.

"Holders" has the meaning assigned to such term in § 1(1).

"IFRS" means the International Financial Reporting Standards as adopted by the European Union and as published by the International Accounting Standards Board, as in effect from time to time.

"Incur" means, with respect to any Financial Indebtedness or other obligation of any Person, to create, assume, guarantee or otherwise become liable in respect of such Financial Indebtedness or other obligation, and **"incurrence"** and **"incurred"** have the meanings correlative to the foregoing.

"Issue Date" means the issue date of the relevant Notes.

"Issuer" means Vonovia Finance B.V., Amsterdam, The Netherlands.

"Lien" means (without duplication) any lien, mortgage, trust deed, deed of trust, deed, pledge, security interest, assignment for collateral purposes, deposit arrangement, or other security agreement, excluding any right of setoff but including, without limitation, any conditional sale or other title retention

hat;

(vi) einen Aufwendungsersatzanspruch in Bezug auf eine Bürgschaft, eine Freistellungsverpflichtung, eine Garantie, ein Standby- oder Dokumentenakkreditiv oder ein anderes von einer Bank oder einem Finanzinstitut ausgestelltes Instrument; und

(vii) Verbindlichkeiten aus einer Garantie, Bürgschaft oder Freistellungsverpflichtung in Bezug auf Verbindlichkeiten der in den vorstehenden Absätzen (i) bis (vi) genannten Art.

"Gruppe" bezeichnet die Garantin und ihre Tochtergesellschaften.

"Garantie" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"Garantierte Verpflichtungen" hat die diesem Begriff in § 1(7) zugewiesene Bedeutung.

"Garantin" bezeichnet die Vonovia SE, Düsseldorf, Bundesrepublik Deutschland.

"Gläubiger" hat die diesem Begriff in § 1(1) zugewiesene Bedeutung.

"IFRS" bezeichnet die nach der EU anwendbaren International Financial Reporting Standards des International Accounting Standards Board in jeweils geltender Fassung.

"Eingehen" bezeichnet in Bezug eine Finanzverbindlichkeit oder eine sonstige Verbindlichkeit einer Person die Begründung, Übernahme, die Abgabe einer Garantie oder Bürgschaft dafür oder eine anderweitige Übernahme der Haftung für diese Finanzverbindlichkeit oder sonstige Verbindlichkeit; das **"Eingehen"** bzw. **"eingegangen"** sind entsprechend auszulegen.

"Begebungstag" bezeichnet den Tag der Begebung der jeweiligen Schuldverschreibungen.

"Emittentin" bezeichnet die Vonovia Finance B.V., Amsterdam, Niederlande.

"Sicherungsrecht" bezeichnet (unter Ausschluss einer Doppelberücksichtigung) Sicherungsrechte, Grundpfandrechte, Sicherung-Treuhandverträge (*trust-deed* oder *deed of trust*), Sicherungs-Urkunden (*deed*), Pfandrechte, Verpfändungsvereinbarungen,

agreement, any financing lease having substantially the same economic effect as any of the foregoing, and any other like agreement granting or conveying a security interest *in rem* (*dingliches Sicherungsrecht*), to a Person that is not a member of the Group, in each case to secure outstanding Financial Indebtedness, but in each case excluding

- (i) any encumbrance registered in department 2 (*Abteilung 2*) of a German land register (*Grundbuch*);
- (ii) any Lien arising in connection with a disposal of an asset in the ordinary course of business including, without limitation, any Lien created in assets subject to a sale agreement for the purposes of financing the purchase price;
- (iii) any Lien securing Financial Indebtedness outstanding on the Issue Date;
- (iv) any Lien in respect of which an unconditional deletion consent (*Löschungsbewilligung*) has been delivered to the relevant member of the Group;
- (v) any Lien arising by operation of law (or by agreement having the same effect) or in the ordinary course of business, *provided that* any Lien arising in the ordinary course of business over Real Estate Property shall not be excluded;
- (vi) any cash collateral posted in connection with cross-currency and interest rate hedging transactions; and
- (vii) any Lien on bank accounts under general terms and conditions of any provider of such bank accounts.

Sicherungsabtretungen, Sicherungsübereignungen, Hinterlegungsvereinbarungen oder sonstige Sicherungsabreden, ausgenommen Rechte zur Aufrechnung, jedoch u. a. einschließlich bedingte Kaufverträge oder Vereinbarungen mit Eigentumsvorbehalt, Finanzierungsleasingverträge, die wirtschaftlich im Wesentlichen den vorgenannten Vereinbarungen gleichkommen, sowie sonstige Vereinbarungen, die ein dingliches Sicherungsrecht gewähren oder übertragen, und zwar einer Person, die nicht Mitglied der Gruppe ist, jeweils zur Besicherung ausstehender Finanzverbindlichkeiten, jedoch keine

- (i) in Abteilung 2 eines deutschen Grundbuchs eingetragene Belastungen;
- (ii) Sicherungsrechte, die im Zusammenhang mit der Veräußerung eines Vermögenswerts im Rahmen der gewöhnlichen Geschäftstätigkeit entstehen, u. a. Sicherungsrechte an Vermögenswerten, die Gegenstand eines Kaufvertrags sind, zur Finanzierung des Kaufpreises;
- (iii) Sicherungsrechte, die zum Begebungstag ausstehende Finanzverbindlichkeiten besichern;
- (iv) Sicherungsrechte, für die dem maßgeblichen Mitglied der Gruppe eine unbedingte Löschungsbewilligung übermittelt wurde;
- (v) Sicherungsrechte, die kraft Gesetzes (oder kraft einer Vereinbarung mit derselben Wirkung) oder im Rahmen der gewöhnlichen Geschäftstätigkeit entstehen, wobei im Rahmen der gewöhnlichen Geschäftstätigkeit entstehende Sicherungsrechte an Immobilienvermögen jedoch nicht ausgeschlossen sind;
- (vi) Barsicherheiten, die im Zusammenhang mit Währungs- und Zinsabsicherungsgeschäften gestellt werden; und
- (vii) Sicherungsrechte an Bankkonten nach Maßgabe der allgemeinen Geschäftsbedingungen des Anbieters der

Bankkonten.

"Material Subsidiary" means any Subsidiary of the Guarantor whose total assets are at least equal to 5 per cent. of the total assets of the Group.

"Net Cash Interest" means all interest and other financing charges accrued to persons who are not members of the Group less the amount of any interest and other financing charges accrued to be received from persons who are not members of the Group, in each case, excluding any one-off financing charges (including without limitation, any one-off fees and/or break costs).

"Net Nominal Financial Indebtedness" means the nominal amount of Financial Indebtedness incurred minus the nominal amount of Financial Indebtedness repaid.

"Net Nominal Secured Financial Indebtedness" means the nominal amount of Secured Financial Indebtedness incurred minus the nominal amount of Secured Financial Indebtedness repaid.

"Net Nominal Unsecured Financial Indebtedness" means the nominal amount of Unsecured Financial Indebtedness incurred minus the nominal amount of Unsecured Financial Indebtedness repaid.

"Net Unencumbered Assets" means, on a consolidated basis determined in accordance with IFRS, the value of any Real Estate Property of the Guarantor and its Subsidiaries not subject to any Lien acquired plus the value of all other assets of the Guarantor and its Subsidiaries not subject to any Lien acquired minus the value of such assets which (i) have been disposed of or (ii) have become subject to a Lien.

"Notes" means the notes issued under the Programme by the Issuer from time to time.

"Paying Agent" means, subject to any variation, termination, appointment or change in accordance with § 7 of the Conditions, Deutsche Bank Aktiengesellschaft, Frankfurt am Main, Federal

"Wesentliche Tochtergesellschaft" bezeichnet eine Tochtergesellschaft der Garantin, deren Bilanzsumme mindestens 5 % der Bilanzsumme der Gruppe ausmacht.

"Zinszahlungssaldo" bezeichnet alle an Personen, die nicht Mitglied der Gruppe sind, zu zahlenden Zinsen und sonstigen Finanzierungskosten abzüglich des Betrags aller von Personen, die nicht Mitglied der Gruppe sind, zu erhaltenden Zinsen und sonstigen Finanzierungskosten, jeweils ausgenommen einmalige Finanzierungskosten (u. a. einmalige Entgelte und/oder Vorfälligkeitsentschädigungen).

"Nennbetrag der Finanzverbindlichkeiten (netto)" bezeichnet den Nennbetrag der eingegangenen Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Finanzverbindlichkeiten.

"Nennbetrag der Besicherten Finanzverbindlichkeiten (netto)" bezeichnet den Nennbetrag der eingegangenen Besicherten Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Besicherten Finanzverbindlichkeiten.

"Nennbetrag der Unbesicherten Finanzverbindlichkeiten (netto)" bezeichnet den Nennbetrag der eingegangenen Unbesicherten Finanzverbindlichkeiten abzüglich des Nennbetrags der zurückgezahlten Unbesicherten Finanzverbindlichkeiten.

"Unbelastetes Nettovermögen" bezeichnet den nach IFRS auf konsolidierter Basis ermittelten Wert des erworbenen Immobilienvermögens der Garantin und ihrer Tochtergesellschaften, das nicht Gegenstand eines Sicherungsrechts ist, zuzüglich des Werts aller sonstigen erworbenen Vermögenswerte der Garantin und ihrer Tochtergesellschaften, die nicht Gegenstand eines Sicherungsrechts sind, abzüglich des Werts solcher Vermögenswerte, die (i) veräußert wurden oder (ii) Gegenstand eines Sicherungsrechts geworden sind.

"Schuldverschreibungen" bezeichnet die von der Emittentin jeweils im Rahmen des Programms begebenen Schuldverschreibungen.

"Zahlstelle" bezeichnet vorbehaltlich einer Änderung, Abberufung, Bestellung oder eines Wechsels nach § 7 der Emissionsbedingungen die Deutsche Bank Aktiengesellschaft, Frankfurt am

Republic of Germany.

"Person" means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organisation, limited liability company or government (or any agency or political subdivision thereof) or other entity.

"Real Estate Property" means the real estate property of such Person and its subsidiaries.

"Relevant Period" means the respective most recent four consecutive quarters ending prior to the respective date of determination of the Consolidated Coverage Ratio.

"Relevant Taxing Jurisdiction" has the meaning assigned to such term in § 3.

"Reporting Date" means 31 March, 30 June, 30 September and 31 December of each year.

"Secured Financial Indebtedness" means that portion of the aggregate principal amount of all outstanding Financial Indebtedness of the Group that is secured by a Lien on properties or other assets of the Group.

"Securitised Capital Market Indebtedness" means any Capital Market Indebtedness incurred in respect of or in connection with any securitisation or similar financing arrangement relating to assets owned by the Guarantor or its Subsidiaries and where the recourse of the holders of such Capital Market Indebtedness against the Guarantor is limited solely to such assets or any income generated therefrom.

"Subsidiary" means any Person that must be consolidated with the Guarantor for the purposes of preparing Consolidated Financial Statements of the Guarantor.

"Total Assets" means the value of the consolidated total assets of the Guarantor and its Subsidiaries, as such amount appears, or would appear, on a consolidated balance sheet of the Guarantor prepared in accordance with IFRS, *provided that* "Total Assets" shall include the proceeds of the Financial Indebtedness or Secured Financial Indebtedness to be incurred.

"Unencumbered Assets" means without duplication,

Main, Bundesrepublik Deutschland.

"Person" bezeichnet natürliche Personen, Körperschaften, Personengesellschaften, Joint Ventures, Vereinigungen, Aktiengesellschaften, Trusts, nicht rechtsfähige Vereinigungen, Gesellschaften mit beschränkter Haftung, staatliche Stellen (oder Behörden oder Gebietskörperschaften) oder sonstige Rechtsträger.

"Immobilienvermögen" bezeichnet das Immobilienvermögen der betreffenden Person und ihrer Tochterunternehmen.

"Maßgeblicher Zeitraum" bezeichnet die letzten vier vor dem jeweiligen Tag der Feststellung des Konsolidierten Deckungsgrads endenden aufeinanderfolgenden Quartale.

"Maßgebliche Steuerjurisdiktion" hat die diesem Begriff in § 3 zugewiesene Bedeutung.

"Berichtsstichtag" ist der 31. März, 30. Juni, 30. September und 31. Dezember eines jeden Jahres.

"Besicherte Finanzverbindlichkeiten" bezeichnet den Teil des Gesamtnennbetrags aller ausstehenden Finanzverbindlichkeiten der Gruppe, der mit Sicherungsrechten an Immobilien oder sonstigen Vermögenswerten der Gruppe besichert ist.

"Verbriefte Kapitalmarktverbindlichkeit" bezeichnet jede Kapitalmarktverbindlichkeit aus oder im Zusammenhang mit einer Verbriefung oder vergleichbaren Finanzierungsvereinbarung in Bezug auf Vermögenswerte der Garantin oder ihrer Tochtergesellschaften, bei der die Rückgriffsrechte der Gläubiger der betreffenden Kapitalmarktverbindlichkeit auf die Garantin ausschließlich auf die betreffenden Vermögenswerte oder die daraus erzielten Erträge beschränkt ist.

"Tochtergesellschaft" bezeichnet jede Person, die bei der Erstellung der Konzernabschlüsse der Garantin mit ihr konsolidiert werden muss.

"Bilanzsumme" bezeichnet den Wert der konsolidierten Bilanzsumme der Garantin und ihrer Tochtergesellschaften, der in einer nach IFRS erstellten konsolidierten Bilanz der Garantin erscheint oder erscheinen würde, wobei die "Bilanzsumme" die Zuflüsse aus den einzugehenden Finanzverbindlichkeiten oder Besicherten Finanzverbindlichkeiten einschließt.

"Unbelastetes Vermögen" bezeichnet ohne doppelte

(i) the value of any Real Estate Property, on a consolidated basis determined in accordance with IFRS, of the Guarantor and its Subsidiaries that is not subject to any Lien, plus (ii) the value of all other assets of the Guarantor and its Subsidiaries that is not subject to any Lien (where in case of (i) and (ii) the value of Real Estate Property, on a consolidated basis determined in accordance with IFRS, and other assets shall be equal to such amounts that appear, or would appear, on a consolidated balance sheet of the Guarantor prepared in accordance with IFRS).

"Unsecured Financial Indebtedness" means that portion of the aggregate principal amount of all outstanding Financial Indebtedness of the Group that is not Secured Financial Indebtedness.

§ 7 APPLICABLE LAW, PLACE OF JURISDICTION, LANGUAGE AND ENFORCEMENT

- (1) *Applicable Law.* This Guarantee, as to form and content, and all rights and obligations of the Holders and the Guarantor, shall be governed by the laws of the Federal Republic of Germany, without giving effect to the principles of conflict of laws.
- (2) *Submission to Jurisdiction.* The place of non-exclusive jurisdiction for any action or other legal proceedings or in connection with this Guarantee shall be Frankfurt am Main.
- (3) *Original Text of Guarantee.* The original of this Guarantee shall be delivered to, and kept by, Deutsche Bank Aktiengesellschaft in its capacity as Fiscal Agent under the Programme. The Fiscal Agent does not act as agent, fiduciary or in any other similar capacity for the Holders.
- (4) *Holders Third Party Beneficiaries.* This Guarantee constitutes a contract for the benefit of the Holders from time to time as third party beneficiaries in accordance with § 328(1) of the German Civil Code (*Bürgerliches Gesetzbuch*) giving rise to the right of each Holder to require performance of this Guarantee directly from the Guarantor and to enforce this Guarantee directly against the Guarantor.

Berücksichtigung (i) den nach IFRS auf konsolidierter Basis ermittelten Wert des Immobilienvermögens der Garantin und ihrer Tochtergesellschaften, das nicht Gegenstand eines Sicherungsrechts ist, zuzüglich (ii) des Werts aller sonstigen Vermögenswerte der Garantin und ihrer Tochtergesellschaften, die nicht Gegenstand eines Sicherungsrechts sind (wobei im Fall von (i) und (ii) der nach IFRS auf konsolidierter Basis ermittelte Wert des Immobilienvermögens und der sonstigen Vermögenswerte dem Betrag entspricht, der in einer nach IFRS erstellten konsolidierten Bilanz der Garantin erscheint oder erscheinen würde).

"Unbesicherte Finanzverbindlichkeiten" bezeichnet den Teil des Gesamtnennbetrags aller ausstehenden Finanzverbindlichkeiten der Gruppe, bei dem es sich nicht um Besicherte Finanzverbindlichkeiten handelt.

§ 7 ANWENDBARES RECHT, GERICHTSSTAND, SPRACHE UND GERICHTLICHE GELTENDMACHUNG

- (1) *Anwendbares Recht.* Form und Inhalt dieser Garantie sowie die Rechte und Pflichten der Gläubiger und der Garantin bestimmen sich nach dem Recht der Bundesrepublik Deutschland, unter Ausschluss des internationalen Privatrechts.
- (2) *Gerichtsstand.* Frankfurt am Main ist nicht ausschließlicher Gerichtsstand für sämtliche im Zusammenhang mit dieser Garantie entstehende Klagen oder sonstige Verfahren.
- (3) *Originaltext der Garantie.* Das Original dieser Garantie wird der Deutsche Bank Aktiengesellschaft in ihrer Eigenschaft als Fiscal Agent unter dem Programm ausgehändigt und von dieser verwahrt. Der Fiscal Agent handelt nicht als Beauftragter, Treuhänder oder in einer ähnlichen Eigenschaft für die Gläubiger.
- (4) *Gläubiger als begünstigte Dritte.* Diese Garantie stellt einen Vertrag zugunsten der Gläubiger als begünstigte Dritte im Sinne des § 328 Abs. 1 BGB dar, der jedem Gläubiger das Recht gibt, die Garantin unmittelbar aus dieser Garantie auf Erfüllung in Anspruch zu nehmen und Ansprüche aus dieser Garantie unmittelbar gegen die Garantin durchzusetzen.

- (5) *Language*. This Guarantee is written in the German language and provided with an English language translation. The German text shall be controlling and binding. The English language translation is provided for convenience only.
- (6) *Enforcement*. Any Holder of Notes may in any proceedings against the Guarantor, or to which such Holder and the Guarantor are parties, protect and enforce in his own name his rights arising under this Guarantee on the basis of a copy of this Guarantee certified by an authorised person of the Paying Agent without presentation of the original Guarantee.

Düsseldorf, [●] 2016

Vonovia SE

By: _____

Name:

Position:

By: _____

Name:

Position:

We accept the terms of the above Guarantee without recourse, warranty or liability and without acting as agent, fiduciary or in any similar capacity for any Holder.

Frankfurt am Main, [●] 2016

Deutsche Bank Aktiengesellschaft

By: _____

Name:

Position:

By: _____

Name:

Position:

- (5) *Sprache*. Diese Garantie ist in deutscher Sprache abgefasst. Eine Übersetzung in die englische Sprache ist beigelegt. Der deutsche Text ist bindend und maßgeblich. Die Übersetzung in die englische Sprache ist unverbindlich.

- (6) *Gerichtliche Geltendmachung*. Jeder Gläubiger von Schuldverschreibungen ist berechtigt, in jedem Rechtsstreit gegen die Garantin oder in jedem Rechtsstreit, in dem der Gläubiger und die Garantin Partei sind, seine Rechte aus dieser Garantie im eigenen Namen auf der Grundlage einer Kopie dieser Garantie, deren Übereinstimmung mit dem Original von einer dazu von der Zahlstelle ermächtigten Person bestätigt wurde, geltend zu machen, ohne dass eine Vorlage des Originals der Garantie erforderlich wäre.

Düsseldorf, [●] 2016

Vonovia SE

Durch: _____

Name:

Position:

Durch: _____

Name:

Position:

Wir nehmen die Bedingungen der vorstehenden Garantie ohne Obligo, Gewährleistung oder Haftung und ohne als Beauftragter, Treuhänder oder in einer ähnlichen Eigenschaft für einen Gläubiger zu handeln, an.

Frankfurt am Main, [●] 2016

Deutsche Bank Aktiengesellschaft

Durch: _____

Name:

Position:

Durch: _____

Name:

Position:

In case of Notes listed on the Luxembourg Stock Exchange or publicly offered in the Grand Duchy of Luxembourg, the Final Terms of Notes will be displayed on the website of the Luxembourg Stock Exchange (www.bourse.lu). In the case of Notes listed on any other stock exchange or publicly offered in one or more member states of the European Economic Area other than the Grand Duchy of Luxembourg, the Final Terms will be displayed on the website of Vonovia (www.vonovia.de).

FORM OF FINAL TERMS (MUSTER - ENDGÜLTIGE BEDINGUNGEN)

[Date]

[Datum]

Final Terms

Endgültige Bedingungen

Vonovia Finance B.V.

(having its corporate seat in Amsterdam, The Netherlands)

(mit eingetragenem Sitz in Amsterdam, Niederlande)

[Title of relevant Series of Notes]

[Bezeichnung der betreffenden Serie der Schuldverschreibungen]

issued pursuant to the

begeben aufgrund des

EUR 8,000,000,000

Debt Issuance Programme

of

der

Vonovia Finance B.V.

dated [●]

vom [●]

guaranteed by Vonovia SE

garantiert durch die Vonovia SE

Issue Price: [●] per cent.

Ausgabepreis: [●] %

Issue Date: [●]⁵

Begebungstag: [●]

Series No.: [●]

Serie Nr.: [●]

Tranche No.: [●]

Tranche Nr.: [●]

⁵ The "Issue Date" is the date of payment and issue of the Notes. In the case of free delivery, the Issue Date is the delivery date. Der "Tag der Begebung" ist der Tag, an dem die Schuldverschreibungen begeben und bezahlt werden. Bei freier Lieferung ist der Tag der Begebung der Tag der Lieferung.

These Final Terms have been prepared for the purpose of Article 5 (4) of the Directive 2003/71/EC of the European Parliament and of the Council of 4 November 2003, as amended (the "**Prospectus Directive**"), and must be read in conjunction with the Base Prospectus dated [●] 2016 (the "**Prospectus**") pertaining to the EUR 8,000,000,000 Debt Issuance Programme of Vonovia Finance B.V. (the "**Programme**") guaranteed by Vonovia SE [and the supplement[(s)] thereto dated [●]]. Full information on the Issuer, the Guarantor and the offer of the Notes is only available on the basis of the combination of the Prospectus and these Final Terms. The Prospectus and any supplement thereto are available for viewing in electronic form on the website of Vonovia SE (www.vonovia.de) and, if the Notes are listed on the Luxembourg Stock Exchange, in addition on the website of the Luxembourg Stock Exchange (www.bourse.lu), and copies may be obtained from Vonovia SE, Münster Straße 248, 40470 Düsseldorf, Federal Republic of Germany. [A summary of the individual issue of the Notes is annexed to these Final Terms.]⁶

Diese Endgültigen Bedingungen werden für die Zwecke des Artikels 5 Absatz 4 der Richtlinie 2003/71/EC, in der jeweils gültigen Fassung, (die "Prospektrichtlinie") abgefasst und sind in Verbindung mit dem Basisprospekt vom [●] 2016 (der "Prospekt") über das EUR 8.000.000.000 Debt Issuance Programme der Vonovia Finance B.V. (das "Programme") garantiert durch die Vonovia SE [und [dem Nachtrag] [den Nachträgen] dazu vom [●]] zu lesen. Vollständige Information in Bezug auf die Emittentin, die Garantin und das Angebot der Schuldverschreibungen ergibt sich zusammen aus dem Prospekt und diesen Endgültigen Bedingungen. Der Prospekt sowie jeder Nachtrag können in elektronischer Form auf der Internetseite der Vonovia SE (www.vonovia.de) und, sofern die Schuldverschreibungen an der Luxemburger Wertpapierbörse notiert werden, auf der Internetseite der Luxemburger Wertpapierbörse (www.bourse.lu) eingesehen werden. Kopien sind erhältlich bei der Vonovia SE, Münster Straße 248, 40470 Düsseldorf, Bundesrepublik Deutschland. [Eine Zusammenfassung der einzelnen Emission der Schuldverschreibungen ist diesen Endgültigen Bedingungen angefügt.]

⁶ Not applicable in the case of an issue of Notes with a minimum denomination of at least EUR 100,000. Nicht anwendbar im Fall einer Emission von Schuldverschreibungen mit einer Mindeststückelung in Höhe von mindestens EUR 100.000.

Part I: Terms and Conditions

Teil I: Emissionsbedingungen

[A. In the case the options applicable to the relevant Tranche of Notes are to be determined by replicating the relevant provisions set forth in the Prospectus as Option I or Option II including certain further options contained therein, respectively, and completing the relevant placeholders, insert:⁷

A. Falls die für die betreffende Tranche von Schuldverschreibungen geltenden Optionen durch Wiederholung der betreffenden im Prospekt als Option I oder Option II aufgeführten Angaben (einschließlich der jeweils enthaltenen bestimmten weiteren Optionen) bestimmt und die betreffenden Platzhalter vervollständigt werden, einfügen:

The Terms and Conditions applicable to the Notes (the "**Conditions**") and the [German] [English] language translation thereof, are as set out below.

*Die für die Schuldverschreibungen geltenden Emissionsbedingungen (die "**Bedingungen**") sowie die [deutschsprachige] [englischsprachige] Übersetzung sind wie nachfolgend aufgeführt.*

[in the case of Notes with fixed interest rates replicate here the relevant provisions of Option I including relevant further options contained therein, and complete relevant placeholders]

[im Fall von Schuldverschreibungen mit fester Verzinsung hier die betreffenden Angaben der Option I (einschließlich der betreffenden weiteren Optionen) wiederholen und betreffende Platzhalter vervollständigen]

[in the case of Notes with floating interest rates replicate here the relevant provisions of Option II including relevant further options contained therein, and complete relevant placeholders]

[im Fall von Schuldverschreibungen mit variabler Verzinsung hier die betreffenden Angaben der Option II (einschließlich der betreffenden weiteren Optionen) wiederholen und betreffende Platzhalter vervollständigen]

[B. In the case the options applicable to the relevant Tranche of Notes are to be determined by referring to the relevant provisions set forth in the Prospectus as Option I or Option II including certain further options contained therein, respectively, insert:

B. Falls die für die betreffende Tranche von Schuldverschreibungen geltenden Optionen, die durch Verweisung auf die betreffenden im Prospekt als Option I oder Option II aufgeführten Angaben (einschließlich der jeweils enthaltenen bestimmten weiteren Optionen) bestimmt werden, einfügen:

This Part I. of the Final Terms is to be read in conjunction with the set of Terms and Conditions that apply to Notes with [fixed] [floating] interest rates (the "**Terms and Conditions**") set forth in the Prospectus as [Option I] [Option II]. Capitalized terms shall have the meanings specified in the Terms and Conditions.

*Dieser Teil I. der Endgültigen Bedingungen ist in Verbindung mit dem Satz der Emissionsbedingungen, der auf Schuldverschreibungen mit [fester] [variabler] Verzinsung Anwendung findet (die "**Emissionsbedingungen**"), zu lesen, der als [Option I] [Option II] im Prospekt enthalten ist. Begriffe, die in den Emissionsbedingungen definiert sind, haben dieselbe Bedeutung, wenn sie in diesen Endgültigen Bedingungen verwendet werden.*

All references in these Final Terms to numbered Articles and sections are to Articles and sections of the Terms and Conditions.

⁷ To be determined in consultation with the Issuer. It is anticipated that this type of documenting the Conditions will be required where the Notes are to be publicly offered, in whole or in part, or to be initially distributed, in whole or in part, to non-qualified investors. Delete all references to B. Part I of the Final Terms including numbered paragraphs and subparagraphs of the Terms and Conditions.

In Abstimmung mit der Emittentin festzulegen. Es ist vorgesehen, dass diese Form der Dokumentation der Bedingungen erforderlich ist, wenn die Schuldverschreibungen insgesamt oder teilweise anfänglich an nicht qualifizierte Anleger verkauft oder öffentlich angeboten werden. Alle Bezüge auf B. Teil I der Endgültigen Bedingungen einschließlich der Paragraphen und Absätze der Anleihebedingungen entfernen.

Bezugnahmen in diesen Endgültigen Bedingungen auf Paragraphen und Absätze beziehen sich auf die Paragraphen und Absätze der Emissionsbedingungen.

The blanks in the provisions of the Terms and Conditions, which are applicable to the Notes shall be deemed to be completed by the information contained in the Final Terms as if such information were inserted in the blanks of such provisions. All provisions in the Terms and Conditions corresponding to items in these Final Terms which are indicated as "**not applicable**" shall be deemed to be deleted from the Terms and Conditions applicable to the Notes (the "**Conditions**").

*Die Platzhalter in den auf die Schuldverschreibungen anwendbaren Bestimmungen der Emissionsbedingungen gelten als durch die in den Endgültigen Bedingungen enthaltenen Angaben ausgefüllt, als ob die Platzhalter in den betreffenden Bestimmungen durch diese Angaben ausgefüllt wären. Sämtliche Bestimmungen der Emissionsbedingungen, die sich auf Variablen dieser Endgültigen Bedingungen beziehen, die als "**nicht anwendbar**" gekennzeichnet sind, gelten als in den auf die Schuldverschreibungen anwendbaren Emissionsbedingungen (die "**Bedingungen**") gestrichen.*

CURRENCY, DENOMINATION, FORM, CERTAIN DEFINITIONS (§ 1)

WÄHRUNG, STÜCKELUNG, FORM, DEFINITIONEN (§ 1)

Currency and Denomination

Währung und Stückelung

Specified Currency	[•]
<i>Festgelegte Währung</i>	[•]
Aggregate Principal Amount	[•]
<i>Gesamtnennbetrag</i>	[•]
Aggregate Principal Amount in words	[•]
<i>Gesamtnennbetrag in Worten</i>	[•]
Specified Denomination ⁸	[•]
<i>Festgelegte Stückelung</i>	[•]
Issue Date	[•]
<i>Begebungstag</i>	[•]

Global Note

Global Note

☐	Classical Global Note	
☐	New Global Note	
☐	Intended to be held in a manner which would allow Eurosystem eligibility	Note that if this item is applicable it simply means that the Notes are intended upon issue to be deposited with one of the international central securities depositaries (ICSDs) as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility

⁸ The minimum denomination of the Notes issued will be EUR 1,000 or an amount in any other currency which is at least equivalent on the issue date.

Die Mindeststückelung der Schuldverschreibungen, die begeben werden, ist EUR 1.000 oder ein am Tag der Begebung diesem Betrag mindestens entsprechender Betrag in einer anderen Währung.

criteria (ECB eligibility).

Note that if this item is not applicable at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

*Für eine Verwahrung
beabsichtigt, welche die
Kriterien der Eignung des
Eurosystems erfüllen würde*

*Im Fall der Anwendbarkeit dieses Punktes ist damit
beabsichtigt, die Schuldverschreibungen zum Zeitpunkt
ihrer Emission bei einer der internationalen zentralen
Verwahrstellen (ICSDs) als gemeinsame
Sicherheitsverwahrstelle (common safekeeper)
einzureichen. Das bedeutet nicht notwendigerweise, dass
die Schuldverschreibungen zum Zeitpunkt ihrer Emission
oder zu einem anderen Zeitpunkt während ihrer Laufzeit
als geeignete Sicherheit im Sinne der Geldpolitik des
Eurosystems und für Zwecke der untertägigen
Kreditfähigkeit durch das Eurosystem anerkannt werden.
Eine solche Anerkennung hängt davon ab, ob die EZB die
Kriterien der Eignung des Eurosystems als erfüllt ansieht.
Im Falle der Nichtanwendbarkeit dieses Punktes zum
Zeitpunkt dieser Endgültigen Bedingungen könnten die
Schuldverschreibungen bei einer der internationalen
zentralen Verwahrstellen (ICSDs) als gemeinsame
Sicherheitsverwahrstelle (common safekeeper)
eingereicht werden, wenn die Kriterien der Eignung des
Eurosystems zu einem späteren Zeitpunkt so geändert
werden, dass die Schuldverschreibungen diese erfüllen
könnten. Das bedeutet nicht notwendigerweise, dass die
Schuldverschreibungen dann als geeignete Sicherheit im
Sinne der Geldpolitik des Eurosystems und für Zwecke
der untertägigen Kreditfähigkeit durch das Eurosystem
anerkannt würden. Eine solche Anerkennung hängt davon
ab, ob die EZB die Kriterien der Eignung des
Eurosystems als erfüllt ansieht.*

Certain Definitions

Definitionen

Clearing System

Clearingsystem



Clearstream Banking AG
Neue Börsenstraße 1
60487 Frankfurt am Main

- ☐ Germany
Clearstream Banking, *société anonyme*
42 Avenue JF Kennedy
1855 Luxembourg
The Grand Duchy of Luxembourg
- ☐ Euroclear Bank SA/NV, as Operator of the Euroclear System
1 Boulevard du Roi Albert II
1210 Brussels
Kingdom of Belgium

INTEREST (§ 4)

ZINSEN (§ 4)

- ☐ **Fixed Rate Notes (Option I)**
Festverzinsliche Schuldverschreibungen (Option I)

Rate of Interest and Interest Payment Dates

Zinssatz und Zinszahlungstage

Rate of Interest	[•]% per annum
Zinssatz	[•]% per annum
Interest Commencement Date	[•]
Verzinsungsbeginn	[•]
Interest Payment Date(s)	[•]
Zinszahlungstag(e)	[•]
First Interest Payment Date	[•]
Erster Zinszahlungstag	[•]
Initial Broken Amount per Specified Denomination <i>Anfänglicher Bruchteilzinsbetrag je Festgelegte Stückelung</i>	[•]
Last Interest Payment Date preceding the Maturity Date <i>Letzter Zinszahlungstag, der dem Fälligkeitstag vorangeht</i>	[•]
Final Broken Amount per Specified Denomination <i>Abschließender Bruchteilzinsbetrag je Festgelegte Stückelung</i>	[•]
Number of regular Interest Payment Dates per calendar year ⁹ <i>Anzahl der regulären Zinszahlungstage im Kalenderjahr</i>	[•]

Day Count Fraction

Zinstagequotient

- ☐ Actual/365 or Actual/Actual (ISDA)
- ☐ Actual/Actual (ICMA)
- ☐ Actual/365 (Fixed)
- ☐ Actual/360

⁹ only relevant where the Specified Currency is Euro and the Day Count Fraction is Actual/Actual (ICMA).
nur einschlägig, falls die Festgelegte Währung Euro ist und der Zinstagequotient Actual/Actual (ICMA) anwendbar ist.

☐ 30/360 or 360/360 or Bond Basis

☐ 30E/360 or Eurobond Basis

☐ **Floating Rate Notes (Option II)**

Variabel verzinsliche Schuldverschreibungen (Option II)

Interest Payment Dates

Zinszahlungstage

Interest Commencement Date [•]

Verzinsungsbeginn [•]

Specified Interest Payment Dates [•]

Festgelegte Zinszahlungstage [•]

Specified Interest Period(s) [•] [weeks/months]

Festgelegte Zinsperiode(n) [•]

[Wochen/Monate]

Business Day Convention

Geschäftstagskonvention

☐ Modified Following Business Day Convention
Modifizierte-Folgender-Geschäftstag-Konvention

☐ FRN Convention (specify period(s)) [•] [months]
FRN Konvention (Zeitraum angeben) [•] [Monate]

☐ Following Business Day Convention
Folgender-Geschäftstag-Konvention

☐ Preceding Business Day Convention
Vorangegangener-Geschäftstag-Konvention

Relevant Financial Center(s) Business Day

Relevante(s) Finanzzentrum(en) Geschäftstag

☐ **Relevant Financial Center(s) Business Day**
Relevante(s) Finanzzentren(um) Geschäftstag

Relevant Financial Centers [•]

Relevante Finanzzentren [•]

Rate of Interest

Zinssatz

☐ EURIBOR [•]
EURIBOR [•]

☐ LIBOR [•]

Interest Determination Date:
[first] [second] [relevant
financial center(s)] Business
Day [prior to commencement]
of Interest Period

LIBOR [•]

Zins-Festlegungstag: [erster]

		[zweiter] [relevante(s) Finanzzentrum(en)] Geschäftstag [vor Beginn] der jeweiligen Zinsperiode
☐	Interpolation ¹⁰ <i>Interpolation</i>	[first][last] Interest Period [erste][letzte] Zinsperiode
Margin <i>Marge</i>		[Yes/No] [Ja/Nein]
☐	Margin <i>Marge</i>	[•]% per annum [•]% <i>per annum</i>
☐	plus <i>plus</i>	
☐	minus <i>minus</i>	
Minimum and Maximum Rate of Interest <i>Mindest- und Höchstzinssatz</i>		[Yes/No] [Ja/Nein]
☐	Minimum Rate of Interest <i>Mindestzinssatz</i>	[•]% per annum [•]% <i>per annum</i>
☐	Maximum Rate of Interest <i>Höchstzinssatz</i>	[•]% per annum [•]% <i>per annum</i>
Day Count Fraction <i>Zinstagequotient</i>		
☐	Actual/365 or Actual/Actual (ISDA)	
☐	Actual/365 (Fixed)	
☐	Actual/360	
☐	30/360 or 360/360 or Bond Basis	
☐	30E/360 or Eurobond Basis	
PAYMENTS (§ 5) ZAHLUNGEN (§ 5)		
Business Day Geschäftstag		
☐	TARGET <i>TARGET</i>	[•] [•]
☐	Relevant Financial Centre(s) <i>Relevante(s) Finanzzentrum(en)</i>	[•] [•]

¹⁰ Only applicable in the case of a short/long first/last coupon.
Nur anwendbar im Falle von einem kurzen/langen ersten/letzten Kupon anwendbar.

REDEMPTION (§ 6)

RÜCKZAHLUNG (§ 6)

Final Redemption

Rückzahlung bei Endfälligkeit

☐	Maturity Date ¹¹	[•]
	<i>Fälligkeitstag</i>	[•]
☐	Redemption Month and Year ¹²	[•]
	<i>Rückzahlungsmonat und -jahr</i>	[•]

Early Redemption

Vorzeitige Rückzahlung

Early Redemption at the Option of the Issuer at Call Redemption Amount ¹³	[Yes/No]
<i>Vorzeitige Rückzahlung nach Wahl der Emittentin zum Wahl-</i>	<i>[Ja/Nein]</i>
<i>Rückzahlungsbetrag</i>	

Benchmark Yield

[[euro denominated
benchmark debt
security of the
Federal Republic of
Germany] [other
relevant
benchmark]
specifying the
following details:
ISIN or other
securities code,
relevant screenpage
at Bloomberg and
relevant time]

Benchmark-Rendite

[[Euro-Referenz-
Anleihe der
Bundesrepublik
Deutschland]
[andere
Referenzanleihe]
unter Angabe
folgender
Einzelheiten: ISIN
oder andere
Wertpapierkennung,
entsprechende
Bildschirmseite von

¹¹ Always to be inserted in case of fixed rate notes. Specify date for floating rate Notes, if applicable.

Im Falle von festverzinslichen Schuldverschreibungen immer auszufüllen. Genaues Datum für variabel verzinsliche Schuldverschreibungen angeben, sofern anwendbar.

¹² Specify relevant month for floating rate Notes, if applicable.

Betreffenden Monat für variabel verzinsliche Schuldverschreibungen angeben, sofern anwendbar.

¹³ Complete for fixed rate Notes

Für festverzinsliche Schuldverschreibungen auszufüllen

Percentage <i>Prozentsatz</i>	[•] [•]
Early Redemption at the Option of a Holder¹⁴ <i>Vorzeitige Rückzahlung nach Wahl eines Gläubigers</i>	[Yes/No] [Ja/Nein]
Put Redemption Date(s) <i>Wahlrückzahlungstag(e) (Put)</i>	[•] [•]
Put Redemption Amount(s) <i>Wahlrückzahlungsbetrag/-beträge (Put)</i>	[•] [•]
Early Redemption at the Option of the Issuer for Reasons of Minimal Outstanding Principal Amount <i>Vorzeitige Rückzahlung nach Wahl der Emittentin bei geringen ausstehenden Gesamtnennbetrag</i>	[Yes/No] [Ja/Nein]
Early Redemption at the Option of the Issuer at Trigger Call Redemption Amount upon the occurrence of a transaction related event <i>Vorzeitige Rückzahlung nach Wahl der Emittentin zum Ereignis-Wahl-Rückzahlungsbetrag bei Eintritt eines transaktionsbezogenen Ereignisses</i>	[Yes/No] [Ja/Nein]
Transaction <i>Transaktion</i>	[•] [•]
Transaction Notice Period <i>Transaktionsankündigungsfrist</i>	[Not applicable][•] [Nicht anwendbar][•]
Trigger Call Redemption Amount <i>Ereignis-Wahl-Rückzahlungsbetrag</i>	[•] [•]
AGENTS (§ 7) <i>AGENTS (§ 7)</i>	
Calculation Agent/specified office <i>Berechnungsstelle/bezeichnete Geschäftsstelle</i>	[Not applicable] [Deutsche Bank Aktiengesellschaft] [Conv-Ex Advisors Limited] [name and specified office] [Nicht anwendbar] [Deutsche Bank Aktiengesellschaft] [Conv-Ex Advisors Limited] [Name und bezeichnete Geschäftsstelle]

¹⁴ Complete for fixed rate Notes
Für festverzinsliche Schuldverschreibungen auszufüllen

NOTICES (§ 15)

MITTEILUNGEN (§ 15)

☐	Listing on Luxembourg Stock Exchange <i>Listing an der Luxemburger Börse</i>	
☐	Listing on exchange other than Luxembourg Stock Exchange/No listing <i>Notierung an einer anderen Börse als die Luxemburger Börse/Keine Notierung</i>	[stock exchange other than the Luxembourg Stock Exchange] [in] [/] [under][●] [newspaper or website] [andere Börse als die Luxemburger Börse] [in] [/] [unter][●] [Zeitung oder Internetseite]

LANGUAGE (§ 18)¹⁵

SPRACHE (§ 18)

☐	German and English (German binding) <i>Deutsch und Englisch (deutscher Text maßgeblich)</i>
☐	English and German (English binding) <i>Englisch und Deutsch (englischer Text maßgeblich)</i>
☐	German only <i>ausschließlich Deutsch</i>
☐	English only <i>ausschließlich Englisch</i>

¹⁵ To be determined in consultation with the Issuer. In the case of Notes in bearer form publicly offered, in whole or in part, in the Federal Republic of Germany, or distributed, in whole or in part, to non-qualified investors in the Federal Republic of Germany, German will be the controlling language. If, in the event of such public offer or distribution to non-qualified investors, however, English is chosen as the controlling language, a German language translation of the Conditions will be available from the principal office of Deutsche Annington Immobilien SE.

In Abstimmung mit der Emittentin festzulegen. Falls Inhaberschuldverschreibungen insgesamt oder teilweise öffentlich zum Verkauf in der Bundesrepublik Deutschland angeboten oder an nicht qualifizierte Investoren in der Bundesrepublik Deutschland verkauft werden, wird die deutsche Sprache maßgeblich sein. Falls bei einem solchen öffentlichen Verkaufsangebot oder Verkauf an nicht qualifizierte Investoren die englische Sprache als maßgeblich bestimmt wird, wird eine deutschsprachige Übersetzung der Bedingungen bei der Hauptgeschäftsstelle der Deutsche Annington Immobilien SE erhältlich sein.

Part II: Other Information¹⁶

Teil II: Andere Angaben

A. Essential information

Grundlegende Informationen

Interest of natural and legal persons involved in the issue/offer

Interessen von Seiten natürlicher und juristischer Personen, die an der Emission/dem Angebot beteiligt sind

- ☐ So far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer, except that certain Dealers and their affiliates may be customers of, and borrowers from the Issuer and the Guarantor and/or their affiliates. In addition, certain Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services for the Issuer and the Guarantor and/or their affiliates in the ordinary course of business.

Nach Kenntnis der Emittentin bestehen bei den an der Emission beteiligten Personen keine Interessen, die für das Angebot bedeutsam sind, außer, dass bestimmte Platzeure und mit ihnen verbundene Unternehmen Kunden von und Kreditnehmer der Emittentin und der Garantin und mit ihnen verbundenen Unternehmen sein können. Außerdem sind bestimmte Platzeure an Investment Banking Transaktionen und/oder Commercial Banking Transaktionen mit der Emittentin und der Garantin beteiligt, oder könnten sich in Zukunft daran beteiligen, und könnten im gewöhnlichen Geschäftsverkehr Dienstleistungen für die Emittentin und der Garantin und mit ihnen verbundene Unternehmen erbringen.

- ☐ Other interest (specify) [•]
Andere Interessen (angeben) [•]

Reasons for the offer¹⁷

[specify details]

Gründe für das Angebot

[Einzelheiten einfügen]

- Estimated net proceeds¹⁸ [•]
Geschätzter Nettobetrag der Erträge [•]
Estimated total expenses of the issue [•]
Geschätzte Gesamtkosten der Emission [•]

¹⁶ There is no obligation to complete Part II of the Final Terms in its entirety in case of Notes with a Specified Denomination of at least EUR 100,000 or its equivalent in any other currency, provided that such Notes will not be listed on any regulated market within the European Economic Area. To be completed in consultation with the Issuer.

If proceeds are intended for more than one use will need to split out and present in order of priority.

Es besteht keine Verpflichtung, Teil II. der Endgültigen Bedingungen bei Schuldverschreibungen mit einer festgelegten Stückelung von mindestens EUR 100.000 oder dem Gegenwert in einer anderen Währung vollständig auszufüllen, sofern diese Schuldverschreibungen nicht an einem geregelten Markt innerhalb des Europäischen Wirtschaftsraums zum Handel zugelassen werden. In Absprache mit der Emittentin auszufüllen.

Sofern die Erträge für verschiedene Verwendungszwecke bestimmt sind, sind diese aufzuschlüsseln und nach der Priorität der Verwendungszwecke darzustellen.

¹⁷ See "Use of Proceeds" wording in the Base Prospectus. If reasons for the offer is different from making profit and /or hedging certain risks include those reasons here.

Siehe "Verwendung des Erlöses" im Basisprospekt. Sofern die Gründe für das Angebot nicht in der Gewinnerzielung und/oder der Absicherung bestimmter Risiken bestehen, sind die Gründe hier anzugeben.

¹⁸ If proceeds are intended for more than one use will need to split out and present in order of priority.

Sofern die Erträge für verschiedene Verwendungszwecke bestimmt sind, sind diese aufzuschlüsseln und nach der Priorität der Verwendungszwecke darzustellen.

B. Information concerning the securities to be offered /admitted to trading
Informationen über die anzubietenden bzw. zum Handel zuzulassenden Wertpapiere

Securities Identification Numbers

Wertpapierkennnummern

[Temporary] ISIN Code <i>[Vorläufiger] ISIN Code</i>	[•]
[Temporary] Common Code <i>[Vorläufiger] Common Code</i>	[•]
[Temporary] German Securities Code <i>[Vorläufiger] Wertpapierkennnummer (WKN)</i>	[•]
Any other [temporay] securities number <i>Sonstige [vorläufige] Wertpapierkennnummer</i>	[•]

Global Note

Global Note

☐	Classical Global Note	
☐	New Global Note	
☐	Intended to be held in a manner which would allow Eurosystem eligibility	Note that if this item is applicable it simply means that the Notes are intended upon issue to be deposited with one of the international central securities depositaries (ICSDs) as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria (ECB eligibility). Note that if this item is not applicable at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met. <i>Für eine Verwahrung beabsichtigt, welche die Kriterien der Eignung des Eurosystems erfüllen würde</i> <i>Im Fall der Anwendbarkeit dieses Punktes ist damit beabsichtigt, die Schuldverschreibungen zum Zeitpunkt ihrer Emission bei einer der internationalen zentralen Verwahrstellen (ICSDs) als gemeinsame Sicherheitsverwahrstelle (common safekeeper) einzureichen. Das bedeutet nicht notwendigerweise, dass die Schuldverschreibungen zum Zeitpunkt ihrer Emission oder zu einem anderen Zeitpunkt während ihrer Laufzeit</i>

als geeignete Sicherheit im Sinne der Geldpolitik des Eurosystems und für Zwecke der untätigen Kreditfähigkeit durch das Eurosystem anerkannt werden. Eine solche Anerkennung hängt davon ab, ob die EZB die Kriterien der Eignung des Eurosystems als erfüllt ansieht.

Im Falle der Nichtanwendbarkeit dieses Punktes zum Zeitpunkt dieser Endgültigen Bedingungen könnten die Schuldverschreibungen bei einer der internationalen zentralen Verwahrstellen (ICSDs) als gemeinsame Sicherheitsverwahrstelle (common safekeeper) eingereicht werden, wenn die Kriterien der Eignung des Eurosystems zu einem späteren Zeitpunkt so geändert werden, dass die Schuldverschreibungen diese erfüllen könnten. Das bedeutet nicht notwendigerweise, dass die Schuldverschreibungen dann als geeignete Sicherheit im Sinne der Geldpolitik des Eurosystems und für Zwecke der untätigen Kreditfähigkeit durch das Eurosystem anerkannt würden. Eine solche Anerkennung hängt davon ab, ob die EZB die Kriterien der Eignung des Eurosystems als erfüllt ansieht.

Historic Interest Rates¹⁹

Zinssätze der Vergangenheit

Details of historic [EURIBOR] [LIBOR] rates can be obtained from

Einzelheiten der Entwicklung der [EURIBOR] [LIBOR] Sätze in der Vergangenheit können abgerufen werden unter

[not applicable]

[nicht anwendbar]

Reuters [EURIBOR01]
[LIBOR01]

Reuters [EURIBOR01]
[LIBOR01]

Yield²⁰

Rendite

Resolutions, authorizations and approvals by which the Notes will be created.
Beschlüsse, Ermächtigungen und Genehmigungen, welche die Grundlage für die Schaffung der Schuldverschreibungen bilden.

[not applicable][●]

[nicht anwendbar][●]

[specify details]

[Einzelheiten einfügen]

C. Terms and Conditions of the offer²¹

Bedingungen und Konditionen des Angebots

C.1 Conditions, offer statistics, expected timetable and action required to apply for the offer

¹⁹ Only applicable for Floating Rate Notes. Not required for Notes with a Specified Denomination of at least EUR 100,000.
Nur bei variabel verzinslichen Schuldverschreibungen anwendbar. Nicht anwendbar auf Schuldverschreibungen mit einer Stückelung von mindestens EUR 100.000.

²⁰ Only applicable for Fixed Rate Notes.
Nur bei festverzinslichen Schuldverschreibungen anwendbar.

²¹ Complete with respect to a public offer of Notes with a Specified Denomination of less than EUR 100,000.
Bei öffentlichem Angebot von Schuldverschreibungen mit einer festgelegten Stückelung von weniger als EUR 100.000 auszufüllen.

Angebotsstatistiken, erwarteter Zeitplan und erforderliche Maßnahmen für die Antragstellung

Conditions to which the offer is subject	[not applicable] [Specify details]
<i>Bedingungen, denen das Angebot unterliegt</i>	[nicht anwendbar] [Einzelheiten einfügen]
Total amount of the offer and description of the arrangements and time for announcing to the public the amount of the offer	[not applicable] [Specify details]
<i>Gesamtsumme des Angebots und Beschreibung der Vereinbarungen und des Zeitpunkts für die Ankündigung des endgültigen Angebotsbetrags an das Publikum</i>	[nicht anwendbar] [Einzelheiten einfügen]
Time period, including any possible amendments, during which the offer will be open	[not applicable] [Specify details]
<i>Frist - einschließlich etwaiger Änderungen - während der das Angebot vorliegt</i>	[nicht anwendbar] [Einzelheiten einfügen]
Description of the application process	[not applicable] [Specify details]
<i>Beschreibung des Prozesses für die Umsetzung des Angebots</i>	[nicht anwendbar] [Einzelheiten einfügen]
A description of the possibility to reduce subscriptions and the manner for refunding excess amount paid by applicants	[not applicable] [Specify details]
<i>Beschreibung der Möglichkeit zur Reduzierung der Zeichnungen und der Art und Weise der Erstattung des zu viel gezahlten Betrags an die Zeichner</i>	[nicht anwendbar] [Einzelheiten einfügen]
Details of the minimum and/or maximum amount of application, (whether in number of notes or aggregate amount to invest)	[not applicable] [Specify details]
<i>Einzelheiten zum Mindest- und/oder Höchstbetrag der Zeichnung (entweder in Form der Anzahl der Schuldverschreibungen oder des aggregierten zu investierenden Betrags)</i>	[nicht anwendbar] [Einzelheiten einfügen]
Method and time limits for paying up the notes and for delivery of the notes	[not applicable] [Specify details]
<i>Methode und Fristen für die Bedienung der Schuldverschreibungen und ihre Lieferung</i>	[nicht anwendbar] [Einzelheiten einfügen]
Manner and date in which results of the offer are to be made public	[not applicable] [Specify details]
<i>Art und Weise und Termin, auf die bzw. an dem die Ergebnisse des Angebots offen zu legen sind</i>	[nicht anwendbar] [Einzelheiten einfügen]
The procedure for the exercise of any right of pre-emption, the negotiability of subscription rights and the treatment of subscription rights not exercised.	[not applicable] [Specify details]
<i>Verfahren für die Ausübung eines etwaigen Vorzugsrechts, die Marktfähigkeit der Zeichnungsrechte und die Behandlung der nicht ausgeübten Zeichnungsrechte</i>	[nicht anwendbar] [Einzelheiten einfügen]

C.2 Plan of distribution and allotment²²

Plan für die Aufteilung der Wertpapiere und deren Zuteilung

If the Offer is being made simultaneously in the markets of two or more countries and if a tranche has been or is being reserved for certain of these, indicate such tranche

[not applicable] [Specify details]

Erfolgt das Angebot gleichzeitig auf den Märkten zwei oder mehrerer Ländern und wurde/ wird eine bestimmte Tranche einigen dieser Märkte vorbehalten, Angabe dieser Tranche

[nicht anwendbar]
[Einzelheiten einfügen]

Various categories of potential investors to which the notes are offered

[qualified investors pursuant to the Prospectus Directive] [and] [non-qualified investors]

Angabe der verschiedenen Kategorien der potentiellen Investoren, denen die Schuldverschreibungen angeboten werden

[Qualifizierte Anleger im Sinne der Prospektrichtlinie] [und] [Nicht-qualifizierte Anleger]

Process for notification to applicants of the amount allotted and indication whether dealing may begin before notification is made

[not applicable] [Specify details]

Verfahren zur Meldung des den Zeichnern zugeteilten Betrags und Angabe, ob eine Aufnahme des Handels vor dem Meldeverfahren möglich ist

[nicht anwendbar]
[Einzelheiten einfügen]

☐ Public offer in Luxembourg

Öffentliches Angebot in Luxemburg

Requires a notice before the commencement of the offer to be published on the website "www.bourse.lu" of the Luxembourg Stock Exchange

Bedarf einer Mitteilung vor Beginn des Angebots auf der Internetseite "www.bourse.lu" der Luxemburger Börse

C.3 Pricing²³

Kursfeststellung

Issue Price

[•]%

Ausgabepreis

[•]%

Expected price at which the notes will be offered

[Not applicable] [Specify details]

Kurs, zu dem die Schuldverschreibungen angeboten werden

[Nicht anwendbar]

[Einzelheiten einfügen]

Amount of expenses and taxes charged to the subscriber / purchaser

[Not applicable] [Specify details]

Kosten/Steuern, die dem Zeichner/Käufer in Rechnung gestellt werden

[Nicht anwendbar]

[Einzelheiten einfügen]

²² Complete with respect to a public offer of Notes with a Specified Denomination of less than EUR 100,000.

Bei öffentlichem Angebot von Schuldverschreibungen mit einer festgelegten Stückelung von weniger als EUR 100.000 auszufüllen.

²³ Only required for syndicated issues and Notes with a Specified Denomination of less than EUR 100,000.

Nur erforderlich bei syndizierten Ziehungen und Schuldverschreibungen mit einer Stückelung von weniger als EUR 100.000.

C.4	Placing and underwriting²⁴ Platzierung und Emission Name and address of the co-ordinator(s) of the global offer and of single parts of the offer and, to the extent known to the Issuer or the offeror, or the placers in the various countries where the offer takes place. <i>Name und Anschrift des Koordinator/der Koordinatoren des globalen Angebots oder einzelner Teile des Angebots und - sofern der Emittentin oder dem Bieter bekannt - Angaben zu den Platzeuren in den einzelnen Ländern des Angebots</i> Method of distribution Vertriebsmethode ☐ Non-syndicated <i>Nicht syndiziert</i> ☐ Syndicated <i>Syndiziert</i>	[Not applicable] [Nicht anwendbar] [Specify details] [Einzelheiten einfügen]
	Subscription Agreement Übernahmevertrag Date of Subscription Agreement ²⁵ <i>Datum des Übernahmevertrages</i> Material Features of the Subscription Agreement <i>Hauptmerkmale des Übernahmevertrages</i>	[Not applicable] [Nicht anwendbar] [●] [●] [●] [●]
	Management Details including form of commitment ²⁶ <i>Einzelheiten bezüglich des Bankenkonsortiums einschließlich der Art der Übernahme</i> Dealer/Management Group (specify name(s) and address(es)) <i>Platzeur/Bankenkonsortium (Name(n) und Adresse(n) angeben)</i> ☐ Firm commitment <i>feste Zusage</i> ☐ No firm commitment/best efforts arrangements <i>Keine feste Zusage/zu den bestmöglichen Bedingungen</i>	[Not applicable] [Nicht anwendbar]
	Commissions ²⁷ <i>Provisionen</i>	[Not applicable] [Nicht anwendbar]

²⁴ Only required for syndicated issues and Notes with a Specified Denomination of less than EUR 100,000.
Nur erforderlich bei syndizierten Ziehungen und Schuldverschreibungen mit einer Stückelung von weniger als EUR 100.000.

²⁵ Only required for syndicated issues and Notes with a Specified Denomination of less than EUR 100,000.
Nur erforderlich bei syndizierten Ziehungen und Schuldverschreibungen mit einer Stückelung von weniger als EUR 100.000.

²⁶ Not required for Notes with a Specified Denomination of at least EUR 100,000.
Nicht erforderlich bei Schuldverschreibungen mit einer Stückelung von mindestens EUR 100.000.

²⁷ Not required for Notes with a Specified Denomination of at least EUR 100,000.
Nicht erforderlich bei Schuldverschreibungen mit einer Stückelung von mindestens EUR 100.000.

Management/Underwriting Commission (specify) [●]
Management- und Übernahmeprovision (angeben)

Selling Concession (specify) [●]
Verkaufsprovision (angeben)

Listing Commission (specify) [●]
Börsenzulassungsprovision (angeben)

Stabilising Dealer/Manager [Insert details] [None]
Kursstabilisierender Dealer/Manager [Einzelheiten einfügen]
 [keiner]

D. Admission to Trading and Dealing Arrangements

Zulassung zum Handel und Handelsregeln

Listing(s) [Yes] [No]
Börsenzulassung(en) [Ja] [Nein]

☐ Luxembourg Stock Exchange
 Luxemburger Börse

☐ [other stock exchange] [●]
 [andere Wertpapierbörse] [●]

Expected Date of admission²⁸ [not applicable] [●]
Erwarteter Termin der Zulassung [nicht anwendbar] [●]

Estimate of the total expenses related to admission to trading [●]
Geschätzte Gesamtkosten für die Zulassung zum Handel [●]

Regulated markets or equivalent markets on which, to the knowledge of the
 Issuer, notes of the same class of the notes to be offered or admitted to
 trading are already admitted to trading.²⁹ [●]
 [●]

*Angabe geregelter oder gleichwertiger Märkte, auf denen nach Kenntnis der
 Emittentin Schuldverschreibungen der gleichen Wertpapierkategorie, die
 zum Handel angeboten oder zugelassen werden sollen, bereits zu Handel
 zugelassen sind.*

☐ Regulated Market "Bourse de Luxembourg"
 Geregelter Markt "Bourse de Luxembourg"

☐ [other stock exchange]
 [andere Wertpapierbörse]

²⁸ To be completed only, if known.

Nur auszufüllen, sofern bekannt

²⁹ Only to be completed in case of an increase. In case of a fungible issue, need to indicate that the original notes are already admitted to trading. Not required for Notes with a Specified Denomination of at least EUR 100,000.

Nur auszufüllen im Falle einer Aufstockung. Im Falle einer Aufstockung, die mit einer vorangegangenen Emission fungible ist, ist die Angabe erforderlich, dass die ursprünglichen Schuldverschreibungen bereits zum Handel zugelassen sind. Nicht erforderlich bei Schuldverschreibungen mit einer festgelegten Stückelung von mindestens EUR 100.000.

Name and address of the entities which have commitment to act as intermediaries in secondary trading, providing liquidity through bid and offer rates and description of the main terms of their commitment ³⁰	[not applicable] [specify details]

Name und Anschrift der Institute, die aufgrund einer festen Zusage als Intermediäre im Sekundärhandel tätig sind und Liquidität mittels Geld- und Briefkursen erwirtschaften, und Beschreibung der Hauptbedingungen der Zusagevereinbarung	[nicht anwendbar] [Einzelheiten einfügen]

E. Additional Information
Zusätzliche Informationen

Rating ³¹	[not applicable] [●] ³²
Rating	[nicht anwendbar] [●]

[[Specify whether the relevant rating agency is established in the European Community and is registered or has applied for registration pursuant to Regulation (EC) No 1060/2009 of the European Parliament and of the Council of 16 September 2009 on credit rating agencies, as amended (the "**CRA Regulation**").]

The European Securities and Markets Authority ("**ESMA**") publishes on its website (www.esma.europa.eu) a list of credit rating agencies registered in accordance with the CRA Regulation. That list is updated within five working days following the adoption of a decision under Article 16, 17 or 20 CRA Regulation. The European Commission shall publish that updated list in the Official Journal of the European Union within 30 days following such update.

[Einzelheiten einfügen, ob die jeweilige Ratingagentur ihren Sitz in der Europäischen Gemeinschaft hat und gemäß Verordnung (EG) Nr. 1060/2009 des Europäischen Parlaments und des Rates vom 16. September 2009 über Ratingagenturen (in der jeweils aktuellen Fassung) (die "**Ratingagentur-Verordnung**") registriert ist oder die Registrierung beantragt hat.]

Die Europäische Wertpapier und Marktaufsichtsbehörde ("**ESMA**") veröffentlicht auf ihrer Internetseite (www.esma.europa.eu) ein Verzeichnis der nach der Ratingagentur-Verordnung registrierten Ratingagenturen. Dieses Verzeichnis wird innerhalb von fünf Werktagen nach Annahme eines Beschlusses gemäß Artikel 16, 17 oder 20 der Ratingagentur-Verordnung aktualisiert. Die Europäische Kommission veröffentlicht das aktualisierte Verzeichnis im Amtsblatt der Europäischen Union innerhalb von 30 Tagen nach der Aktualisierung.]

³⁰ Not required for Notes with a Specified Denomination of at least EUR 100,000.

Nicht erforderlich bei Schuldverschreibungen mit einer Stückelung von mindestens EUR 100.000.

³¹ Do not complete, if the Notes are not rated on an individual basis. In case of Notes with a Specified Denomination of less than EUR 100,000, need to include a brief explanation of the meaning of the ratings if this has been previously published by the rating provider.

Nicht auszufüllen, wenn kein Einzelrating für die Schuldverschreibungen vorliegt. Bei Schuldverschreibungen mit einer Stückelung von weniger als EUR 100.000, kurze Erläuterung der Bedeutung des Ratings, wenn dieses unlängst von der Ratingagentur erstellt wurde.

³² Insert brief explanation of the meaning of the rating.

Kurze Beschreibung des Ratings einzufügen.

F.	Information to be provided regarding the consent by the Issuer or person responsible for drawing up the Prospectus	[Not applicable]
	<i>Zur Verfügung zu stellende Informationen über die Zustimmung der Emittenten oder der für die Erstellung des Prospekts zuständigen Person</i>	[Nicht anwendbar]
	Final placement of the Notes in the following jurisdictions	[Luxembourg] [,] [and] [Austria] [,] [and] [Germany] [and] [The Netherlands]
	<i>Endgültige Platzierung der Schuldverschreibungen in den folgenden Jurisdiktionen</i>	[Luxemburg] [,] [und] [Österreich] [,] [und] [Deutschland] [und] [die Niederlande]
	Offer period during which subsequent resale or final placement of the Notes by Dealers and/or further financial intermediaries can be made	[Not applicable] [Specify offer period]
	<i>Angebotsfrist, während derer die spätere Weiterveräußerung oder endgültige Platzierung von Wertpapieren durch die Platzeure oder weitere Finanzintermediäre erfolgen kann</i>	[Nicht anwendbar] [Einzelheiten zur Angebotsfrist einfügen]

[Third Party Information

Informationen von Dritter Seite

With respect to any information included herein and specified to be sourced from a third party (i) the Issuer confirms that any such information has been accurately reproduced and as far as the Issuer is aware and is able to ascertain from information available to it from such third party, no facts have been omitted the omission of which would render the reproduced information inaccurate or misleading and (ii) the Issuer has not independently verified any such information and accepts no responsibility for the accuracy thereof.

Hinsichtlich der hierin enthaltenen und als solche gekennzeichneten Informationen von Seiten Dritter gilt Folgendes: (i) Die Emittentin bestätigt, dass diese Informationen zutreffend wiedergegeben worden sind und - soweit es der Emittentin bekannt ist und sie aus den von diesen Dritten zur Verfügung gestellten Informationen ableiten konnte - keine Fakten weggelassen wurden, deren Fehlen die reproduzierten Informationen unzutreffend oder irreführend gestalten würden; (ii) die Emittentin hat diese Informationen nicht selbständig überprüft und übernimmt keine Verantwortung für ihre Richtigkeit.]

Vonovia Finance B.V.

(as Issuer)

(als Emittentin)

DESCRIPTION OF RULES REGARDING RESOLUTIONS OF HOLDERS

The German Act on Issues of Debt Securities of 5 August 2009, as amended (*Gesetz über Schuldverschreibungen aus Gesamtemissionen*; "SchVG") provides that noteholders may with the consent of the issuer (where required) amend the terms and conditions or resolve on other matters concerning the debt securities by way of majority resolutions. If provided for in the terms and conditions, this applies *mutatis mutandis* for obligations that secure the debt securities. A majority resolution in accordance with the SchVG is binding for all holders of one series of the debt securities. The SchVG applies to debt securities that form an issue of identical debt securities" (*Gesamtemission*) which are governed by German law. Consequently, the SchVG applies to the Notes. The SchVG can also be applied to amend guarantees.

The following sections provide an overview of the statutory provisions of the SchVG with respect to the Notes.

Overview of the SchVG

Under the SchVG and in accordance with the Terms and Conditions of the Notes, it is possible to extensively change and therefore restructure the Terms and Conditions of the Notes and to adopt further measures concerning the Notes (where required) with the Issuer's consent. Any such amendments or measures are only binding in respect of the Notes and do not apply to any other issue of debt securities of the Issuer.

The Terms and Conditions of the Notes also provide for the appointment of a noteholders' representative for the Holders.

Individual subjects of resolutions

As provided for by the SchVG, the Notes do not provide for an exclusive list of admissible amendments to the Terms and Conditions or other measures on which the Holders may take a resolution. In accordance with Section 5 paragraph 3 sentence 1 numbers 1-10 SchVG, the individual subjects for resolutions may include (but are not limited to):

- (a) amendments to the principal claim (due date, amount, currency, rank, debtors, object of performance);
- (b) amendments to or removal of ancillary conditions of the Notes;
- (c) modification or waiver of a right of termination and removal of the effect of the collective right of termination;
- (d) substitution and release of security;
- (e) amendments to legal transactions with joint obligors; and
- (f) amendments to ancillary claims (due date, amount, exclusion, currency, rank, debtors, object of performance);

In addition, resolutions not affecting the contents of the Terms and Conditions may be passed on the subjects below:

- (a) exchange of the Notes for other debt securities or shares; and
- (b) appointment, duties and removal of a noteholders' representative.

Relevant Majorities of the SchVG

The Terms and Conditions apply the applicable majorities provided for by the SchVG. Hence, any resolutions which materially alter the terms and conditions or adopt other measures, in particular in the cases as listed in Section 5

paragraph 3 sentence 1 numbers 1-9 SchVG, require a majority of at least 75 % of the votes participating in the vote (a "**Qualified Majority**"). All other resolutions may generally be passed with a simple majority of 50 % of the participating votes.

Procedures for taking Holder Resolutions

(a) General

Resolutions of the Holders with respect to the Notes can be passed in a meeting (*Gläubigerversammlung*) in accordance with Sections 5 ff. SchVG or by way of a vote without a meeting pursuant to Section 18 and Sections 9 ff. SchVG (*Abstimmung ohne Versammlung*).

The Issuer or a noteholders' representative may convene and Holders who together hold 5 % of the outstanding nominal amount of the Notes for specified reasons permitted by the SchVG may demand in writing (i) to convene a meeting (*Gläubigerversammlung*) or (ii) a vote without a meeting, as the case may be.

The Issuer bears the costs of the vote and/or the meeting and, if a court has convened a meeting, also the costs of such proceedings.

All resolutions adopted must be properly published. Resolutions which amend or supplement the Terms and Conditions have to be implemented by supplementing or amending the Global Note.

If a resolution constitutes a breach of the SchVG or the Terms and Conditions, Holders who have filed a complaint within 14 days after publication of the resolution may bring an action to set aside such resolution. Such action must be filed with the competent court within one month following the publication of the resolution.

(b) Resolution by physical meeting

The meeting will be convened by way of a notice given to the Holders not later than 14 calendar days prior to the meeting. Attendance and exercise of voting rights at the meeting may be made subject to prior registration of Holders. The convening notice will provide what proof will be required for attendance and voting at the meeting. Each Holder may be represented in the meeting by proxy.

A resolution in the meeting can only be passed if a quorum of at least 50 % of the outstanding aggregate principal amount of the Notes is represented in the meeting. The chairman shall ascertain each Holder's entitlement to cast a vote based on evidence provided by such Holder and shall prepare a list of the Holders present or represented by proxy in the meeting.

(c) Resolution without a physical meeting

The voting will be conducted by a scrutineer (*Abstimmungsleiter*). Such scrutineer shall be (i) a notary public appointed by the Issuer, (ii) the noteholders' representative, if the vote was solicited by it, or (iii) a person appointed by the competent court.

The vote without a meeting will be convened by way of a notice given to the Holders to solicit their votes (*Aufforderung zur Stimmabgabe*) not later than 14 calendar days prior to the commencement of the vote. The solicitation notice shall set out the period within which votes may be cast (at least 72 hours), the agenda and the subject matter of the vote and the details of the conditions to be met for the votes to be valid. During the applicable voting period, the Holders may cast their votes to the scrutineer. Each Holder may be represented by proxy.

A resolution by way of the vote without a meeting can only be passed if a quorum of at least 50 % of the outstanding Notes by value participates in the vote during the voting period. The scrutineer shall ascertain each Holder's entitlement to cast a vote based on evidence provided by such Holder and shall prepare a list of the Holders entitled to vote.

(d) Resolution by (second) physical meeting

If the quorum of 50 % of the outstanding aggregate principal amount of the Notes is not met, the scrutineer or the chairman, as the case may be, may convene a (second) physical meeting of the Holders at which no quorum will be required, provided that where a resolution may only be adopted by a Qualified Majority, a quorum requires the presence of at least 25 %, of the outstanding Notes. For such (second) physical meeting the provisions set out under (b) apply *mutandis mutatis*.

Noteholders' Representative (*gemeinsamer Vertreter*)

A noteholders' representative may be appointed by way of a majority resolution passed by the Holders. If at the same time rights are assigned to the noteholders' representative, thereby enabling it to consent to material amendments to the Terms and Conditions on behalf of the Holders, the appointment requires a Qualified Majority.

The Holders may at any time and without reason terminate the appointment of the noteholders' representative by majority resolution with a simple majority. The noteholders' representative is bound by the Holders' instructions (which are based on the relevant majority resolutions).

Any individual or competent legal entity may be appointed as noteholders' representative, provided that, for the avoidance of conflicts of interest, certain disclosure requirements are to be met.

The duties and rights of the noteholders' representative are determined by the SchVG and any resolutions of the Holders. To the extent that the exercise of the Holders' rights has been transferred to the noteholders' representative, the Holders themselves may not assert these rights, unless the majority resolution of the Holders provides otherwise. The noteholders' representative's liability may be restricted in accordance with the SchVG.

DESCRIPTION OF THE ISSUER

General information

The Issuer was incorporated on 21 June 2013 under the laws of The Netherlands as a Dutch private company with limited liability (*besloten vennootschap met beperkte aansprakelijkheid*). Its first fiscal year ended on 31 December 2013. Each following fiscal year will be the calendar year.

On 13 April 2015, the shareholders' meeting of the Issuer resolved on a change of the Issuer's legal name from "Deutsche Annington Finance B.V." to "Vonovia Finance B.V.". The change was registered with the Dutch companies register on 7 July 2015.

The Issuer has its corporate seat in Amsterdam, The Netherlands and is registered in the Trade Register of the Dutch Chamber of Commerce under number 58224416. The address of the Issuer's registered office is Apollolaan 133-135, 1077 AR Amsterdam, The Netherlands, telephone number: + 31 20 607 7515.

Corporate Business

Pursuant to Article 3 of the articles of association of the Issuer, the objects of the Issuer are:

- to participate in, finance or hold any other interest in, or to conduct the management of, other legal entities, partnerships or enterprises;
- to borrow, to lend and to raise funds, including the issue of bonds, promissory notes or other securities or evidences of indebtedness, as well as to enter into agreements in connection with the aforementioned;
- to furnish guarantees, provide security, warrant performance or in any other way assume liability, whether jointly and severally or otherwise, for or in respect of obligations of group companies or other parties; and
- to do anything which, in the widest sense of the words, is connected with or may be conducive to the attainment of these objects.

Organisational structure

The Issuer is a wholly-owned subsidiary of Vonovia. The Issuer does not have any subsidiaries of its own. The Issuer is dependent upon the administrative and management services provided by the Guarantor.

Description of the Governing Bodies of the Issuer

Management Board

The current members of the Issuer's managing board are as follows:

Name	Occupation
Lars Schnidrig	Employee of Vonovia SE
Richard Ivo Larry van Dijk	Director of the Issuer.

Iwan Alouisius Antonius Oude Roelink

Director of the
Issuer

The current members of the managing board of the Issuer can be contacted at the address of the registered office of the Issuer.

There are no actual or potential conflicts of interest between the duties of the members of the managing board of the Issuer and their respective private interests or other duties.

Supervisory Board

The current members of the Issuer's supervisory board are as follows:

Name	Occupation
Dr. A. Stefan Kirsten (chairman of the supervisory board)	Member of the management board of Vonovia SE
Dr. Thomas Görgemanns	Employee of Vonovia SE
Christoph Schauerte	Employee of Vonovia SE

There are no actual or potential conflicts of interest between the duties of the members of the supervisory board of the Issuer and their respective private interests or other duties.

The current members of the supervisory board of the Issuer can be contacted at the address of the registered office of the Issuer.

Corporate governance

No specific rules apply to the Issuer under the Dutch corporate governance code, because the Dutch corporate governance code only applies to companies whose share are listed.

Share capital

The issued capital of Vonovia Finance B.V. amounts to EUR 18,000, divided into 18,000 registered shares of common stock with a par value of EUR 1 each, which are all held by Vonovia. The capital is fully issued and paid-up. The Issuer does not have authorised but unissued capital.

Investments

The Issuer has made no material investments since the date of its incorporation and, as at the date of this Prospectus, its management has made no firm commitments on such material investments in the future.

Business Overview

Pursuant to its corporate purpose, the Issuer acts as financing subsidiary of the Guarantor, the principal activity of the Issuer is the provision of loans to members of the Group financed with funds acquired from the capital market, bank loans and loans from other companies of the Group.

Because of its purely internal purpose, the Issuer does not have any markets in which it competes and, therefore, the Issuer cannot make a statement regarding its competitive position in any markets.

Legal and Arbitration Proceedings

There are currently no, and the Issuer has not been involved in any, governmental, legal or arbitration proceedings during the last twelve months, against or affecting the Issuer, nor is the Issuer aware of any pending or threatened proceedings, which (in either case) may have or have had in the recent past significant effects on the financial position or profitability or results of operations of the Issuer.

Material Agreements

The Issuer issued certain Notes (see under "*Material Agreements—Financing Agreements—Notes Issuances*"). Other than these notes issuances, the Issuer has not entered in any material agreements in the ordinary course of its business, which could result in any Group company (including the Issuer) being under an obligation or entitlement that is material to the ability of the Issuer or the Guarantor to meet its obligation to security holders in respect of the securities being issued.

Recent Developments

There are no recent events particular to the Issuer which are to a material extent relevant to the evaluation of the Issuer's solvency.

Trend Information and Significant Changes

There has been no material adverse change in the prospects of the Issuer since 31 December 2015.

There has been no significant change in the financial or trading position of the Issuer since 31 December 2015.

Auditors

The auditor of the Issuer's annual financial statements for the 2014 and 2015 fiscal years is PricewaterhouseCoopers Accountants NV, Fascinatio Boulevard 350, 3065 WB Rotterdam, P.O. Box 8800, 3009 A V Rotterdam, The Netherlands ("**PwC**"). The annual financial statements according to Dutch GAAP were audited by PwC and each provided with an unqualified auditor's opinion. PwC are independent auditors of which the responsible partner is a member of the NBA (*Nederlandse Beroepsorganisatie van Accountants*, The Netherlands Institute of Chartered Accountants).

Selected Financial Information for the Issuer

The following selected financial information for the Issuer is based on the audited annual financial statements of the Issuer (named Deutsche Annington Finance B.V. before July 2015) as of 31 December 2014 and 31 December 2015 (the "Financial Reports"). The Financial Reports are incorporated by reference in this Prospectus, and should be read together with it. The Financial Reports were prepared in accordance with Dutch GAAP. The annual financial statements of the Issuer were audited by PwC and issued in each case with an unqualified auditor's report.

Balance sheet data

	As of 31 December 2015	As of 31 December 2014
	<i>(in EUR thousand)</i>	
	<i>(audited)</i>	
Fixed assets.....	8,848,066	4,778,749
Current assets.....	71,441	73,997
Total assets.....	8,919,507	4,852,746
Equity	(22,171)	(16,021)
Long-term liabilities		
Hybrid bond	993,697	993,034
Bonds	7,157,639	3,795,518
Derivate financial liabilities	20,485	-
Total long-term liabilities	8,171,821	4,788,552
Current liabilities	769,857	80,215
Total equity and liabilities	8,919,507	4,852,746

DESCRIPTION OF THE GUARANTOR AND THE GROUP

The Guarantor's legal name is Vonovia SE. The Guarantor is the Group's holding company; the Group primarily operates under the commercial name "Vonovia".

Formation, incorporation, commercial name, fiscal year, registered office, corporate purpose and structure of the Group

The Guarantor was formed as a limited liability company (*Gesellschaft mit beschränkter Haftung*) under German law by memorandum of association dated 17 June 1998. Its legal name was "Deutsche Annington Immobilien GmbH" with its registered office in Frankfurt/Main, Germany, registered under the docket number HRB 45366 with the commercial register at the local court (*Amtsgericht*) of Frankfurt/Main, Germany. The Guarantor moved its headquarters to Mainz by decision of its shareholders dated 22 February 2001, and was registered with the commercial register at the local court (*Amtsgericht*) of Mainz, Germany, under the docket number HRB 7562.

On 31 July 2001, the shareholders' meeting decided to relocate the Guarantor's registered office to Düsseldorf, Germany. On 6 September 2001, the Guarantor was registered with the commercial register at the local court (*Amtsgericht*) of Düsseldorf, Germany under the docket number HRB 41246. On 17 January 2012, the shareholders' meeting approved a resolution to change the Guarantor's legal form to a stock corporation (*Aktiengesellschaft*) organised under German law and its legal name to "Deutsche Annington Immobilien AG". The change in legal form and name was registered with the commercial register at the local court (*Amtsgericht*) of Düsseldorf on 1 March 2012 under the docket number HRB 67443. On 11 June 2012, the shareholders' meeting approved a resolution to change the Guarantor's legal form to a European company (*Societas Europaea – SE*) governed by German and European law and its legal name to "Deutsche Annington Immobilien SE". All these changes were effected in accordance with the applicable provisions of the German Reorganisation and Transformation Act (*Umwandlungsgesetz*). The change in legal form and name was registered with the commercial register at the local court (*Amtsgericht*) of Düsseldorf on 21 June 2012 under docket number HRB 68115.

On 30 April 2015, the general shareholder's meeting resolved on a change of the Guarantor's legal name from "Deutsche Annington Immobilien SE" to "Vonovia SE". The change was registered with the German companies register (*Handelsregister*) on 19 August 2015.

The Guarantor is the Group's holding company; the Group currently primarily operates under the commercial name "Vonovia". The Guarantor's fiscal year is the calendar year.

The Guarantor's registered office is at Münsterstraße 248, 40470 Düsseldorf, Germany (tel. +49 (0) 234-314-0).

Duration of the Guarantor and corporate purpose

The Guarantor was established for an unlimited period of time.

Pursuant to Section 2 of the Guarantor's Articles of Association (*Satzung*), the Guarantor's corporate purpose is the conduct of real estate business and any related business of any kind, in particular the acquisition, the administration and the sale of developed and undeveloped properties and rights equivalent to title rights in real estate in Germany and abroad. The Guarantor may also acquire, hold or dispose of shares in German and foreign listed and non-listed companies and partnerships that conduct such activities. To this end, Vonovia may, in particular, be active in the fields of acquiring, erecting, conducting, supervising, operating and managing buildings in all legal forms and usage types and assume all tasks arising in the fields of operating residential and commercial buildings, of urban development and infrastructure, in particular acquiring, developing improving, redeveloping, encumbering, selling real estate and granting hereditary building rights (*Erbbaurechte*). The Guarantor may further be active in the fields

of developing and marketing any technical, commercial and other know-how and providing services of any kind in connection with such activities.

The Guarantor may dispose of any of its shareholdings and may in whole or in part carve out or transfer its business or any of its assets to affiliated entities. The Guarantor is entitled to centralise under its direction/control companies in which it holds an interest and/or restrict its activities to the management of such interest(s).

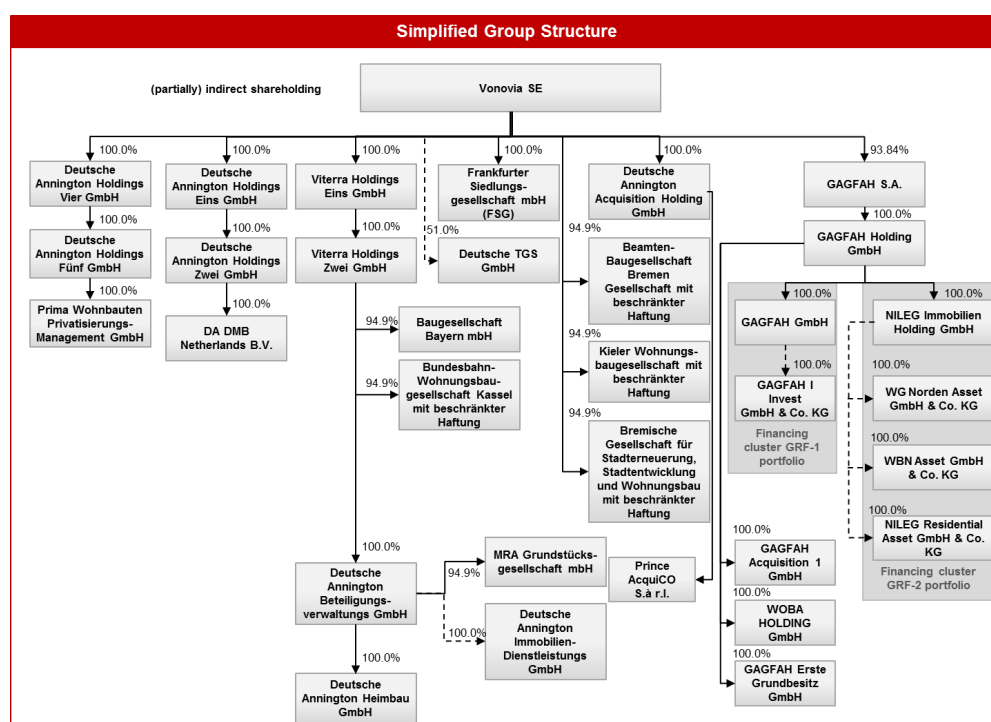
The Guarantor may also engage in any other business if this is suitable to achieve the corporate purpose of the Guarantor. The Guarantor may restrict its activities to the partial performance of the corporate purpose or may act through companies in which the Guarantor holds an interest. The Guarantor may establish branches in Germany and abroad.

The Guarantor shall not engage in activities which would make it an investment fund within the meaning of the German Investment Code (*Kapitalanlagegesetzbuch*). In particular, it was not founded with the primary objective of generating returns for its shareholders by selling its subsidiaries or affiliated companies.

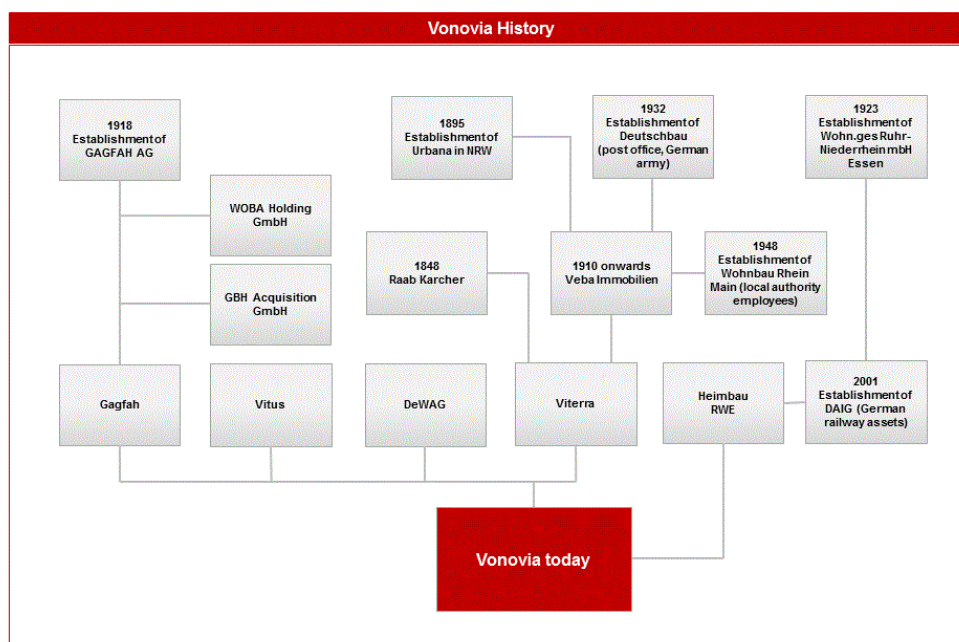
Group structure

The Guarantor is the holding company of the Group. The Guarantor's business is primarily conducted by the relevant operating subsidiaries. The Guarantor's consolidated financial statements include all material subsidiaries where Vonovia is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. The group of consolidated companies included 205 subsidiaries as of 31 December 2015.

The following diagram sets forth a current summary (in simplified form) of the Guarantor's significant subsidiaries as of 31 December 2015 taking into account the relevant successive interests (*durchgerechneter Beteiligungsanteil*). The shareholdings presented also include shareholdings of affiliated companies pursuant to Sections 15 *et seqq.* German Stock Corporation Act (*Aktiengesetz*). The Group's limited partnerships are held through third-party acquisition structures. Due to the applied calculation method, these are not represented in the chart below. The shareholdings presented below are rounded to two decimal points. The area shaded in grey denotes the financing cluster to which the respective companies belong.



History and development



Vonovia can trace its roots to the end of the nineteenth century. Deutsche Annington Immobilien GmbH, however, was officially founded in 1998, but remained dormant until the end of 2000. The Guarantor then acquired between 94.1 % and 94.9 % of the shares in ten regional German Railroad housing companies (*Eisenbahnwohnungsgesellschaften*), which represented 65,000 housing units of the BEV (*Bundeseisenbahnvermögen* – "**BEV**").

Later on, the Guarantor indirectly acquired a majority shareholding in BIG-Heimbau AG, Kronshagen/Kiel, with some 10,000 residential units in 2003. Another 4,500 residential units were acquired from RWE Systems Immobilien GmbH & Co. KG, Essen, at the end of 2004.

In 2005, the Guarantor acquired Viterra AG, the largest German housing company at the time with approximately 138,000 housing units. Viterra AG itself, can trace its residential property portfolio back to the establishment of Urbana in 1895, Veba Immobilien in 1910 and Deutschbau in 1923. This acquisition established the Guarantor, with its at that time approximately 220,000 residential units, as the leading company in the German residential real estate industry in terms of number of units and as a major player on the European level.

During 2006, the Guarantor focused on implementing and optimising the acquired structures, and thus completed its integration of Viterra AG by the end of the year.

The following years were dedicated to enhancing the Guarantor's overall efficiency and maintaining its growth, particularly by way of acquiring a majority shareholding of 94.5 % in Prima Wohnbauten Privatisierungs-Management GmbH, constituting 4,500 residential units in 2009, and by acquiring several small housing portfolios, which resulted in a total of 16,500 newly acquired housing units. Additionally, sales helped concentrate the property portfolio in metropolitan areas. In 2011, the percentage of the Guarantor's housing units located in cities with a population of over 100,000 reached approximately 69 %. This concentration of units supported a reliable and stable increase in the Guarantor's profits by further simplifying services and maintenance.

In April 2014, Vonovia completed the acquisition of the real estate business managed by DeWAG, and also entered into a contribution and investment agreement with a view to integrating parts of the real estate business of the Vitus Group, which closed on 1 October 2014. Together, the two transactions involved a combined portfolio of about

41,500 units as of 31 December 2013 for an aggregate acquisition price of approximately EUR 2.4 billion. 9,600 residential units of the residential units acquired in the Vitus Group Takeover were subsequently sold to a subsidiary of LEG Immobilien AG on 9 October 2014. The transaction closed on 23 October 2014.

In March 2015, the Guarantor closed the Gagfah Takeover under which it acquired 230,924,617 shares in Gagfah S.A. for a total mixed consideration of 86,839,593 shares in the Guarantor and approximately EUR 2.1 billion in cash (including the results of the sell-out right under Luxembourg Takeover Law which had been exercised until the end of 10 May 2015 for 12,355,521 Gagfah shares in return for consideration of EUR 109,710,051.14 and 4,355,790 shares of the Guarantor). The transaction involved a portfolio of 144,452 residential units, approximately 1,500 commercial units and approximately 30,000 parking spaces as of 31 December 2014.

Eisenbahnwohnungsgesellschaften (EWGs)

At the end of the 19th century, the influx of people from rural areas and an increasing birth rate resulted in both the rapid growth of the urban population and the scarcity of residential housing. In response, the German Railroad company eventually founded 18 housing companies and cooperatives (EWGs) that built affordable accommodation for the blue- and white-collar workers and civil servants of the German Railroad. These companies were included in the BEV and their housing capacity amounted to approximately 115,000 housing units. At the end of 2000, the German Parliament approved the privatisation of the EWGs and the federal government sold the companies to various bidders. The ten companies holding the majority of housing units, approximately 65,000 apartments, were purchased by Deutsche Annington Immobilien GmbH. 5.1 % of the shares of the companies remained with the BEV.

Viterra AG

Viterra AG, which accounts for the majority of housing units in the Guarantor's portfolio, was the result of a merger between Veba Immobilien AG and Raab Karcher AG in 1998. The Viterra Portfolio comprised about 138,000 owned or managed residential units geographically dispersed throughout Germany, a portfolio of approximately 40 residential and commercial development projects, and a portfolio of approximately 70 commercial and logistics assets.

Its origins, however, lie in the Rheinisch-Westfälische Wohnstätten AG, another housing company founded in 1933 for blue- and white-collar workers. Viterra AG therefore builds upon a historical background similar to that of the EWGs.

Viterra AG was acquired by Vonovia in 2005.

DeWAG

The DeWAG portfolio consists of approximately 11,500 residential and commercial units located predominantly in the metropolitan areas of Munich, Frankfurt, Düsseldorf, Cologne and Hamburg. On 26 February 2014, Vonovia entered into a share purchase agreement with the shareholders of DeWAG, pursuant to which Vonovia acquired 94 % of the shares in DeWAG. The total investment for the acquisition of DeWAG amounted around EUR 1.1 billion. The DeWAG acquisition closed on 1 April 2014.

Vitus Group

On 28 February 2014, Vonovia and the shareholders of the Vitus Group entered into a contribution and investment agreement that was amended and restated on 17 April 2014 (see "*Material Agreements — Agreements Entered into in Connection with Recent Acquisitions — Vitus Group Takeover*"). The closing of the Vitus Group Takeover took place on 1 October 2014. After the sale of around 9,600 residential units acquired in the Vitus Group Takeover located in North Rhine Westphalia, the Vitus Portfolio consists of approximately 20,400 residential units located mainly in the cities of Bremen and Kiel.

Gagfah

As of 31 December 2014, Gagfah, through its direct and indirect subsidiaries, held a portfolio of 144,452 residential units, approximately 1,500 commercial units and approximately 30,000 parking spaces located throughout Germany with a focus on Dresden, Berlin, Dortmund and Frankfurt. On 1 December 2014, the Guarantor announced its intention to submit a takeover offer for all shares in Gagfah by way of a combined cash and exchange offer against newly issued shares in the Guarantor and a cash payment. The Gagfah Takeover was closed on 6 March 2015. Ultimately, the Guarantor acquired 230,924,617 shares in Gagfah S.A. for a total mixed consideration of 86,839,593 shares in the Guarantor and approximately EUR 2.1 billion in cash (including the results of the sell-out right under Luxembourg Takeover Law which had been exercised until the end of 10 May 2015 for 12,355,521 Gagfah shares in return for consideration of EUR 109,710,051.14 and 4,355,790 shares of the Guarantor).

Business

Overview

Following completion of the Gagfah Takeover on 6 March 2015, Vonovia considers itself to be Germany's largest private-sector residential real estate company in terms of fair value of the Group portfolio and number of residential units owned, based on its internal market analysis. Vonovia also considers itself the second largest listed real estate company in continental Europe in terms of fair value of the Group portfolio. As of 31 December 2015, the Group portfolio consisted of about 357,117 residential units, 89,746 garages and parking spaces and 3,399 commercial units and was valued at an aggregate fair value of approximately EUR 24.2 billion.

In March 2015, Vonovia completed the Gagfah Takeover, thereby increasing the Group's portfolio to approximately 343,000 residential units. On 1 April 2015, Vonovia completed the acquisition of about 5,100 additional residential units and around 210 commercial units as well as approximately 2,000 garages and parking spaces from various companies of the CitCor Residential Group, a joint venture of Citigroup Property Investors and CORPUS SIREO (the Franconia Takeover). On 14 June 2015, the Guarantor entered into a share purchase agreement with a view to acquiring the SÜDEWO Portfolio with about 19,400 residential units, which was closed on 8 July 2015. As early as 2014, Vonovia began making use of new growth opportunities for its portfolio by enlarging its portfolio through the purchase of around 11,300 residential units within the scope of the DeWAG Acquisition on 1 April 2014 and of about 30,000 residential units in the Vitus Group Takeover on 1 October 2014. 9,600 of these 30,000 residential units were subsequently resold to a subsidiary of LEG Immobilien AG. To further optimize quality and geographic diversification of the portfolio held in Germany, Vonovia signed a purchase agreement with LEG Immobilien AG in December 2015 for the sale of a portfolio comprising approximately 13,800 units, primarily located in North Rhine-Westphalia, for a purchase price of approximately EUR 600 million, which is to close on 31 March 2016. Additionally, at the end of 2015, Vonovia signed a purchase agreement with another group of buyers for the sale of a portfolio comprising approximately 6,000 units located in northern Germany for a purchase price of approximately EUR 244.5 million, which closed as of 31 December 2015. In addition to these recent purchases and dispositions, the Guarantor signed a purchase agreement in late November 2015 on the acquisition of approximately 2,400 residential units, which closed on 1 January 2016. The 2,400 residential units are located in the cities of Göppingen, Munich, Mannheim, Braunschweig, Bremen and Karlsruhe. The purchase price for the 2,400 residential units amounted to EUR 257 million. Additionally, Vonovia acquired two real estate management companies with effect as of 1 January 2016 and will, as a result, manage a total of approximately 90,000 units (80,000 residential and 10,000 commercial units) in condominium and property administration, including on behalf of third parties, starting in the beginning of 2016.

Based on this expanded market position in Germany, Vonovia will have access to an even greater number of households along with their consumption patterns and thus to further sales potential. Moreover, Vonovia believes itself to be ideally positioned to take a leading role in the increasing consolidation of the German real estate sector. Based on its increased relevance at a European level, Vonovia also believes it is able to compete with other leading

international real estate companies on an equal footing. Following the Gagfah Takeover, unified structures and processes are being established which Vonovia believes will result in a variety of operational and financial synergies.

All of the Group's properties and business operations are located in Germany and benefit from the growth of the German economy in general and the growth of the German real estate market in particular. As of 31 December 2015, approximately 75% of the Group's entire portfolio (measured in residential units) was situated in German cities with more than 100,000 inhabitants. As a result of internal and external migrations, large cities are experiencing increasing populations whereas rural areas are suffering population losses (*Source: GdW, Data and Trends*). Approximately 88% of the portfolio was located in the former West German federal states (*alte Bundesländer*) including Berlin. Due to the size of its geographically diversified real estate portfolio and operations, Vonovia expects that changes in single local markets will not have a material effect on the Group's performance.

In addition, Vonovia believes that it will benefit from the demographic trend toward one- and two-person households and an ageing population (*Source: BBSR Regional Planning 2035 and Bertelsmann 2014*). Given the national average living area per household of 69.4 sqm in rented apartments and of 121.9 sqm in owner-occupied apartments as of 1 January 2013 (*Source: Federal Statistical Office, Housing*), Vonovia believes that, with the average unit size of 62 sqm and two to three rooms per unit in its portfolio, it is well-positioned to meet the increasing demand for units tailored to smaller households. In addition, the German residential real estate market is characterized by low tenant mobility and the long-term nature of contractual relationships, both of which contribute to make the residential rental business more stable. As of 31 December 2015, Vonovia's vacancy rate was approximately 2.7%, and the monthly in-place rent amounted to approximately EUR 5.75 per sqm per month.

In managing its portfolio, Vonovia follows a disciplined approach and has a strong track record in value creation. Since 31 March 2015, Vonovia classifies the Group's properties in three portfolios: (i) "Strategic", which includes the portfolio clusters "Operate", "Upgrade Buildings" and "Optimize Apartments", (ii) "Non-Strategic" (locations and properties not strictly necessary for the Group's strategic development), and (iii) "Privatize & Non-Core", which comprises the portfolio clusters "Privatize" and "Non-Core".

Apart from operational value generation, Vonovia intends to add value with respect to its "Strategic" assets through a dedicated investment program, which is mainly based on energy-efficient modernizations of buildings, the modernization of individual apartments for senior living and high-quality refurbishments in markets where fully refurbished apartments deliver a rental premium. From 2009 to 2013, Vonovia invested more than EUR 220 million and generated an average return of 7% on the invested capital. In 2014, Vonovia invested more than EUR 160 million with an expected return of approximately 7%. In 2015, the Group invested more than EUR 350 million and plans to invest on a similar scale in the medium term.

Using a well-balanced mix of local and centralized operational structures, Vonovia conducts its business in an efficient, integrated and industrialized manner. While the processes that capture economies of scale are performed on a centralized basis, processes that require in-depth knowledge of an individual local market or that require personal customer contact are currently performed through the Group's 37 local business units. Those 37 business units are organized into four regional units. In connection with the Gagfah Takeover, Vonovia acquired six regional offices and 34 local customer service centres, which will be integrated into the new target local property management structure. Going forward, the Group is planning to organize its portfolio into 38 business units which are grouped together in six regional units. Vonovia is also in the process of developing a shared service centre for the entire Group, which is expected to result in a more efficient control system, increased productivity and cost reductions in central processes.

The Group capitalizes on its size in order to complement its property rental activities with value-added services to improve customer satisfaction. In fiscal year 2011, the Group started to insource certain functions in the rental business and established its own caretaker organization and its own craftsmen organization, which includes in

particular TGS, a joint venture with B&O. As of 31 December 2015, the entire craftsmen organization had approximately 1,984 employees. The caretaker organization performs services on-site and, as of 31 December 2015, had approximately 800 employees (excluding SÜDEWO). Through its subsidiary, Deutsche Multimedia Service GmbH, Vonovia provides cable TV and internet services to its tenants, *inter alia*, in cooperation with its strategic partner, Deutsche Telekom. Purchase volume effects enable Vonovia to offer its tenants attractive prices.

Recent and Planned Significant Acquisitions

In March 2015, Vonovia completed the Gagfah Takeover, thereby increasing the Group's portfolio to approximately 343,000 residential units. On 14 June 14, 2015, the Guarantor entered into a share purchase agreement with a view to acquiring the SÜDEWO Portfolio with about 19,400 residential units, which was closed on 8 July 2015. On 1 April 2015, Vonovia completed the Franconia Takeover, increasing the portfolio to approximately 367,000 residential units. As early as 2014, Vonovia began making use of new growth opportunities for its portfolio by enlarging its portfolio through the purchase of around 11,300 residential units within the scope of the DeWAG Acquisition on 1 April 2014 and of about 30,000 residential units in the Vitus Group Takeover on 1 October 2014. 9,600 out of these 30,000 residential units were subsequently resold to a subsidiary of LEG Immobilien AG.

Gagfah Takeover

On 1 December 2014, the Guarantor announced its intention to submit a takeover offer for all Gagfah Shares by way of a combined cash and exchange offer against shares in the Guarantor and a cash payment. On 19 December 2014, the Guarantor published the Takeover Offer. On 28 January 2015, the German Federal Cartel Office (*Bundeskartellamt*) cleared the closing of the Takeover Offer. At the end of the additional acceptance period pursuant to section 16 para. 2 sent. 1 of the German Securities Acquisition and Takeover Act (*WpÜG*) that ended on 9 February 2015, at 24:00 CET, the Takeover Offer had been accepted for 230,954,655, or 93.8%, of the Gagfah Shares. Based on the consideration of EUR 122.52 and five shares of the Guarantor for every 14 Gagfah Shares, the total compensation amounted to EUR 2,021,183,166.48 and 82,483,803 shares of the Guarantor. The Guarantor received 218,569,096 tendered Gagfah Shares on 6 March 2015. Under Luxembourg law, the remaining Gagfah Shareholders were entitled from 10 February 2015 through 10 May 2015 to require the Guarantor to buy their Gagfah Shares for (at the respective Gagfah Shareholder's choice) either (i) EUR 122.52 and five shares of the Guarantor for every 14 Gagfah Shares or (ii) a cash-only consideration in an amount of EUR 18.68 per Gagfah Share. On 10 May 2015, at 24:00 CEST, the sell-out rights had been exercised for an additional 12,355,521 Gagfah Shares in return for consideration of EUR 109,710,051.14 and 4,355,790 shares of the Guarantor.

Following the Gagfah Takeover, unified structures and processes are being established which Vonovia believes will result in a variety of operational and financial synergies. In order to rapidly achieve the expected synergies, the Guarantor has decided to extend Vonovia's previous strategic portfolio approach as well as its processes and systems to the Gagfah Portfolio. Specifically, Vonovia expects to achieve operational synergies in connection with the clear further development of Gagfah's existing craftsmen organization, joint shared customer and back-office services, joint purchasing, the transfer of Vonovia's extension strategy to Gagfah, the optimization of local organizations and a joint IT organization.

The Gagfah Portfolio has been divided up among the three portfolios of the Guarantor ("Strategic", "Non-Strategic", and "Privatize & Non-Core") in place as of 31 March 2015. Within the "Strategic" portfolio, all locations and properties of the Gagfah Portfolio, which are of strategic importance to the Group, were initially assigned to the "Operate" portfolio cluster. As part of a second step, properties with a potential for investments were identified and assigned to the relevant portfolio clusters "Upgrade Buildings" and "Optimize Apartments" at the end of 2015. Locations and properties not strictly necessary for the Group's strategic development were assigned to the "Non-Strategic" portfolio. The "Privatize & Non-Core" portfolio includes properties of the Gagfah Portfolio which Gagfah had previously assigned to portfolio categories similar to Vonovia's portfolio "Privatize & Non-Core" based on similar criteria.

Initially, Vonovia estimated that the Gagfah Takeover would result in cost savings, with a positive effect on the FFO 1 of the combined group of approximately EUR 84 million per year before taxes, with approximately EUR 47 million attributable to operational synergies and approximately EUR 37 million attributable to financial synergies. Vonovia anticipated that the synergies would be realized within 24 months after completion of the Gagfah Takeover. In the meantime, Vonovia's expectation for cost savings has increased from approximately EUR 84 million to approximately EUR 130 million per year before taxes by the end of 2017, with approximately EUR 75 million attributable to operational synergies and approximately EUR 55 million attributable to financing synergies. In addition, overall, one-off costs in connection with the integration are expected to be approximately EUR 55 million lower than originally anticipated, declining from anticipated EUR 310 million to anticipated EUR 255 million. The Guarantor believes that the integration of the Gagfah Group is progressing smoothly and has shortened the integration phase significantly by one year compared to its original planning. In terms of financial synergies, Vonovia expects to benefit from the improved long-term corporate credit rating of BBB+ assigned to the Guarantor by Standard & Poor's Credit Market Services Europe Limited (Niederlassung Deutschland) on 10 March 2015 through reduced financing costs.

DeWAG Acquisition and Integration of the Real Estate Business of the Vitus Portfolio

On 28 February 2014, Vonovia entered into a share purchase agreement through a subsidiary to acquire the DeWAG Portfolio. The DeWAG Portfolio is comprised of housing stocks of more than 11,000 residential units located throughout Germany. The majority of these properties are located in the metropolitan areas of Munich, Frankfurt, Düsseldorf, Cologne and Hamburg. The portfolio almost exclusively consists of residential properties that have been further developed through professional property management as well as value-focused refurbishment and modernization measures. The acquisition of the relevant property-holding companies and selected holding companies was completed on 1 April 2014 for a total investment of around EUR 1.1 billion. The acquisition of the DeWAG managed real estate has strengthened Vonovia's position in Berlin and Frankfurt as well as in the Munich area.

On 28 February 2014, Vonovia entered into a contribution and investment agreement with shareholders of the Vitus Group with a view to integrating certain of the Vitus Group's real estate business, including the relevant property-holding companies of the Vitus Group. With over 30,000 residential units located in the Rhine-Ruhr urban area and in the cities of Bremen and Kiel, the acquired entities formed one of the leading housing companies in northern and western Germany. On 17 April 2014, Vonovia entered into a share purchase agreement for the transfer of the portfolio of the acquired entities, which closed on 1 October 2014. The consideration for this portfolio amounted to about EUR 1.4 billion and included an assumption of certain liabilities and the repayment of third-party debt. Shortly after the closing of the Vitus Group Takeover, on 9 October 2014, Vonovia entered into a share purchase agreement regarding the sale to a subsidiary of LEG Immobilien AG of around 9,600 residential units from the newly-acquired portfolio of the Vitus Group located in North Rhine-Westphalia (the "**Leopard Portfolio**"). This was closed on 23 October 2014. The total volume of this divestment, including transaction costs, amounted to EUR 484 million. The transaction costs include refinancing costs which were assumed proportionally. With the net proceeds from the transaction in the amount of approximately EUR 475 million, Vonovia prepaid the Term Loan 2014. The integration of the Vitus Portfolio strengthens Vonovia's presence in Bremen and Kiel.

Through the DeWAG Acquisition and the Vitus Group Takeover, Vonovia believes it has added two highly attractive portfolios, which are both accretive to the Group's strategy and allow for a significant increase in asset density and regional diversification. Vonovia also believes that under its management and ownership there is significant synergy potential with respect to the DeWAG Portfolio and the Vitus Portfolio, relating in particular to property related improvements (catch-up on market rents, increase rental growth when re-letting, vacancy reduction), administrative efficiency improvements (in terms of headcount and administrative cost) and financing improvements (lower refinancing costs due to the Group's ability to refinance current loans).

SÜDEWO Acquisition

On 14 June 2015, Vonovia entered into a share purchase agreement with, *inter alia*, Carl Lux SCS, a limited partnership under the laws of Luxembourg held directly and indirectly by various German and international investors, under which Vonovia acquired (directly or indirectly) 94.3% of the shares in the SÜDEWO Group. The SÜDEWO Group's real estate portfolio comprises approximately 19,400 residential units, which are primarily located in Baden-Wuerttemberg. The purchasing price for the transaction amounted to approximately EUR 1.1 billion, plus the assumption of certain financial liabilities in an overall volume of approximately EUR 0.8 billion, resulting in a total transaction volume of around EUR 1.9 billion.

This transaction closed on 8 July 2015. In connection with the acquisition, Vonovia indirectly assumed social charter obligations in relation to the acquired portfolio. Vonovia believes that the SÜDEWO Portfolio fits well into its acquisition strategy due to strategic similarities and the quality of the portfolio.

The SÜDEWO Portfolio is spread mainly throughout Baden-Wuerttemberg. In 2014, Baden-Wuerttemberg was one of the strongest economic areas and wealthiest regions in Germany with a share of 15.1% of German GDP (13.2% of the population in 2014) and 2.4% GDP growth (*Source: Statistical Offices, VGRdL*). It had number two positions among the federal states regarding purchasing power per household (12.2% above the average in 2015), unemployment rate in 2015 (3.8%) and disposable income per inhabitant in 2013 (EUR 22,125; Germany: EUR 20,478) (*Sources: German Federal Employment Agency, Number of Unemployed 2015; GfK Purchasing Power Germany 2015 Statistical Offices, VGRdL*). Upon completion of the SÜDEWO Takeover, Vonovia expects to have more than doubled its presence in Baden-Wuerttemberg both in terms of number of units and fair value, with Baden-Wuerttemberg becoming one of the five most important federal states for Vonovia, on the basis of approximately 33,623 residential units with an aggregate fair market value of approximately EUR 2.7 billion. More generally, following completion of the acquisition, Vonovia increased its footprint in key growth areas in southern Germany (i.e., Baden-Wuerttemberg and Bavaria) to approximately 54,000 units worth EUR 4.6 billion, up from 35,000 units worth EUR 2.9 billion.

More than 90% of the SÜDEWO Portfolio was initially assigned to the "Strategic" portfolio; the remaining approximately 9% of the units were attributed to the "Privatize" portfolio cluster. The volume of modernization investments required for these properties were determined during the past months, and the relevant properties were assigned to the relevant portfolio clusters "Upgrade Buildings" and "Optimize Apartments" at the end of 2015.

Vonovia believes that under its sole and unified management the SÜDEWO Portfolio offers operational synergy potential of EUR 12 million per year, most of which would be realized from fiscal year 2018 onwards, mainly in the areas of personnel and administrative expenses, procurement and leveraging of the TGS platform for the provision of craftsmen services once the contractual arrangements with the current service provider expire. Specifically, Vonovia anticipates that the SÜDEWO Group will contribute EUR 2.0 million in 2016, EUR 9.0 million in 2017 and EUR 12.0 million in 2018 based on operational synergies.

Vonovia's Current Portfolio

Vonovia's business focuses on its housing activities, and particularly on the management of its residential portfolio, which represents 96% of the Group's assets measured at fair value.

Overview

As of 31 December 2015, the Group held a real estate portfolio comprised of 357,117 residential units, 89,746 garages and parking spaces as well as 3,399 commercial units. The majority of the Group's portfolio consists of multi-family properties. In addition, 40,491 residential units are managed by the Group for other owners. The Group's portfolio is dispersed throughout Germany and its locations are spread across approximately 770 cities and communities.

As of 31 December 2015, the aggregate living area of the Group's portfolio amounted to 22,271,113 sqm, with an average unit size of 62 sqm. An average unit consists of two or three rooms plus kitchen and bathroom. As of 31 December 2015, Vonovia had leased more than 97% of its residential units and generated an average residential in-place rent of EUR 5.75 per sqm per month. The vacancy rate as of 31 December 2015 was 2.7%.

Portfolio Classification

In managing its portfolio, Vonovia follows a disciplined approach and has a strong track record in value creation. Since March 31, 2015, Vonovia classifies the Group's properties in three portfolios: (i) "Strategic", which includes the portfolio clusters "Operate", "Upgrade Buildings" and "Optimize Apartments", (ii) "Non-Strategic" (locations and properties not strictly necessary for the Group's strategic development), and (iii) "Privatize & Non-Core", which comprises the portfolio clusters "Privatize" and "Non-Core".

The Gagfah Portfolio has been divided up among the three portfolios of the Guarantor ("Strategic", "Non-Strategic", and "Privatize & Non-Core") in place as of 31 March 2015. Within the "Strategic" portfolio, all locations and properties of the Gagfah Portfolio, which are of strategic importance to the Group, were initially assigned to the "Operate" portfolio cluster. As part of a second step, properties with a potential for investments were identified and assigned to the relevant portfolio clusters "Upgrade Buildings" and "Optimize Apartments" at the end of 2015. Locations and properties not strictly necessary for the Group's strategic development were assigned to the "Non-Strategic" portfolio. The "Privatize & Non-Core" portfolio includes properties of the Gagfah Portfolio, which at Gagfah had been assigned to portfolio categories similar to the portfolio "Privatize & Non-Core" based on similar criteria.

Each of the portfolios is subject to a set of specific strategic actions. Vonovia allocates assets to these portfolios based on the local knowledge of and individual economic assessments by its local business unit managers and reviews this classification on an annual basis.

The following table provides an overview of the Group's investment program in terms of amounts invested and units covered and its economic success measured in terms of yield:

The Group's Investment Program			
Program year⁽¹⁾	Investment volume	Units (No.)	Yield⁽³⁾ (%)
	(EUR million)⁽²⁾	(unaudited*)	
Ø 2010-2013	49	3,257	6.9
2014.....	163	12,934	7.5
2015 (Forecast) ⁽⁴⁾	342	17,690	7.5

*) Taken or derived from the Guarantor's accounting records or internal management reporting systems, respectively.

(1) "Program year" is defined as the calendar year in which construction work on the respective measure started.

(2) "Total investment volume" includes all costs of the measures performed excluding internal personnel costs incurred (e.g. for program coordination or for the site managers employed in the Group).

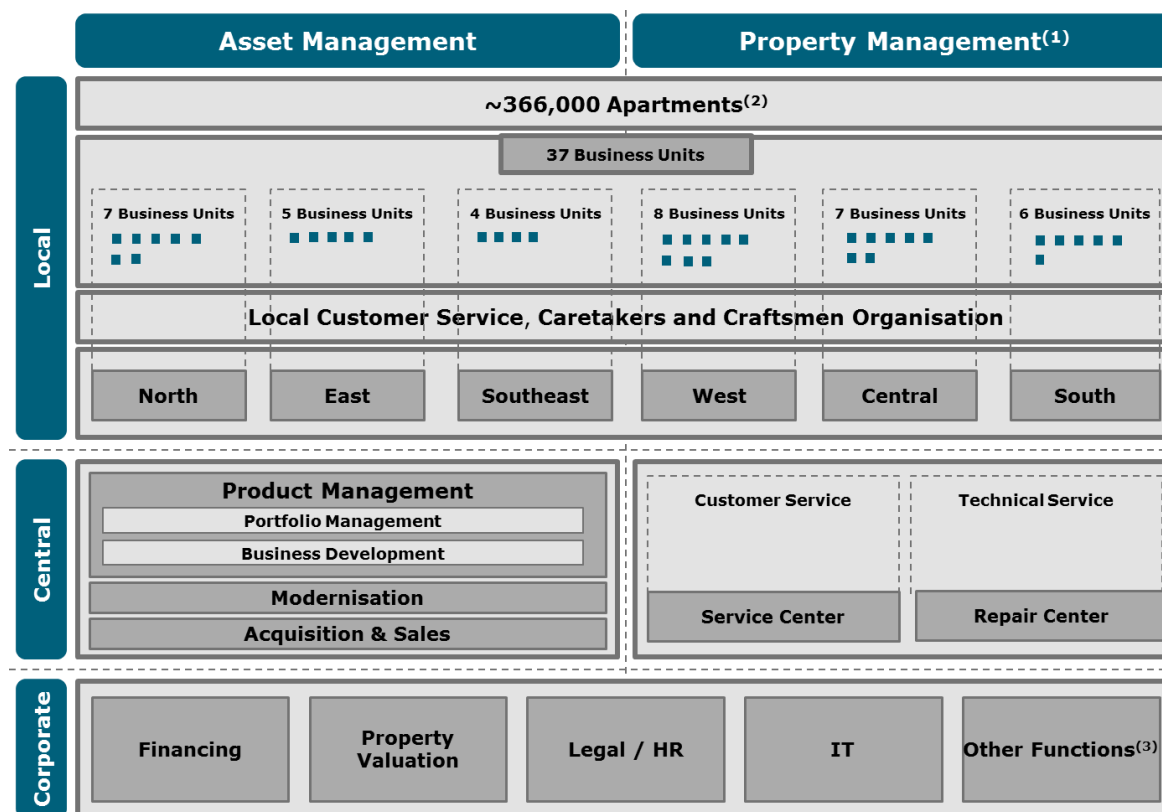
(3) "Yield" is the static net initial yield and is calculated for the "Upgrade Buildings" portfolio cluster from the change in the property management income (i.e., changes in the rent and vacancy rate) in relation to the external planning and construction costs of the measure. The time of measurement is December of the calendar year following the program year; in the "Optimize Apartments" portfolio cluster, the difference between the last rent before the refurbishment and the re-letting rent achieved after refurbishment is completed is compared with construction costs of the project. The time of measurement is, in this case, the middle of the calendar year following the program year.

(4) The 2015 figures are forecast numbers and therefore not finally determined. Vonovia expects them to be final by the end of 2016.

Business Operations

Vonovia considers the management and letting of residential real estate to be a local business, which requires an in-depth knowledge of the local market, its own assets and customer requirements. Therefore, Vonovia conducts its core business through 33 local business units in six regional units.

The following chart provides a functional overview of the organizational model of Vonovia prior to the full integration of Gagfah.



(1) Also includes external management of houses comprising condominiums, as well as environment, health & safety.

(2) Vonovia's organizational structure following the integration of Gagfah. Number of units as of 31 December 2015; in addition, almost 41,051 units (excluding Gagfah) are administered on behalf of third parties. Gagfah's condominium administration administers approximately 11,631 units on behalf of third parties.

(3) Other corporate functions include accounting, capital markets, communications, controlling, insurance, procurement, PR, tax and internal audit.

While, as a matter of principle, Vonovia delivers its services locally, it has centralized all tasks that can be performed more cost-efficiently on a national level, e.g. the billing of utility and ancillary costs as well as the administrative management of tenancy agreements.

In accordance with this general principle, Vonovia has divided its portfolio into 33 local business units, each responsible for an average of approximately 6,000 residential units. On the local level, approximately 20 employees are assigned to each business unit and work out of eleven branches that are located near the Group's geographic portfolio concentrations. The local teams collect and process local knowledge related to the Group's central functions and source central services to the extent required for the best and most cost-efficient performance of their services on the ground. While the local teams have a large degree of autonomy, the performance of each individual

business unit is regularly monitored centrally on the basis of key performance indicators, such as customer satisfaction and the profitability of the individual portfolios.

The currently planned target organization provides for an extension of the regional units from four to six. Within the six regional units, the portfolio will be divided into 38 business units, which will each be responsible for approximately 9,300 residential units on average. Approximately 33 employees will be responsible for each of the local portfolios. The comparatively minor expansion of capacities to administer the Group's enlarged portfolio evidences the regional and strategic fit of the portfolios acquired and supports the synergies targeted.

Product Management

The product management function comprises two major functions, portfolio management and development of new business, which represent the central asset management functions of Vonovia.

Portfolio Management

Portfolio management is responsible for the implementation of investments for portfolio development and portfolio operations. It is based on the interplay between the central portfolio management unit and the relevant business unit. It follows the principle that all tasks that can be performed on a central basis using standardized and scalable procedures should be carried out centrally, by the portfolio management unit, while all tasks that require local knowledge, or that cannot be handled efficiently on a central basis, should be performed locally by regional managers at the business unit level.

Business Development

Over the past years Vonovia has steadily extended its core business. The goal of business development is to offer services which complement the classic supply of living space. The most important examples of successful business development initiatives are the development of a caretaker organization, the Craftsmen Organization and the partnership with Deutsche Telekom to supply residential units with cable television. The Group believes that the insourcing of caretaker and craftsmen functions allows it to improve the quality of repairs, shortens response times to customer complaints and generally increases the attractiveness of its residential properties. Most recently, a company that provides metering services and recording of heating cost consumption was established with the aim to increasingly perform in the future all work processes in connection with the billing of heating costs within the Vonovia Group. Ultimately, greater depth of value creation offers large potentials for sustained profit increases in the Group.

Acquisitions & Sales

Vonovia targets profitable growth through selective acquisitions and avails itself of market opportunities to dispose of residential units from its "Privatize & Non-Core" and "Non-Strategic" portfolios in accordance with its overall portfolio strategy.

According to its business strategy, Vonovia intends to continue to grow its property portfolio via acquisitions of additional property portfolios and real estate companies. Therefore, Vonovia evaluates opportunities to identify suitable targets for its existing property portfolio and specific opportunities for value creation and growth on an ongoing basis. Vonovia's constant analysis of the relevant real estate markets may lead to prompt and significant further acquisitions of property portfolios and real estate companies in the near future.

In March 2015, Vonovia completed the Gagfah Takeover, thereby increasing the Group's portfolio to 345,629 residential units. On 1 April 2015, Vonovia completed the acquisition of a further approximately 5,100 residential units, approximately 210 commercial units and approximately 2,000 garages and parking spaces from CitCor. At the same time, Vonovia agreed to dispose of almost 1,000 residential units located in and around Boizenburg. In July 2015, Vonovia closed the share purchase agreement for the acquisition of the SÜDEWO Portfolio. In order to further optimize quality and geographically diversify the portfolio held in Germany, Vonovia sold approximately

19,800 residential units and acquired approximately 2,400 residential units in separate transactions at the end of 2015. In addition, the Guarantor acquired two real estate management companies at the end of 2015.

Acquisitions

The Group's acquisition team consists of a small number of experienced professionals, dedicated to profitably growing the Group's business through acquisitions. This team analyses, underwrites, and competes for almost all large as well as select small- to medium-sized deals in Germany. In addition to the expertise available within the corporate functions, particularly Finance, Legal, Tax, Human Resources and Accounting, the acquisition team's analysis and underwriting processes make extensive use of the know-how and local knowledge available within the business units that are spread nationally as well as within the centrally-based tenancy-related administrative functions.

The local business units assess portfolios based on local market information and market trends. As a result of their analysis, target portfolios can be classified into the strategic portfolio categories utilized by portfolio management. The acquisition team aims to expand its existing portfolios via medium to large deals and to potentially create new portfolios through the acquisition of large corporations as well as via the takeover of smaller companies and management platforms or residential portfolios. Additionally, the Guarantor considers smaller portfolio purchase opportunities if they could enhance its current portfolio in attractive micro locations.

Acquisitions follow a standard process. After initial screening, the acquisition team analyses the offered portfolio in depth, preparing an indicative offer which is sent to the seller subject to approval by the Management Board. Provided this offer is accepted, a binding offer stage is normally initiated involving confirmatory due diligence as well as negotiations on financing, if appropriate. In the past five years, Vonovia screened portfolios consisting of 180,000 residential units on average per year and analysed in detail portfolios with approximately 120,000 residential units on average per year. Since its initial public offering in 2013, the Guarantor has issued indicative offers for approximately 153,000 units per year and binding offers for approximately 73,000 units per year.

From 2006 to 2013, Vonovia acquired and integrated new portfolios totalling approximately 16,000 residential units. The individual portfolios ranged from 50 to 4,500 units in size and were located mainly within Vonovia's defined business hubs to strengthen operational efficiency. In addition, Vonovia increased its portfolio in 2014 by acquiring approximately 11,300 residential units in connection with the DeWAG Acquisition and almost 100 units in the Düsseldorf area and has integrated approximately 20,500 additional units from the Vitus Portfolio. In March 2015, Vonovia completed the Gagfah Takeover, thereby increasing the Group's portfolio to 345,629 residential units. On 1 April 2015, Vonovia completed the acquisition of a further approximately 5,100 residential units, approximately 210 commercial units and approximately 2,000 garages and parking spaces from CitCor. At the same time, Vonovia agreed to dispose of almost 1,000 residential units located in and around Boizenburg. In July 2015, Vonovia closed the share purchase agreement for the acquisition of the SÜDEWO Portfolio comprising approximately 19,400 residential units mainly located in southern Germany. Vonovia aims to realize economies of scale by fully integrating newly acquired companies at marginal cost and to benefit from synergies, in particular by utilizing the Guarantor's Craftsmen Organization. In late November 2015, the Guarantor signed a purchase agreement on the acquisition of approximately 2,400 residential units, which was closed on 1 January 2016. The 2,400 residential units located in the cities of Göppingen, Munich, Mannheim, Braunschweig, Bremen and Karlsruhe. The purchase price for the 2,400 residential units amounted to EUR 257 million. In addition, Vonovia acquired two real estate management companies with effect as of 1 January 2016 and, as a result, manages a total of approximately 90,000 units (80,000 residential and 10,000 commercial units) in condominium and property administration, including on behalf of third parties, as of the beginning of 2016.

Sales

Vonovia uses different sales channels for privatizations and sales of non-core assets. Depending on the characteristics of the unit earmarked for sale, the targeted sales channels are identified and appropriate marketing

measures implemented. In December 2015, Vonovia signed a purchase agreement with LEG Immobilien AG on the sale of a portfolio comprising approximately 13,800 units primarily located in North Rhine-Westphalia for a purchase price of approximately EUR 600 million, which closed on 31 March 2016. In addition, at the end of 2015, Vonovia signed a purchase agreement with another group of buyers on the sale of a portfolio comprising approximately 6,000 units located in northern Germany for a purchase price of approximately EUR 244.5 million, which closed as of 31 December 2015.

The sales management team is organized according to the sales channels (privatizations and sales of non-core assets) in teams of specialists for each product type. The leanly staffed team is responsible for managing the approximately 70 independent real estate brokers working in the local sales organization. The entire contract management for the real estate purchase agreements is handled centrally by the back-office. A strong focus on mass processes and standardized contract forms enables the sales back-office to deliver high-quality contracts in an efficient manner.

The central functions are supported by the local sales organization. The Group's residential unit sales efforts are mainly run by the real estate brokers working under the Vonovia brand with access to the Group's IT platform and latest sales data. Each real estate broker is allocated to a specific portfolio and works on a non-exclusive basis for the Group. The minimum prices for the residential units earmarked for sale are set by the central portfolio controlling unit and the responsible regional managers so that both strategic and local expertise are utilized. The real estate brokers receive an incentive fee based on the list price of the residential unit upon the successful completion of a transaction. The incentive fee structure of the brokers is controlled by the sales management team.

Vonovia believes that its local sales force is not only highly cost efficient but also scalable.

Regional Management Organization

The Group is currently organized in six regional units, which are further divided into 37 business units. In each business unit, the responsible regional manager, who reports to the regional unit's managing director, acts as the asset owner of the local portfolio (totalling approximately 10,000 units on average) and bears responsibility for the profitability of the local portfolio. In addition to this asset management function, the local management also carries out the decentralized tasks of Vonovia's property management, e.g., the local customer service.

Property Management

The property management function includes the tenancy-related administrative functions within the Group. It is steered by highly integrated interdisciplinary processes comprising local and central organizational units. Vonovia's property management function manages the Group's (i) customer services, encompassing the letting process and customer requests management and (ii) technical services, including the central repair centre, the modernization team, environmental, health and safety ("EHS") compliance.

Customer Service

Central Customer Service

The central customer service is divided into six regional units, each of which is managed by its own management team. The Group's employees are permanently assigned to one of these six regional units (North, Central, West, East, Southeast, South), mirroring the structure of the property management function. Following the Gagfah Takeover, Vonovia integrated the regional structures at Vonovia and Gagfah in a central customer service.

Service Center

The service centre handles all tasks related to tenancy agreements centrally. It is responsible for all mass processes, including:

- Dispatching of utility and ancillary cost bills
- Operational execution of rent management

- Dunning
- Accounts receivable management

Local Customer Service

Local customer service is provided by Vonovia's local business units. The business units operate rental points (*Vermietungspunkte*) (which in the future will be operated under the name "customer centres" (*Kundencenter*)), which serve as contact points for prospective new local customers and are an important tool for the re-letting of residential units. As of 31 December 2015, Vonovia operated, in total, 106 rental points (of which 68 are from former Deutsche Annington and 38 from the former Gagfah Group), which are dispersed throughout all local business units covering the residential properties of the Vonovia Portfolio. The customer centres may be opened and closed on a highly flexible basis in response to changing needs for local marketing.

In order to become more independent from external service providers, Vonovia has insourced on-site services by setting up its own caretaker organization. This gives Vonovia proximity to its customers and improves the quality of its customer service. Furthermore, the insourcing of services through subsidiaries allows Vonovia to save the value-added tax on all personnel services delivered to its customers.

The Group's caretakers each service approximately 500 units and deal with tenant inquiries and requests which the central customer service is unable to address on the phone. The Group's caretakers are charged with various day-to-day tasks, e.g., customer management, small maintenance works, and to a certain degree, service provider supervision. The Group's customers are given the address and phone number of the caretaker responsible for their residential unit. Based on local demand, a caretaker offers an on-site service hour (*Kundensprechstunde*) on a weekly to monthly basis that allows customers to discuss and resolve any matter in person at the office. While there are smaller maintenance problems the caretaker may be able to solve on his own, he forwards more complicated repair work to Vonovia's Craftsmen Organization.

In the broader residential environment – services such as gardening and landscaping, winter service, pavement and inside cleaning, waste management and safety inspections of properties – Vonovia cooperates with a German-wide network of service providers. In addition, in its own, newly established Vonovia Wohnumfeld-Service GmbH, Vonovia currently employs more than 300 individuals who ensure the market-oriented and high-quality performance of the aforementioned services.

DASG (*Management of Condominium Owners' Associations*). Vonovia also offers customers condominium administration services through its wholly-owned subsidiary Deutsche Annington Service GmbH ("**DASG**"), which operates in six regional teams in 15 office locations throughout Germany. As of 31 December 2015, DASG provided services to 1,250 condominium owners' associations (*Wohnungseigentümergeinschaften*) with 41,051 residential and commercial units, of which 13,191 residential units are owned by Vonovia. 27,860 units are managed on behalf of third parties.

DASG is one of the largest condominium managers in Germany. DASG has also begun to provide services to third-party condominium owners' associations by managing common property in accordance with the German Condominium Act (*Wohnungseigentumsgesetz*) as well as by offering full management service for separate properties. In addition to these services, Vonovia provides its customers with access to nationwide framework agreements with craftsmen and other service providers on special conditions. Furthermore, DASG offers technical building evaluation services to third-party owners.

In the Gagfah Group, GAGFAH WEG Service GmbH provided services in connection with condominium administration. In connection with the integration process, Vonovia transferred these services to DASG. Vonovia intends to merge GAGFAH WEG Service GmbH with DASG, which has operated under the name Vonovia Immobilien Treuhand GmbH ("**VIT**") since 1 January 2016. Further, as of 1 January 2016, DASG/VIT acquired IVV Immobilien Verwaltung GmbH in Cologne and O-TEC Hausverwaltung GmbH. In total, since the beginning of

2016, VIT has been present in 22 locations throughout Germany. The Guarantor continues to be Germany's biggest condominium manager and is responsible for the real estate trustee management of approximately 68,000 condominiums.

Technical Services

The Group's technical services are primarily comprised of four central functions: (i) central repair centre, (ii) modernization team, (iii) EHS and (iv) mining team. The central functions are complemented by the Craftsmen Organization on a local level. The Guarantor is in the process of integrating Gagfah's real estate properties into the Group's technical service processes.

Craftsmen Organization

Vonovia established the Craftsmen Organization in 2011. Since then, it has successively taken over almost all repair and maintenance work formerly carried out by third parties. The Craftsmen Organization handles large parts of the "Upgrade Buildings" and "Optimize Apartments" programs.

All repair processes are structured in a paperless way. Customers may sign contracts delivered to the local craftsman by the repair centre on the craftsman's tablet PC. Through electronic notification, the central repair centre instantly receives the message that the job has been performed and may assign the respective craftsman to his next assignment. The craftsmen do not have their own offices. They are equipped with a corporate van instead. The craftsmen's vans are refilled over night with the necessary materials for the centrally scheduled assignments which are mailed by the central repair centre directly on the craftsman's tablet PC, thus combining elements of the just-in-time and Kanban control system principles, a management tool that is designed to prevent bottlenecks.

The implementation of the Craftsmen Organization was aimed at saving costs, while further increasing the quality of the Group's customer service. On the cost side, the Craftsmen Organization saves Vonovia the value-added tax on personnel costs and creates full cost transparency for the Group's management. Furthermore, purchasing advantages through bundling and standardization may be realized. Additionally, the Group's direct influence on quality and time management may also improve customer satisfaction.

The Group previously formed two joint ventures with a leading residential unit service provider, B&O, in each of which Vonovia held a 51% share. In late 2014, these joint ventures were consolidated into one company, TGS, in which B&O holds 49% and Vonovia holds 51%. TGS provides the Group's customers with on-site repair and maintenance services and forms part of the Craftsmen Organization. In fiscal year 2015, the Group's Craftsmen Organization performed approximately 449,000 minor repairs (fiscal year 2014: 440,000 minor repairs) and renovated approximately 14,300 vacant residential units (fiscal year 2014: 12,500 vacant residential units). As of 31 December 2015, the entire Craftsmen Organization had approximately 1,984 employees, thereof 1,625 craftsmen (fiscal year 2014: 1,476 craftsmen) who were based in 16 locations throughout Germany and were responsible for more than 200,000 of the Group's residential units.

In connection with the Gagfah Takeover, 266 craftsmen employed by the Gagfah Group, who provide a range of services comparable to Vonovia's craftsmen, were added to Vonovia's workforce. Vonovia is in the process of developing a joint management structure for TGS and the craftsmen employed by the Gagfah Group, which is expected to result in a significant reduction of overhead costs (comprising, among others, management, IT, acquisition and controlling costs), given that such costs will increase less than proportionately to the number of craftsmen. In addition, Vonovia expects to be able to generate additional profits as a result of deploying its craftsmen for maintenance and modernization services on the Gagfah Portfolio, which are not performed by Gagfah's craftsmen. In light of the Group's strategy to further expand the scope of services provided by its own craftsmen, the headcount of the craftsmen is expected to increase further in coming years.

Procurement

Vonovia's central procurement department uses the Group's bargaining power to achieve economies of scale by procuring, among other things, the Group's maintenance and repair supplies. To this end, the Group's procurement department has developed a catalogue with standard prices for approximately 11,000 products and services needed for performing repairs and maintenance jobs as well as for executing modernization projects. The central procurement department sets the strategy for sourcing each service and material and aims to ensure best prices and highest standards through bundling and industry knowledge.

Furthermore, the Group's procurement department takes advantage of the Group's size by purchasing third-party services centrally and by a group-wide bundling of Vonovia's purchase orders with selected suppliers. Following the Gagfah Takeover, Vonovia is working on integrating Gagfah's procurement department and believes that significant economies of scale for the purchase of materials, fleet management and the purchase of IT hardware and services may be achieved by bundling the purchasing volume of both companies.

Centralized Functions

The centralized functions serve as the Group's logistical backbone for its operations and handle the financing, property valuation, legal and human resources, IT and procurement functions of the Group.

Financing

The Group's finance and treasury department is structured and oriented along the lines of a large industrial corporation and is characterized by standardized and highly integrated processes. It is organized in a front-, middle- and back-office structure, whereby the back-office function is part of the accounting department. In addition, the finance and treasury department is responsible for the Group's rating activities.

Following a conservative approach, Vonovia's finance and treasury department has a track record of refinancing its outstanding debt six to nine months prior to maturity.

The finance and treasury department makes use of a variety of refinancing structures, including various unsecured bond products, covered bonds (*Pfandbriefe*), eligible mortgage loans, subsidized KfW-loans and traditional bank loans as well as innovative funding sources, such as insurance companies and pension funds (*Versorgungswerke*). Counterparties in these transactions include a variety of global and local lenders, including commercial banks, mortgage banks (*Pfandbriefbanken*), local saving banks (*Sparkassen*) and insurance companies.

Property Valuation

The property valuation team assesses the fair value of the Group's properties on an annual basis with quarterly updates. In addition, the property valuation team is responsible for the management of external property valuations conducted by third parties (e.g., banks and real property appraisers).

Legal Functions and Human Resources Management

Legal Functions

The Group's legal functions consist of an in-house legal team with 16 lawyers, which handles large parts of the Group's legal work and supervises third-party legal service providers.

Human Resources Management

The Group's human resources management is responsible for hiring, integrating and supporting all employees, payroll accounting and employee pension schemes. In addition, the human resources management is responsible for training and development, active preventive healthcare and social affairs management.

Information Technology

Vonovia believes that it runs a technologically advanced and highly integrated IT platform which assures highly efficient mass processes. These IT processes are inextricably linked to Vonovia's almost fully automated letting activities.

The Group's IT department operates Germany's largest SAP-based real estate information system which is, to the Group's knowledge, the only "SAP Customer Center of Expertise (CCoE)" for real estate worldwide. The Group's IT system facilitates the integration of other IT systems used by acquired companies. Accordingly, the Guarantor is currently working on integrating Gagfah's IT data and systems into the Group's IT systems.

Other Functions

The Group's other corporate functions include accounting, investor relations, communications, controlling, insurance, tax and internal audit.

Employees

Headcount

The following table provides a breakdown of the number of Group employees, in terms of headcount and in terms of full-time equivalents, for the periods presented (in each case as of the end of period). Since the end of fiscal year 2013, employee numbers have been calculated in accordance with the requirements of the German Commercial Code (*HGB*). This calculation includes several categories of employees such as employees on a mini job contract, students, interns, temporary personnel and persons on permanent sick leave in the headcount whereas members of the Management and Supervisory Boards are not counted. Overall, this change in the calculation method in accordance with German GAAP has led to higher employee numbers. The significant increase in headcount as of 31 December 2015 compared to as of 31 December 2014 is due to the Gagfah Takeover, which was completed in March 2015.

	As of 31 December					
	2015		2014		2013	
	Headcount ⁽¹⁾	Full-time equivalents ⁽²⁾	Headcount	Full-time equivalents	Headcount	Full-time equivalents
Total	6,368*	5,909.8**	3,850*	3,662.4**	2,935*	2,811.1**

*) Audited.

**) Taken or derived from the Guarantor's internal management reporting systems, respectively.

(1) Thereof 2,046.0 at the Gagfah Group and 304.0 at SÜDEWO.

(2) Thereof 1,912.1 at the Gagfah Group and 181.1 at SÜDEWO.

As of the date of publication of this Prospectus, the total headcount amounted to approximately 6,400 and the total number of FTEs amounted to approximately 5,900.

In order to implement its insourcing initiatives, the Group sharply increased its headcount beginning in late fiscal year 2011, which led to a corresponding increase in personnel expenses in fiscal years 2013, 2014 and 2015. This increase was mainly attributable to the caretaker organization and Craftsmen Organization which were set up in fiscal year 2011. In the light of the Group's strategy to expand the scope of services provided by its Craftsmen Organization, the headcount of the Craftsmen Organization is expected to increase further in coming years.

Intellectual Property, Trademarks and Domains

Vonovia does not hold any patents. The following trademarks are currently registered in the name of the Group at the German Patent and Trademark Office (*Deutsches Patent- und Markenamt*) in Munich:

- the word/figurative mark "*DEUTSCHE ANNINGTON IMMOBILIEN GMBH*", registered on 10 April 2002;

- the word logo "*DAIG*", registered on 2 April 2002;
- the word logo "*Schön, hier zu wohnen. Deutsche Annington.*", registered on 7 January 2004;
- the word/figurative mark "*DEUTSCHE ANNINGTON*", registered on 22 September 2004;
- the word/figurative mark "*GAGFAH GROUP*", registered on 4 May 2007;
- the word/figurative mark "*GAGFAH*", registered on 7 March 2007;
- the word/figurative mark "*WOBA*", registered on 4 May 2007;
- the word/figurative mark "*NILEG*", registered on 4 May 2007;
- the word/figurative mark "*WG NORDEN*", registered on 4 May 2007;
- the word/figurative mark "*WBN*", registered on 4 May 2007;
- the word mark "*Annington Wohnen Plus*", registered on 30 July 2008;
- the word mark "*Deutsche TGS*", registered on 7 October 2011;
- the word/figurative mark "*Deutsche Wohn-Inkasso GmbH*", registered on 2 November 2011;
- the word/figurative mark "*lotal*", registered on 4 April 2014; and
- the word/figurative mark "*Vonovia*", registered on 5 March 2015.

The Group's most significant internet domains are: <http://www.deutsche-annington.com>; <http://www.deutsche-annington.de>; <http://www.gagfah.com>; <http://www.gagfah.de>; <http://www.vonovia.com>, and <http://www.vonovia.de>. Apart from the intellectual property rights mentioned above, and not taking into consideration the Group's information technology systems, Vonovia holds no significant intellectual property rights and does not depend on patents or license materials for conducting its business.

Insurance Coverage

Vonovia has taken out various insurances which cover, *inter alia*, the following risks: business and environmental liability coverage, electronic data processing, equipment insurance, motor vehicle insurance, General Equal Treatment Act insurance (protection against risks associated with the German General Equal Treatment Act (*Allgemeines Gleichbehandlungsgesetz*)), employee accident insurance, employee fraud insurance, and property damage and third-party liability insurance that covers damage caused by fire, lightning, explosion, water, storms and hail, and, for most of its properties, other natural hazards including, for example, floods and earthquakes, broken glass and vandalism as well as compulsory property owner's liability insurance.

Vonovia has taken out a directors and officers ("**D&O**") insurance for the members of its Management and Supervisory Boards and the corresponding corporate bodies of its significant subsidiaries, with a total coverage of up to EUR 100 million annually and per claim, with a consortium of three insurance companies. The D&O insurance policies provide for a deductible for all of the Management Board and Supervisory Board members in line with the respective provisions of the German Stock Corporation Act (*Aktiengesetz*). The D&O insurance policies cover financial losses arising from a breach of duty by Management Board and Supervisory Board members in the performance of their responsibilities.

Governmental, Legal or Administrative Proceedings

During the ordinary course of its business activities, Vonovia is regularly involved in legal proceedings, both as a claimant and as a defendant. These proceedings relate to routine matters of tenancy and other laws, and do not have a significant impact on the Group's business.

The Group companies are not and were not party to any governmental, legal or arbitration proceedings (including any pending or threatened proceedings) during the previous 12 months, which may have, or have had, significant effects on the Guarantor or the Group's financial position or profitability.

As of the date of this Prospectus, there are no legal and regulatory proceedings and claims pending that the Group currently believes could have a material adverse effect on its business, net assets, financial condition, cash flow, or results of operations.

Markets and Competition

Markets

The Group's business activities are influenced by numerous demographic, economic and political factors. All developments in and related to the residential real estate market in Germany also affect the Group, particularly in the following five federal states: North Rhine-Westphalia, Baden-Wuerttemberg, Saxony, Hesse and Berlin where Vonovia has a particularly strong presence. The residential real estate market environment significantly impacts the future development of housing prices, rent levels, turnover and vacancy rates as well as home ownership rates.

Germany

In 2015, Germany had an estimated population of 81.9 million, a gross domestic product ("GDP") of approximately EUR 3 trillion and a price-adjusted growth rate of GDP of 1.7% (*Sources: Federal Statistical Office, Weekly Statistical Reports and Federal Statistical Office, Press Release 014/2016-01-14*). In 2014, Germany was both the most populous and economically productive country in the European Union (*Source: Eurostat Database*).

Demographic trends

Three fundamental demographic trends can be observed in Germany: (i) a long-term population decline, (ii) an increase in the number of households coupled with a reduction in average household size, and (iii) an ageing population.

Germany's population declined between 2000 and 2010 by approximately 0.8%. Projections forecast a long-term continuation of this trend (*Sources: BBSR – Regional Planning 2030 and Federal Statistical Office, Press Release 153/2015-04-28*). Contrary to the predicted long-term population decline, Germany's population increased, according to estimations, in 2015 for the fifth year in a row. Like in 2014, this increase is expected to be largely attributable to Germany's strong migration surplus (*Source: Federal Statistical Office, Press Release 024/2015-01-21 and Federal Statistical Office, Weekly Statistical Reports*). With the high influx of refugees from conflict regions in the Middle East, immigration in Germany reached again a new level in 2015. Although not all persons seeking asylum will stay permanently in Germany, large part of such persons will have to be integrated in the German real estate market in coming years (*Source: BVR Economy Special Edition 12/2015*). Dependent on the expected net immigration, the population is expected to rise further for the next few years before it will decline again. Projections predict that the population will fall below the 2013 level at the earliest by 2023 (*Source: Federal Statistical Office, Press Release 153/2015-04-28*). Furthermore, the number of households in Germany has increased over the past few years. In 2014, there were 40.2 million households in Germany, up from 39.9 million in 2013 and from 39.7 million in 2012. This represents a total increase of 1.3% over the past two years (*Source: Federal Statistical Office, Online Database, Households & Families*). The growth in the number of households is expected to continue and the number of households is forecast to increase by 3.0% between 2012 and 2030 (*Source: BBSR – Regional Planning 2035*). The average household size for households in Germany decreased from 2.02 persons in 2013 to 2.01 persons in 2014 (*Source: Federal Statistical Office, Households & Families, Micro Census*). The average household size reflects an increase in the number of one- and two-person households (which is expected to increase by 8.7% between 2012 and 2030), and a decrease in three-, four and more-person households. The number of single-person households in Germany rose by a total of 16.8% (two-person households: 6.9%) between 2000 and 2010, and it is forecast to grow by an additional 7.5% (two-person households: 10.0%) between 2012 and 2030 (*Sources: BBSR –*

Regional Planning 2030 and BBSR – Regional Planning 2035). With an increase of 0.6% in 2014, two-person households showed strong growth, exceeded only by the 1.5% increase in single-person households during the same period. In 2014, the number of households with three or four persons fell by 0.4% each; households with five or more persons remained more stable (+0.1%) (*Source: Federal Statistical Office, Population*). The basic trends are expected to continue. As a result, the average household size is projected to decrease to a level of 1.91 persons by 2035 (*Source: BBSR – Regional Planning 2035*).

The populations of many industrialized nations, particularly those of Europe, are undergoing a gradual demographic transition with respect to the age of the population. Germany is one of the European countries most affected by this trend (*Sources: Eurostat Database and Federal Statistical Office, Report on Older People in Germany and the EU 2011*). From 1990 to 2009, the number of persons in Germany aged 65 and older increased by 41.9% (*Source: Federal Statistical Office, Report on Older People in Germany and the EU 2011*). According to Eurostat estimates, in 2014 more than one-fifth of Germany's population (20.8%) was 65 or older while the average in the European Union was 18.5% as of 2014 (preliminary) (*Source: Eurostat Database*). Forecasts for Germany project that this percentage will rise to between 27.0% and 27.5% by 2030 and reach between 31.7% and 33.0% by 2060 (*Source: Federal Statistical Office, Press Release 153/2015-04-28, scenario 1 "Continued trend based on lower immigration" and scenario 2 "Continued trend based on higher immigration"*). In 2014, almost every third household included a person aged 65 or older (*Source: Federal Statistical Office, Press Release 358/2015-09-28*), and other forecasts suggest that approximately 10 million households in Germany will include a person aged 70 or older by 2025 (*Source: Pestel Institut, Demand for Senior Citizen Housing in Germany*).

Provided that these three aforementioned demographic trends continue as predicted, the demand for housing in general, and for apartments suitable for senior living more specifically, will continue to grow. Particularly, residential units suitable for one- and two-person households and/or for senior citizens will be in high demand in the future. Estimates place the demand for accessible housing at 2 million residential units in 2025. At the beginning of the current decade, 400,000 to 500,000 such residential units existed, which means that, based on these data, an average of approximately 100,000 such residential units must be built per year (either newly constructed or created through modernization) if the aforementioned demand is to be met (*Source: Pestel Institut, Demand for Senior Citizen Housing in Germany*). Other estimates suggest that housing stock suitable for the elderly could rise from an estimated 0.7 million residential units in 2013 to 1.34 million residential units in 2030. Simultaneously, the need for housing for seniors with limited mobility may increase from 2.75 million residential units in 2013 to 3.59 million in 2030. Therefore the supply gap for such residential units may grow in absolute numbers from 2.05 million units in 2013 to 2.2 million in 2030 (*Source: Prognos - Evaluation of the KfW Programme Senior Living Modernisation 2014*).

Gross Domestic Product and Economic Growth Developments

Following the sharp 5.6% drop in inflation-adjusted GDP in 2009, the German economy has recovered and stabilized in recent years. Price-adjusted GDP increased most recently by 0.3% in 2013, by 1.6% in 2014 and by 1.7% in 2015 (*Sources: Federal Statistical Office, Press Release 014/2016-01-14 and additional accompanying material*). In 2015, the German economy saw a GDP increase (after price, seasonal and calendar adjustments) of 1.5% compared to the previous year. Consumption also proved an important driving force for German economic growth. Private household consumption expenditure increased by 1.9% (price-adjusted) and government consumption expenditure increased by 2.8% (price-adjusted) compared to the previous year. A slight decrease in economic performance (-0.2%) was recorded for the construction industry in 2015 following a strong increase in the previous year (*Source: Federal Statistical Office, Press Release 014/2016-01-14*). The German economy is in good condition. Growth of economic performance is robust and the positive development of the labour market with a record level of employment and by international standards low unemployment is continuing. At the end of 2015, the German economy remained on an expansionary trajectory, albeit in the face of a slight headwind from the global economic environment (*Source: Federal Ministry for Economic Affairs and Energy, Monthly Reports 12-2015 and 1-2016*). As of October 2015, the German Federal Government estimated that German GDP will grow by 1.8% in

2016, whereas a growth rate of 1.7% for Germany in 2016 was projected by the IMF most recently in January 2016 (*Sources: Federal Ministry for Economic Affairs and Energy, Autumn Projection 2015 and IMF, World Economic Outlook January 2016*). The European Commission's European Economic Forecast estimates that GDP growth for Germany was 1.7% in 2015 and GDP growth for the European Union was 1.9% in 2015. For 2016, the European Commission forecasts a GDP growth of 1.9% for Germany and of 2.0% for the European Union (*Source: European Economic Forecast Autumn 2015*).

Employment and Purchasing Power

Economic growth in Germany is further reflected in the low and falling unemployment rate and the simultaneous increases in disposable income, consumption expenditure, and purchasing power per capita. In 2015, approximately 2.8 million people were unemployed in Germany, corresponding to an average unemployment rate of 6.4%, compared to 6.7% in 2014 and 6.9% in 2013 (*Source: German Federal Employment Agency, Monthly Report December 2015*). In 2016, the purchasing power is EUR 21,879 per capita and has thus increased compared to the previous years. In 2015, the purchasing power was EUR 21,449 per capita and EUR 43,784 per household, compared to EUR 21,179 per capita and EUR 43,275 per household in 2014, and EUR 20,621 per capita and EUR 42,305 per household in 2013 (*Sources: GfK PM 2015-12-14 and GfK Purchasing Power Germany 2013, 2014 and 2015*).

Consumer Price Developments

On an annual average in 2015, the inflation rate in Germany as measured by the consumer price index ("CPI") amounted to 0.3% compared with 2014. A major factor underlying the year-to-year rate of price increase in 2015 was the decline in energy prices, down 7.0%. Thus the downward trend in energy prices observed a year earlier became even stronger in 2015. Food prices rose 0.8%, while the prices of goods (total) fell by 0.8%. The prices of services rose 1.2%. Net cold rents (net basic rental charge excluding utility and operational costs) increased by 1.2%, and average household energy prices fell by 5.6% (driven particularly by a drop in heating oil prices by 23.1%, while the price of gas fell by 1.5% and electricity prices declined by 0.8%) on average in 2015 as compared to 2014 (*Source: Federal Statistical Office, Press Release 018/2016-01-19*).

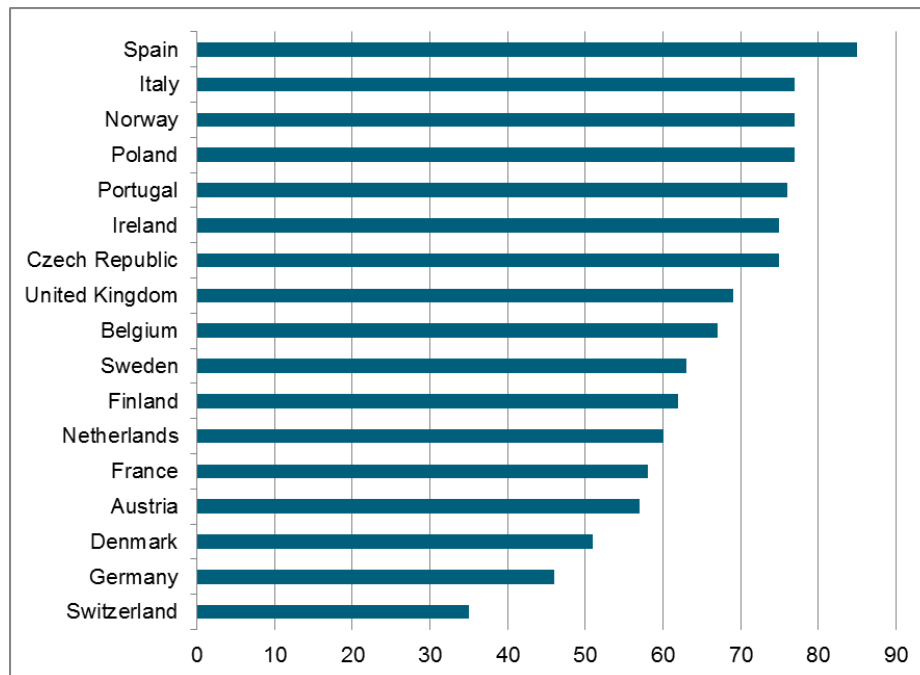
An Overview of the German Housing Market

In addition to the stable macroeconomic situation, the positive development on the German residential real estate market (and commercial real estate market) is mainly supported by the development of income, employment, interest rates and consumer prices, taking into account the existing supply bottlenecks in economically strong metropolitan areas and in many large cities and university towns and the lack of attractive alternatives for investment (*Source: vdp – German Real Estate Market at the end of 2015*). The real estate and housing market is relevant for the German economy (i.e., for the German GDP) and for the population of the country. The real estate and housing market, referred to here as "Real Estate Activities (*Grundstücks- und Wohnungswesen*)", important economic factors in the national accounts, amounted to EUR 304.3 billion, representing 10.1% of Germany's total GDP, in 2015 (*Source: Federal Statistical Office, Domestic Product Calculation*).

Real estate-related spending comprises the largest portion of a household's expenditure. When last measured in 2013, German households spent an average of EUR 845, or 34.5%, of their monthly consumption expenditure on housing, energy, and maintenance of their dwelling (*Source: Federal Statistical Office, Society & State – Consumption Expenditure*). The national average net cold rent of occupied residential units in buildings (excluding dormitories) amounted to EUR 5.43 per sqm per month in 2010 (*Source: Federal Statistical Office, Construction and Housing*).

Housing in Germany is not only seen as an economic market segment but also as a social good to which each individual is entitled. It therefore has a special standing in terms of attention from and treatment by public administrators, which in turn explains the long history of subsidized construction and housing in Germany (*Source: Enquete Report*). Furthermore, the German housing market is – for historical, economic and socio-cultural reasons –

biased towards the rental segment (as demonstrated by the graph below, which shows the owner-occupancy rate of residential units as percentages of all residential units).



(Source: ifs Report)

The type of real estate financing customary in Germany and Germany's sophisticated rental market translates into low volatility and high stability and shield the German housing market from distortions of the financial market (Source: MPRA Paper No. 43315). Nationwide there is no risk of a bubble as the overall index – and thus the market width of the bubble risk – is still below the original level of the reference year 2004. While quoted rents and purchase prices now no longer rise in unison in 189 of 402 administrative districts and urban districts (*Landkreise und kreisfreie Städte*), an excess volume of new construction can be measured only in nine districts (*Kreise*). Nonetheless, caution is advisable, as the bubble index now characterizes 110 districts as "high" risk and the risk of a bubble in growth regions is again on the rise (Source: *empirica-bubble-index*).

In Germany, demand for housing (future living area needed taking into account factors such as the expected development of population and households) has been projected to increase by 7% between 2015 and 2030, although the momentum of the development differs from region to region. The additional demand is generated by the positive development of demand of owner households, while the demand for living space for tenants in Germany as a whole is declining. However in dynamic big cities like Berlin a growing demand for rental apartments is also expected (Source: *BBSR – Residential Market Forecast 2030*). With an average owner-occupier rate of 45.9% in 2011, the housing market in Germany tends to be a rental market (Source: *Federal Statistical Office, Housing*).

Rising rents and falling vacancy rates also bear witness to the aforementioned stability of and the consistent demand level in the rental market. The average vacancy rate for GdW-organized residential real estate companies was 4.4% as of December 31, 2014, down from 4.5% as of December 31, 2013 and 4.7% as of December 2012. Simultaneously, the monthly target net cold rent (*Sollmiete*) per sqm in Germany rose from EUR 5.04 in December 2012 to EUR 5.15 in December 2013 and EUR 5.27 in December 2014 for GdW-organized residential real estate companies (Sources: *GdW, Data and Trends* and *GdW Annual Statistics*). According to the Federal Statistical Office, net cold rents increased by 1.3% in 2013, by 1.5% in 2014 and by 1.2% in 2015 (Sources: *Federal Statistical Office, Consumer Price Indices for Germany*). Following Berlin who was the first German state to introduce the rent ceiling (*Mietpreisbremse*) in June 2015, this ceiling applies in approximately 300 cities and municipalities throughout Germany at the start of 2016. An analysis for Berlin shows that, although the quoted rents continue to be mainly

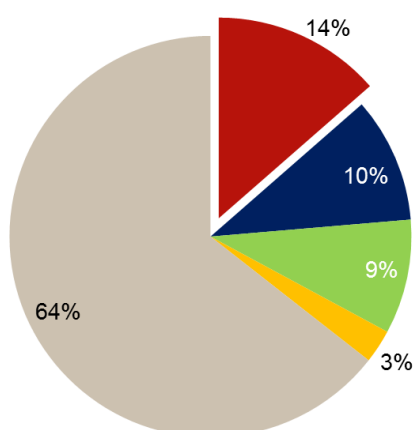
determined by the prevailing market environment, slight dampening effects can be observed at least in parts of the market. It remains to be seen whether these effects will be of a lasting nature and are actually related to the introduction of the rent ceiling (*Sources: ImmobilienScout Real Estate Report 2015 and TD – Rent Ceiling*).

In 2014, there were approximately 41.2 million residential units and 18.6 million residential buildings in Germany, which provided a total of 3.8 billion sqm of living area. As of January 1, 2013, tenant households had an average living area of 69.4 sqm and owner-occupied households had an average living area of 121.9 sqm (*Source: Federal Statistical Office, Buildings and Dwellings and Federal Statistical Office, Housing*). Permits issued for the construction of residential units (including work to existing buildings) increased by 13.0% from 241,090 in 2012 to 272,433 in 2013 and by a further 4.6% to 285,079 in 2014. Simultaneously, the number of completed residential units increased by approximately 7.2% from 200,466 in 2012 to 214,817 in 2013 and by another 14.2% to 245,325 in 2014. The same trends also partially held true for buildings. The number of permits for the construction of buildings (residential and other) first increased by 2.1% from 208,923 in 2012 to 213,362 in 2013 but then decreased by 1.9% to 209,295 in 2014. Meanwhile the number of completed buildings (residential and other) increased by 2.7% from 189,143 in 2012 to 194,277 in 2013 and another 3.4% to 200,841 in 2014. As a result, 29.7 million sqm of living area was approved for construction in 2013 and another 30.4 million sqm in 2014. (*Source: Federal Statistical Office, Construction Activity*).

New housing construction, particularly in the low-cost segment, is characterized by an imbalance in supply and demand, which results in less attractive yields for new construction compared to quoted rents in existing buildings. Currently, there are signs of housing market shortages in a number of cities and regions. Driven by a construction supply too low for the sustainable development of the market, prices have increased at a faster rate than rent in recent years (*Sources: BMVBS Report on Residential and Construction Market 2011/2012, Federal Statistical Office, Consumer Price Indices for Germany and Federal Statistical Office, Genesis Online Database, Prices and IVD Residential Price Overview*). There is a deficit of rental residential units in Germany, particularly concentrated in large cities, metropolitan areas and university towns, and an estimated demand for a total number of at least one million new residential units over four years (*Sources: Deutsche Mieterbund Press Release 2012-12-06, Deutsche Mieterbund Press Release 2013-05-22 and BBSR – Housing Shortages in Densely Populated Areas*). Nationwide the estimated demand for newly built residential units amounted to an average of 230,000 (thereof 102,000 in multi-family buildings) per year from 2015 to 2030 (*Source: BBSR – Residential Market Forecast 2030*). In light of the increase in immigration, according to recent estimates, 400,000 and more new residential units would have to be built each year until 2020, including – in order to meet the need for affordable housing – approximately 80,000 rent-restricted, publicly subsidized units (*Sozialwohnungen*) and 60,000 units in the affordable housing construction segment (*Source: Pestel Institut, Assessment of the Current and Mid-Term Housing Demand and IW Cologne - Increased Immigration and Housing Needs*). In 2014, prices for new apartments were higher than prices for existing apartments, while the difference between the respective rents was less clear. (*Source: IVD Residential Price Overview*). This represents a continuation of the trend that new apartments tend to yield lower returns: e.g. in 2011, rental yields for existing apartments with average residential value and built before 1948 were at 5.5%, those for apartments built since 1949 were 6.1%, and rental yields for new apartments with average residential value were only 4.6% (*Source: IVD Bundesverband Research – Development of rental yields in Germany between 2001 and 2011*).

Competition

According to census data as of May 2011, the German residential real estate market was comprised of approximately 40.5 million residential units (excluding 15,000 units of inhabited accommodation), of which approximately 17.3 million (or approximately 43%) were owner-occupied and approximately 23.3 million (or approximately 57%) were rented residential units (*Source: GdW Provider Structure*). The rented residential unit market is highly fragmented, as is reflected by the pie chart below:



Total: 23.3m rental units across Germany

- Private companies
- Municipal housing companies
- Cooperatives
- Others
- Small private lessors

(Source: GdW Provider Structure)

The majority of residential rental units are managed by many different small private or individual lessors. Private companies, like Vonovia, only account for 3.2 million units or roughly 14 % of the rental housing stock. In more than 80 % of the cases, cooperatives, communal organisations and small private lessors – oftentimes individuals – constitute the relevant local competition in the rental segment (Source: GdW Provider Structure).

In instances in which Vonovia competes with other large listed and privately held companies (presented in the overview below in order of portfolio size as of 31 December 2014 according to the respective company's 2014 annual report, unless noted otherwise), it revolves primarily around capital and other resources:

Company	Number of Units			Floor Area (in million sqm)	Employees	Tenants	EBIT (in EUR million)	Net Result (in EUR million)	NAV (in EUR million)
	Residential	Commercial	Other ⁽¹⁾						
Deutsche Wohnen AG	147,105	2,063	ca. 30,600 ⁽²⁾	8.9	2,339	-	1,401.0	889.3	5,326.0 ⁽³⁾
Vivawest GmbH	120,990 ⁽⁴⁾	440 ⁽⁴⁾	35,745	8.0 ⁽⁵⁾	2,070	ca. 300,000	227.6 ⁽⁶⁾	97.2	3,121.7 ⁽⁴⁾
LEG Immobilien AG	106,961	1,059	27,935	7.1	1,040	ca. 300,000	381.7	156.8	3,294.6 ⁽³⁾
TAG Immobilien AG	70,764	1,288	478	4.4	521	ca. 175,000 ⁽¹⁰⁾	230.1	29.0	1,198.2 ⁽³⁾
BUWOG AG		52,135 ^{(7) (8)}		3.6 ⁽⁸⁾	ca. 640 ⁽⁹⁾	-	-1.0 ⁽⁹⁾	-1.0 ⁽⁹⁾	1,726.7 ⁽³⁾⁽⁸⁾

Notes:

(1) Parking spaces/garages and/or other units.

(2) Figures taken from 2013 annual report—2014 annual report did not include these figures.

(3) Refers to the NAV as determined in accordance with the definitions published by EPRA.

(4) Figures taken from 2014 company brochure.

(5) Figures reflect Vivawest GmbH (formerly Evonik Immobilien) and THS GmbH residential real estate portfolios as of 31 December 2012 and are taken from and calculated on the basis of the Evonik Industries AG listing prospectus from 22 April 2013, unless noted otherwise.

(6) Adjusted.

(7) Total number of units.

(8) As of 31 January 2015.

(9) As of and for BUWOG AG's fiscal year 2013/2014 which ended on 30 April 2014.

(10) Figures taken from 2012 annual report—2013 and 2014 annual report did not include these figures.

(Sources: Evonik Industries, Vivawest GmbH, LEG Immobilien AG, Deutsche Wohnen AG, BUWOG AG and TAG Immobilien AG)

Material agreements

The following section provides a summary of material agreements to which any member of the Group is a party.

Agreements Entered into in Connection with Recent Acquisitions

DeWAG Acquisition

The DeWAG Portfolio consists of more than 11,000 residential and commercial units located predominantly in the metropolitan areas of Munich, Frankfurt, Düsseldorf, Cologne and Hamburg. Prior to its acquisition by Vonovia, DeWAG's real estate portfolio was directly owned by several German legal entities whose ultimate holding companies are DeWAG Holdings S.à r.l. and DeWAG LT Holdings S.à r.l. (together "**DeWAG's Ultimate Holding Companies**").

On February 26, 2014, the Guarantor, MAKAB Grundstücks-Verwaltungsgesellschaft mbH ("**MAKAB**") and the Guarantor's subsidiary Deutsche Annington Acquisition Holding GmbH ("**Deutsche Annington Acquisition**") entered into a share purchase agreement with the shareholders of DeWAG's Ultimate Holding Companies. According to this share purchase agreement, MAKAB and Deutsche Annington Acquisition acquired 6% and 94%, respectively, of the shares in DeWAG's Ultimate Holding Companies. Furthermore, MAKAB and Deutsche Annington Acquisition entered into several agreements with respect to the acquisition and transfer of various minority shareholdings (between 5 and 6%) in companies forming part of DeWAG's Ultimate Holding Companies.

The selling shareholders of DeWAG's Ultimate Holding Companies have given customary representations as to their legal capacity to enter into the share purchase agreement, unencumbered ownership of the shares in DeWAG's Ultimate Holding Companies, the corporate status of the DeWAG target companies, unencumbered ownership of the sold residential units (unless otherwise disclosed), employment issues and further points.

The total investment for the DeWAG Acquisition amounted to approximately EUR 1.1 billion. Total consideration comprises a payment of EUR 429.3 million for former shareholders loans and a payment of EUR 25.4 million as consideration for the shares. In addition, EUR 621.9 million of liabilities to third parties were assumed. In addition, Vonovia assumed loan receivables from DeWAG. After closing of the transaction, the Guarantor made a one-off payment of EUR 17.0 million under a subsequent purchase price adjustment.

The DeWAG Acquisition closed on April 1, 2014.

Vonovia financed the DeWAG Acquisition through the assumption of liabilities and through equity and debt instruments. The financing for the share capital was provided through the net proceeds in the amount of EUR 301.3 million from the issuance of 16.0 million new shares by the Guarantor in March 2014, the debt component was raised by issuing the April 2014 Hybrid with a volume of EUR 700 million the month thereafter.

In order to facilitate the full organisational integration of the DeWAG Portfolio into Vonovia's existing portfolio, the Guarantor has entered into a transitional services agreement with DeWAG Management GmbH which provides that DeWAG Management GmbH shall provide certain services during a determined transitional period for its former real estate portfolio.

Vitus Group Takeover

The portfolio acquired from the Vitus Group comprised approximately 30,000 residential units located in the Rhine-Ruhr conurbation and in the cities of Bremen, Kiel and Wuppertal and is held by a group of real estate companies. On February 28, 2014, Vonovia and Lion Residential Holdings S.à r.l. ("**Lion Residential**") as Vitus Group's parent company entered into a contribution and investment agreement that was amended and restated on April 17, 2014. The subject of this agreement is the sale of certain of Vitus Group's real estate business against various consideration components.

The contribution and investment agreement contains certain closing conditions (for instance, the approval by the Federal Cartel Office (*Bundeskartellamt*) and documentation for the release of existing security). The Federal Cartel Office (*Bundeskartellamt*) approved the envisaged transaction on April 25, 2014.

Pursuant to the contribution and investment agreement, Lion Residential and another holding company transferred (most) shares in the portfolio companies as well as intra-group loans and receivables to the Group against (i) issuance of 11,780,000 shares to Lion Residential and entities affiliated with it, (ii) payment of EUR 252.6 million in cash and (iii) payment of a variable purchase price (earn-out) which depends on the growth of the annual net rent in the five-year period ending on December 31, 2018 and is limited to a certain maximum amount. Further, Vonovia assumed the intra-group liabilities from Lion Residential. Moreover, Vonovia financed the repayment of obligations under commercial mortgage-backed securities (CMBS) secured by the portfolio through the extension of loans and repaid certain other third-party loans of the group. Apart from the issuance of the 11,780,000 shares to Lion Residential and entities affiliated with it, Vonovia financed the purchase price through the proceeds from the issuance of the 2014 EMTNs and the 2014 Term Loan.

Certain of the residential units of the Vitus Group portfolio were originally acquired from public sector entities. The related acquisition agreements stipulate restrictions that Vonovia is required to comply with.

The Vitus Group Takeover closed on October 1, 2014.

Sale of the Leopard Portfolio

On 9 October 2014, Vonovia as seller and a subsidiary of LEG Immobilien AG as buyer signed an agreement regarding the sale of certain companies of the Vitus Group comprising a portfolio of approximately 9,600 residential units. This agreement was closed on 23 October 2014. The sold portfolio constitutes those parts of the portfolio acquired from the Vitus Group which are located in North Rhine-Westphalia.

The total volume of this transaction, including transaction costs, amounted to EUR 484 million. The transaction costs include refinancing costs which were assumed proportionally.

In order to reach the intended result of the transfer of the entire part of the Vitus Group portfolio that is located in North Rhine-Westphalia to companies of LEG Immobilien AG, Vonovia transferred approximately 450 units of the Vitus Group with a total volume of approximately EUR 16 million located in Duisburg and Kamen to LEG Immobilien AG as of 1 January 2015. LEG Immobilien AG, in turn, transferred 720 units from the Leopard companies with a total volume of EUR 24 million located in Munich and Osnabrück to Vonovia.

Until the closing of the acquisition, Vonovia undertook to conduct its business in the ordinary course and substantially in the same manner as before.

Franconia Transaction

On 29 August 2014, the Guarantor entered into a real estate purchase agreement with various entities of CitCor for the acquisition of approximately 5,100 residential units and approximately 210 commercial units in Berlin and eastern Germany by way of an asset deal. In December 2014, this agreement was partly rescinded and the Guarantor and various entities of CitCor agreed, instead of a direct asset purchase, on the purchase of 94.9% of certain portfolio holding companies of CitCor (i.e., companies holding some of the properties described above) by the

Guarantor. Prior to closing of the transactions, one commercial unit was divided into approximately 100 residential units, which resulted in approximately 5,100 residential units and approximately 210 commercial units being acquired. Closing of both transactions with a combined purchase price of approximately EUR 317 million occurred on 1 April 2015. Effective as of the same date, Vonovia resold nearly 1,000 residential units located around Boizenburg.

Gagfah Takeover

On 1 December 2014, the Guarantor announced its intention to submit a takeover offer for all shares of Gagfah by way of a combined cash and exchange offer against shares in the Guarantor and a cash payment. On 9 February 2015, the takeover offer had been accepted for 230,954,655 shares of Gagfah or 93.8% of the Gagfah Shares resulting in a consideration of EUR 2,021,183,166.48 and 82,483,803 shares of Vonovia. On 6 March 2015, Vonovia received 218,569,096 tendered shares of Gagfah. On 6 March 2015, the Guarantor completed the Gagfah Takeover by which it acquired Gagfah and its subsidiaries comprising a total portfolio of approximately 143,400 residential units and approximately 1,700 commercial units. Under Luxembourg law, the remaining shareholders of Gagfah were entitled to require the Guarantor to buy their shares in Gagfah from 10 February 2015 through 10 May 2015 for (at the respective Gagfah Shareholder's choice) either (i) EUR 122.52 and five shares of the Guarantor for every 14 Gagfah Shares or (ii) a cash only consideration in an amount of EUR 18.68 per Gagfah Share. On 10 May 2015, the sell-out rights had been exercised for an additional 12,355,521 Gagfah Shares in return for consideration of EUR 109,710,051.14 and 4,355,790 shares of Vonovia resulting from a capital increase from Vonovia's authorised capital. Vonovia had received all of the 12,355,521 Gagfah Shares by 28 May 2015.

On 1 December 2014, in connection with Gagfah Takeover, the Management Board of the Guarantor and the board of directors of Gagfah concluded a business combination agreement (the "**Business Combination Agreement**") which comprises agreements concerning the positioning, employees and management structure of the combined company that resulted from the merger. The Business Combination Agreement has a term of three years. Each party may terminate the Business Combination Agreement if the other party breaches material obligations thereunder.

The share consideration required for completion of the Gagfah Takeover involved the issuance of 78,060,390 shares of the Guarantor against mixed contribution in kind (*gemischte Sacheinlage*) and of 4,423,413 shares of the Guarantor against contribution in cash. The cash component of the takeover offer was financed through the issuance of a hybrid bond in a nominal amount of EUR 1.0 billion in December 2014 and the placement of two medium-term EUR note issues in a nominal value of EUR 500 million each under Vonovia's EMTN Program in March 2015.

Share Purchase Agreement in Connection with the SÜDEWO Portfolio

On 14 June 2015, Vonovia entered into a share purchase agreement with, *inter alia*, Carl Lux SCS, a limited partnership under the laws of Luxembourg held directly and indirectly by various German and international investors under which Vonovia acquired (directly or indirectly) 94.3% of the shares in the SÜDEWO Group. The property portfolio of the SÜDEWO Group comprises approximately 19,400 residential units which are mainly located in Baden-Wuerttemberg. The remaining shares will initially be kept by Carl Lux SCS but may be sold (through the use of a put option) to a third-party investor yet to be determined at a later stage.

Pursuant to the share purchase agreement, Vonovia further increased its portfolio by a portfolio of approximately 19,400 residential units mainly located in Baden-Wuerttemberg. Approximately 36% of the portfolio is located in the cities of Stuttgart, Ulm, Mannheim, Karlsruhe and Kornwestheim. The purchase price for the transaction amounted to approximately EUR 1.1 billion, with an additional obligation to assume certain financial liabilities in a total amount of approximately EUR 0.8 billion.

In connection with the acquisition, Vonovia indirectly assumed social charter obligations resulting from prior acquisitions and privatisations pertaining to the portfolio acquired. This transaction was closed on 8 July 2015 with economic effect from 1 January 2015. Vonovia successfully implemented a capital increase in the amount of

approximately EUR 2.3 billion at the beginning of July for the purpose of, *inter alia*, financing the acquisition of the SÜDEWO Group.

The sellers have given customary representations, *inter alia*, with regard to the properties, the rents, employment issues and further matters, e.g. non-existence of penalties under social charter obligations.

Financing Arrangements

As of 31 December 2015, the Group had outstanding financial indebtedness in a nominal amount of approximately EUR 15.7 billion, consisting of outstanding non-derivative financial liabilities of approximately EUR 14.7 billion, of which EUR 7.0 billion are secured financial liabilities, and a hybrid bond in a nominal amount of EUR 1.0 billion which is classified as equity under IFRS. In addition, the Group's outstanding financial indebtedness comprised unsecured corporate bonds, partly issued under its EUR 8.0 billion EMTN Program, subordinated hybrid bonds, secured bank loans, a working capital facility and loans under CMBS instruments. The bonds and notes (including hybrid bonds) and the larger loan agreements (for an original nominal amount of more than EUR 100 million) as well as the V Credit Agreement (Syndicated Bridge Facilities Agreement) are described in the following sections.

In addition to the larger loans, Vonovia has senior loans outstanding in an aggregate amount of approximately EUR 1.3 billion under approximately 3,400 loan agreements (which comprised commercial loans in an aggregate amount of approximately EUR 0.3 billion and subsidised loans in an aggregate amount of approximately EUR 1.0 billion as of 31 December 2015). In the second quarter of 2013, the Group changed its financing strategy; since then, it has issued several tranches of unsecured bonds and notes.

The then outstanding obligations under the GRAND Securitisation, a commercial mortgage-backed securities transaction through which Vonovia borrowed a total of EUR 5.8 billion in 2006, were fully repaid on 18 July 2013. Parts of the funds required for the repayment of the GRAND notes were lent to the Guarantor by J.P. Morgan Limited and Morgan Stanley under the EUR 2.5 billion 2013 Term Loan. The obligations under the 2013 Term Loan have been fully repaid in the meantime by the proceeds from the corporate bonds issued in 2013.

Notes Issuances

EUR 1.3 Billion July 2013 Notes

On 25 July 2013, the Issuer issued notes (with a denomination of EUR 100,000 each) in two tranches:

Issuer	Vonovia Finance B.V.	Vonovia Finance B.V.
Guarantor	Vonovia SE	Vonovia SE
Maturity	3 Years	6 Years
Issue Date	25 July 2013	25 July 2013
Notional	EUR 700 million	EUR 600 million
Fix / Floating	Fix	Fix
Coupon	2.125 % p.a.	3.125 % p.a.
Secured / Unsecured	Unsecured	Unsecured
ISIN	DE000A1HNTJ5	DE000A1HNW52

U.S.\$1.0 Billion USD Notes

On 2 October 2013, the Issuer issued notes (in denominations of U.S.\$50,000 and in integral multiples of U.S.\$1,000 in excess thereof) under an indenture (governed by the laws of the state of New York). The USD/EUR currency risk is fully hedged (for interest and principal) by swaps.

Issuer	Vonovia Finance B.V.	Vonovia Finance B.V.
Guarantor	Vonovia SE and certain material subsidiaries	Vonovia SE and certain material subsidiaries
Maturity	4 Years	10 Years
Issue Date	2 October 2013	2 October 2013
Notional	US\$ 750 million	US\$ 250 million
Fix / Floating	Fix	Fix
Coupon	3.20 % p.a.	5.00 % p.a.
Secured / Unsecured	Unsecured	Unsecured
ISIN	144A:US25155FAA49 Reg S: USN8172PAC88	144A:US25155FAB22 Reg S: USN8172PAD61

EUR 1.0 Billion Notes under this Programme

At the date of this Prospectus, the following notes issued under the Programme are outstanding (with a denomination of EUR 1,000 each):

Issuer	Vonovia Finance B.V.	Vonovia Finance B.V.
Guarantor	Vonovia SE	Vonovia SE
Maturity	8 Years	8 Years
Issue Date	8 October 2013	9 July 2014
Notional	EUR 500 million	EUR 500 million
Fix / Floating	Fix	Fix
Coupon	3.625 % p.a.	2.125 % p.a.
Secured / Unsecured	Unsecured	Unsecured
ISIN	DE000A1HRVD5	DE000A1ZLUN1

Issuer	Vonovia Finance B.V.	Vonovia Finance B.V.
Guarantor	Vonovia SE	Vonovia SE
Maturity	5 Years	10 Years
Issue Date	30 March 2015	30 March 2015
Notional	EUR 500 million	EUR 500 million
Fix / Floating	Fix	Fix

Coupon	0.875 % p.a.	1.500 % p.a.
Secured / Unsecured	Unsecured	Unsecured
ISIN	DE000A1ZY971	DE000A1ZY989

Issuer	Vonovia Finance B.V.	Vonovia Finance B.V.	Vonovia Finance B.V.
Guarantor	Vonovia SE	Vonovia SE	Vonovia SE
Maturity	2 Years	5 Years	8 Years
Issue Date	15 December 2015	15 December 2015	15 December 2015
Notional	EUR 750 million	EUR 1,250 million	EUR 1,000 million
Fix / Floating	Floating	Fix	Fix
Coupon	0.95% + 3M EURIBOR (0.835% hedged)	1.625 % p.a.	2.250 % p.a.
Secured / Unsecured	Unsecured	Unsecured	Unsecured
ISIN	DE000A18V120	DE000A18V138	DE000A18V146

EUR 700 Million April 2014 Hybrid

On 8 April 2014, the Issuer issued the April 2014 Hybrid with a principal amount of EUR 700 million (with a denomination of EUR 100,000 each):

Issuer	Vonovia Finance B.V.
Guarantor	Vonovia SE
Initial Maturity	60 Years
Issue Date	8 April 2014
Notional	EUR 700 million
Fix / Floating	Fix to Floating
Coupon	4.625 % p.a. until 2019 then floating based on the five-year swap rate plus a margin
Secured / Unsecured	Unsecured
ISIN	XS1028959671

EUR 1.0 Billion December 2014 Hybrid

On 17 December 2014, the Issuer issued the December 2014 Hybrid with a principal amount of EUR 1.0 billion without maturity (with a denomination of EUR 100,000 each):

Issuer	Vonovia Finance B.V.
Guarantor	Vonovia SE
Initial Maturity	Perpetual
Issue Date	17 December 2014
Notional	EUR 1.0 billion
Fix / Floating	Fix to Floating
Coupon	4.00 % p.a. until 2021 then floating based on the five-year swap rate plus a margin
Secured / Unsecured	Unsecured
ISIN	XS1117300837

Loans in connection with Securitisation Transactions

In 2013, the Gagfah Group refinanced three larger real estate portfolios through commercial mortgage backed securities ("CMBS") structures. To this end, certain Gagfah entities as borrowers entered into loan agreements with three Irish special purpose vehicles that had been established as pass-through entities for the securitisation of underlying loan receivables.

In each of these CMBS structures, the underlying loans (except for junior loans) are secured, among others, by land charges over the respective real estate, security assignments of rights and claims under tenancy agreements, insurance contracts, inter-company loans, management agreements and other service contracts relating to the real estate portfolio as well as share and account pledges.

WOBA

In February 2013, with an amendment agreement dated 13 May 2013, WOBA DRESDEN GMBH, Liegenschaften Weißig GmbH, WOHNBAU NORDWEST GmbH and SÜDOST WOBA DRESDEN GMBH as borrowers and guarantors together with WOBA HOLDING GmbH and Bau- und Siedlungsgesellschaft Dresden mbH as guarantors entered into a loan agreement with, among others, TAURUS 2013 (GMF1) plc as original lender for an aggregate loan amount of up to EUR 1,077,500,000 (the "**WOBA Loan**") for the purpose of refinancing existing financial indebtedness under a EUR 1,201,000,000 credit agreement that had been entered into in 2006 in connection with the acquisition of the underlying real estate portfolios.

The WOBA Loan was fully drawn in February and May 2013 and was refinanced through an issue of commercial mortgage-backed notes admitted to trading on the Irish Stock Exchange by TAURUS 2013 (GMF1) plc as issuer on the Irish Stock Exchange, arranged by Bank of America, N.A., London Branch.

Interest on the WOBA Loan is payable quarterly in arrears, commencing on 14 May 2013. The final repayment date is in May 2018, or, if the extension option is exercised, in May 2019. The WOBA Loan must be repaid on each interest payment date in an amount which reduces the outstanding loan amount by an amount equal to 1.00% p.a. of the original loan amount. There are certain mandatory prepayment events (in particular, illegality, change of control, disposals, insurance events, cash trap events, repair and maintenance shortfall).

The WOBA Loan originally consisted of a fixed-interest part of EUR 1,023,625,000 (95%) and a floating-interest part of EUR 53,875,000 (5%). The interest rate on the fixed-interest part of the WOBA Loan is 3.39118% p.a. The aggregate interest rate on the floating-interest part of the WOBA Loan is equal to the three-month EURIBOR plus a

margin of 2.25% p.a. In the event that the extension option is exercised, an additional extension margin of 0.5% p.a. and an additional extension fee of 1.5 % of the loans outstanding at the original final repayment date are payable.

As of 31 December 2015, the outstanding amount under the WOBA Loan was EUR 1,032,295,803.75 and the weighted average interest rate approximately 3.35% p.a.

The loan agreements contain financial covenants (the breach of which gives the lenders termination rights):

- The maximum LTV-ratio, being the ratio of the outstanding loan amount to the value of the borrowers' properties (both figures adjusted for credits on certain accounts) and semi-annually tested, shall not exceed 75%.
- The debt-service-cover ratio, calculated as the lower of (i) the ratio of the last twelve-month total income from letting and other operating or financial income (after deduction of operating expenses) to the last twelve-month debt service for the WOBA Loan and (ii) the ratio of the total income from letting and other operating or financial income (after deduction of operating expenses) estimated for the next twelve months to the debt service for the WOBA Loan for this period, shall be at least 125%. This ratio shall be tested quarterly.

If the LTV-ratio reaches or exceeds 67.5%, the debt-service-cover ratio is equal to or less than 135% or the extension option is exercised, cash restrictions apply: The free rental income (i.e., after payment for operating expenses, additional working capital requirements, budgeted capital expenditures, taxes and interest and repayment amounts) has to be used for prepayment of the loan until these financial covenants are met again.

The loan agreement contains certain corporate and property-related covenants customary for this type of loan. In particular, the borrowers shall repair and keep in good condition the properties and allocate for such purpose EUR 10.50 gross per sqm p.a. on average. Disposals of properties are permitted under certain conditions if the release portions of the disposal proceeds are used for the (partial) prepayment of the loans.

German Residential Funding 2013-1 Limited

In June 2013, GAGFAH A Asset GmbH & Co. KG and GAGFAH I Invest GmbH & Co. KG as borrowers entered into a loan agreement with, among others, German Residential Funding 2013-1 Limited as original lender for an aggregate loan amount of up to EUR 1,998,100,000 (the "**GAGFAH Senior Loan**") for the purpose of refinancing existing financial indebtedness. The GAGFAH Senior Loan agreement allows existing prior-ranking debt of EUR 246.9 million; one of the tranches in the amount of approximately EUR 18.1 million was reserved for the partial refinancing of the existing prior-ranking debt.

Also in June 2013, GAGFAH I Invest GmbH & Co. KG as borrower entered into an unsecured junior term loan agreement with GAGFAH GmbH as junior lender in an aggregate amount of up to EUR 105,200,000 (the "**GAGFAH Junior Loan**" and together with the GAGFAH Senior Loan, the "**GAGFAH Loans**") for the financing of general corporate purposes. The loan amount under the GAGFAH Junior Loan is the same amount as the principal amount under the most junior Class F notes that were acquired by GAGFAH GmbH in consideration for the transfer of the GAGFAH Junior Loan to the issuer to meet certain risk retention requirements. The final maturity date for the GAGFAH Junior Loan is the day falling one month after the date on which the GAGFAH Senior Loan is repaid in full.

The GAGFAH Loans were fully drawn on 20 June 2013 and were financed through an issue of six classes of commercial mortgage-backed notes admitted to trading on the Irish Stock Exchange by German Residential Funding 2013-1 Limited as issuer, arranged by Goldman Sachs International and Bank of America Merrill Lynch.

Interest on the GAGFAH Senior Loan is payable quarterly in arrears, commencing on 20 August 2013. The final repayment date is in August 2018, and if the extension option is exercised, in August 2019. The GAGFAH Senior Loan must be repaid on each interest payment date by an amount equal to 0.125% of the original loan amount. There

are certain mandatory prepayment events (in particular, illegality, change of control, disposals, insurance events, cash trap events, capex shortfall).

The GAGFAH Senior Loan originally consisted of a fixed-interest part of EUR 1,898,195,000 (95%, the fixed-interest part shall remain, at least, 94.8% at all times) and a floating-interest part of EUR 99,905,000 (5%). The interest rate on the fixed-interest part of the GAGFAH Senior Loan is 2.804 % p.a. The aggregate interest rate on the floating-interest part of the GAGFAH Senior Loan is equal to the three-month EURIBOR plus a margin of 1.746% p.a. In the event that the extension option is exercised, an additional extension margin of 0.873% p.a. and an additional extension fee of 1% of the then outstanding loans is payable. The interest rate on the fixed-interest part of the GAGFAH Junior Loan is 6.5% p.a.

As of 31 December 2015, the outstanding loan amount under the GAGFAH Senior Loan was EUR 1,850,574,586.68 and the weighted average interest rate approximately 2.80% p.a.

Under the GAGFAH Senior Loan, the breach of financial covenants does not result in lenders' termination rights. However, in case of (i) an interest cover, being the ratio of the net operating income (without tenant contributions to operating expenses) to the interest cost of the GAGFAH Senior Loan and senior-ranking loans, in each case in the previous twelve months, and quarterly tested, of less than 1.5, (ii) a debt service cover, being the ratio of the net operating income (without tenant contributions to operating expenses) to the interest and repayment instalments under the GAGFAH Senior Loan and senior-ranking loans, in each case in the previous twelve months, and quarterly tested, of less than 1.25 or (iii) after the exercise of the extension option, cash restrictions apply, certain amounts that could otherwise be disposed of freely by the borrowing entities must be used for prepayment of the loan until these financial covenants are met again.

The loan agreement contains certain corporate and property-related covenants customary for this type of loan. The aggregate repair and maintenance expenses together with capital expenditures for the financed properties (other than certain excluded hereditary building rights) must be on average at least EUR 10 per sqm p.a. Disposals of properties are permitted under certain conditions if the release portions of the disposal proceeds are used for the partial prepayment of the loans.

German Residential Funding 2013-2 Limited

In October 2013, NILEG Residential Asset GmbH & Co. KG ("**NIRA**"), WGNorden Asset GmbH & Co. KG ("**WGN Asset**") and WBN Asset GmbH & Co. KG ("**WBN Asset**") as borrowers entered into a loan agreement with, among others, German Residential Funding 2013-2 Limited as original lender for an aggregate loan amount of up to EUR 699,700,000 (the "**NILEG Senior Loan**") for the purpose of refinancing existing bank loans. The NILEG Senior Loan agreement allows existing prior-ranking debt of approximately EUR 76.6 million.

Also in October 2013, NIRA as borrower entered into an unsecured junior term loan with NILEG Norddeutsche Immobiliengesellschaft mbH as junior lender in an aggregate amount of up to EUR 36,900,000 (the "**NILEG Junior Loan**") and together with the NILEG Senior Loan, the "**NILEG Loans**") for the financing of general corporate purposes. The loan amount under the NILEG Junior Loan is the same amount as the principal amount under the most junior Class G notes that were acquired by NILEG Norddeutsche Immobiliengesellschaft mbH in consideration for the transfer of the NILEG Junior Loan to the issuer to meet risk retention requirements. The final maturity date for the NILEG Junior Loan is the day falling one month after the date on which the NILEG Senior Loan is repaid in full.

The NILEG Loans were fully drawn on 21 October 2013 and were financed through an issue of commercial mortgage-backed notes admitted to trading on the Irish Stock Exchange by German Residential Funding 2013-2 Limited as issuer, arranged by Bank of America Merrill Lynch and Deutsche Bank. NIRA borrowed EUR 127,226,000, WGN Asset EUR 317,212,000 and WBN Asset EUR 255,262,000. Each of WGN Asset and WBN Asset are only liable for their own liabilities. NIRA is jointly liable for the liabilities of all three borrowers.

Interest on the NILEG Senior Loan is payable quarterly in arrears, commencing on 20 February 2014. The final repayment date is in November 2018, and if the extension option is exercised, in November 2019. The NILEG Senior Loan must be repaid on each interest payment date by an amount equal to 0.125% of the original loan amount; from February 2016, the repayment shall be increased to 0.25% of the original loan amount if the NOI ratio on a specified test date preceding the interest payment date, being the net operating income (without tenant contributions to operating expenses) expressed as a percentage of net cold rent (including vacancy rent, but without tenant contributions to operating expenses) in respect of the previous twelve months ending on the test date, is less than 61%. There are certain mandatory prepayment events (in particular, illegality, change of control, disposals, insurance events, cash trap events, capex shortfall).

The NILEG Senior Loan originally consisted of a fixed-interest part of EUR 664,714,869 (95%, the fixed-interest part shall remain, at least, 95% at all times) and a floating-interest part of EUR 34,985,131 (5%). The interest rate on the fixed-interest part of the NILEG Senior Loan is 2.85713% p.a. The aggregate interest rate on the floating-interest part of the NILEG Senior Loan is equal to the three-month EURIBOR plus a margin of 1.63763% p.a. In the event that the extension option is exercised, an additional extension margin of 0.818815% p.a. and an additional extension fee of 1% of the then outstanding loans is payable. The interest rate on the NILEG Junior Loan is 6.5% p.a.

As of 31 December 2015, the outstanding loan amount under the NILEG Senior Loan was EUR 679,784,235.36 and the weighted average interest rate was approximately 2.68% p.a.

Under the NILEG Senior Loan, the breach of financial covenants does not result in lenders' termination rights. However, in case of (i) an interest cover, being the ratio of the net operating income (without tenant contributions to operating expenses) to the interest cost of the NILEG Senior Loan and senior-ranking loans, in each case in the previous twelve months, and quarterly tested, of less than 1.5, (ii) a debt service cover, being the ratio of the net operating income (without tenant contributions to operating expenses) to the interest cost and repayment instalments under the NILEG Senior Loan and senior-ranking loans, in each case in the previous twelve months, and quarterly tested, of less than 1.25 or (iii) after the exercise of the extension option, cash restrictions apply, certain amounts that could otherwise be disposed of freely by the borrowing entities must be used for prepayment of the loan until these financial covenants are met again.

The loan agreement contains certain corporate and property-related covenants customary for this type of loan. The aggregate repair and maintenance expenses together with capital expenditures for the financed properties must be on average at least EUR 10 per sqm p.a. Disposals of properties are permitted under certain conditions if the release portions of the disposal proceeds are used for the partial prepayment of the loans.

Large Bank Loans

2014 Syndicated Bridge Facilities Agreement

On 1 December 2014, Vonovia entered into the DA Credit Agreement on a bridge facility for the (partial) financing of the Gagfah Takeover. The purpose of Facility A under the DA Credit Agreement of originally EUR 2 billion was the funding of the cash component of the consideration in the Gagfah Takeover; the purpose of Facility B in the amount of EUR 4.5 billion was the refinancing, if necessary, of financial indebtedness of the Gagfah Group. The DA Credit Agreement provides for payment of interest at a variable rate equal to the EURIBOR plus a margin. In the first six months after conclusion of the DA Credit Agreement, the margin was 0.55% p.a. The margin subsequently increases over the term, also depending on the credit rating of the Guarantor.

According to the DA Credit Agreement, the Issuer has to repay loans within twelve months after the first drawdown, but may cancel available (parts of the) facilities or repay loans under the facilities at any time (subject to break cost). Further, the Issuer has the right to demand an extension of the repayment period by up to twelve months.

A loan of EUR 923 million made available under Facility A in March 2015 was repaid in the same month. The remaining commitment was cancelled on 22 May 2015. Facility B was never utilised and has meanwhile voluntarily been cancelled in full.

Large Secured Loans

Other financings were provided by way of secured bank loans for the purpose of property (re)financing where the (re)financed property portfolios are used as collateral for the individual loans. Some of the loans were used in accordance with the contractual purpose for acquisitions; others are utilised for capital expenditures on the property portfolios.

The table below provides an overview of secured bank loans with an original nominal amount of more than EUR 100 million, each:

	Banks	Borrowing Group Entities	Initial loan amount (in EUR million)	Nominal loan amount outstanding plus accrued interest as of 31 December 2015 (in EUR million) (unaudited⁷⁾)	Final maturity (year)
1)	COREALCREDIT BANK AG	GAGFAH Acquisition 1 GmbH	145.0	94.1	2016/7 ⁽¹⁾
2)	COREALCREDIT BANK AG	Frankfurter Siedlungsgesellschaft mbH (FSG)	178.4	154.0	2018
3)	Norddeutsche Landesbank Girozentrale	PRIMA Wohnbauten Privatisierungs-Management GmbH	111.0	111.0	2018
4)	Berlin Hyp AG and members of the association of the German savings banks (<i>Sparkassenfinanzgruppe</i>) ⁽²⁾	(i) Eisenbahn-Wohnungsbaugesellschaft Köln mbH; (ii) Baugesellschaft Bayern mbH; and (iii) Eisenbahn-Siedlungsgesellschaft Augsburg mbH (Siegau)	270.8 ⁽³⁾	250.6	2018
5)	Berlin Hyp AG and members of the association of the German savings banks (<i>Sparkassenfinanzgruppe</i>) ⁽²⁾	MIRA Grundstücksgesellschaft mbH	296.9 ⁽³⁾	247.7	2018
6)	Deutsche Pfandbriefbank AG	Eisenbahn-Wohnungsbau-Gesellschaft Karlsruhe GmbH	113 ⁽⁴⁾	repaid	2018
7)	Syndicated Loan ⁽⁵⁾ (i) Berlin Hyp AG (40%); (ii) Landesbank Berlin AG (10%); and (iii) Landesbank Baden-Württemberg (50%)	(i) BWG Frankfurt am Main Bundesbahn-Wohnungsgesellschaft mbH; (ii) Wohnungsgesellschaft Ruhr-Niederrhein mbH Essen; (iii) Bundesbahn-Wohnungsbaugesellschaft Regensburg mbH; and (iv) Eisenbahn-Wohnungsbaugesellschaft Nürnberg GmbH	288.2	269.9	2020
8)	Syndicated loan (i) Berlin Hyp AG (40%); (ii) Landesbank Berlin AG (10%); and (iii) Landesbank Baden-Württemberg (50%)	(i) BWG Frankfurt am Main Bundesbahn-Wohnungsgesellschaft mbH; (ii) Wohnungsgesellschaft Ruhr-Niederrhein mbH Essen; (iii) Bundesbahn-Wohnungsbaugesellschaft Regensburg mbH; and (iv) Eisenbahn-Wohnungsbaugesellschaft Nürnberg GmbH	201.9	149.4	2020
9)	AXA S.A. (Société Générale)	Deutsche Annington Rhein - Ruhr GmbH & Co. KG (additional guarantors: (i) Deutsche Annington Zweite Beteiligungsgesellschaft mbH, (ii) Deutsche Annington Rheinland Immobiliengesellschaft mbH and (iii) Deutsche Annington Fundus Immobiliengesellschaft mbH)	104	93.1	2018

10)	Syndicated Loan: (i) Deutsche Hypothekenbank (Actien-Gesellschaft); (ii) R+V Allgemeine Versicherung AG; (iii) Münchener Hypothekenbank AG and (iv) WL Bank AG	(i) DAIG 1. Objektgesellschaft mbH; (ii) DAIG 2. Objektgesellschaft mbH; (iii) DAIG 3. Objektgesellschaft mbH; and (iv) DAIG 4. Objektgesellschaft mbH	208	179.7	2021
11)	Berlin Hyp AG	(i) GAGFAH Acquisition 2 GmbH; and (ii) GAGFAH Erste Grundbesitz GmbH	230 ⁽³⁾	228.3	2021
12)	Syndicated Loan (i) HSH Nordbank AG; (ii) UniCredit Bank AG	GBH Acquisition GmbH	130.6	repaid	2021

Notes:

- *) Taken or derived from the Guarantor's accounting records or internal management reporting systems, respectively.
- (1) The final maturity is in October 2016; the borrower has an extension option for an additional year against payment of an extension fee of 1% of the loan amount outstanding at the maturity in 2016.
- (2) Berlin Hyp AG as lender may assign and transfer up to 49.9% of the loan to members of the association of the German savings banks (Sparkassenfinanzgruppe). Berlin Hyp AG acts as loan manager also for the assigned and transferred lender tranches.
- (3) These loans are split into two tranches, respectively, one for secured claims that are eligible for the cover-pool (Deckungsstock) of German covered bonds (*Pfandbriefe*) and one for secured loan claims that are not eligible as cover-pool for covered bonds.
- (4) This facility consists of two tranches: EUR 103 million as senior term facility and EUR 10 million as capex facility.
- (5) Properties from the financed portfolio shall be sold only under extraordinary circumstances (hold-on portfolio).

The following sections summarise the key terms of the above-listed large bank loans (figures as of 31 December 2015):

Interest/Interest Rate Hedging

The listed bank loans bear interest at fixed rates from 3.24% to 3.96% p.a. (in case of different rates for loans of the same date among the same lenders and the same borrowing entity/ies secured by different sub-portfolios, only the volume-weighted average rates are reflected herein) or at a variable interest rate of three or six-month EURIBOR a plus margin. The margins (on EURIBOR or on the cost of funds payable by the bank) depend, among other things, on the quality of the financed portfolio, the market conditions at the time the loan was raised, the term and the leverage (LTV-Ratio), and range from approximately 90 basis points to approximately 240 basis points with a volume weighted average margin of approximately 150 basis points (as of 31 December 2015). Some loan agreements provide for margin increases if extraordinary events occur.

With respect to floating interest loans, the borrowers have entered into interest hedging agreements to offset most of the interest rate risks from the variable EURIBOR rates (total outstanding amount of bank loans: with EURIBOR-based interest payments: EUR 719.1 million as of 31 December 2015; notional amount of related hedged items: EUR 598.4 million). All of the hedging instruments except for one have been concluded with the respective lenders (or their affiliates).

Regular Amortisation

The terms of the respective secured bank loans provide for regular repayments of the loan amounts during their terms. The agreements contain different repayment provisions including straight-line fixed amortisation rates, amortisation in accordance with set schedules, amortisation from assumed disposal proceeds (with a set minimum amount) and amortisation that leads to certain (decreasing) LTV-ratios scheduled over the loan term. Remaining loan balances have to be repaid at the end of the fixed terms.

Prepayment

Most loan agreements allow (partial) voluntary prepayments and provide for a mandatory (partial) prepayment of the loan amounts in certain cases.

Most of the loan agreements explicitly allow the sale of the financed properties. In this event, the loan documents usually require that the borrowing entity repay certain amounts of the loan from the sales proceeds; in some loan agreements, each financed property is allocated a loan amount and the loan agreements set forth a certain percentage of such allocated loan amounts (>100%) that has to be prepaid if the property is sold against collateral release before the final maturity. If properties are destroyed or damaged, insurance proceeds have to be used for the reconstruction of the units or the (partial) prepayment of the loan.

In case of prepayments, the borrower is usually obliged to pay break costs, if any, for the interest damage until the end of the (current) fixed-interest period (and, in some cases, an early repayment fee) as well as close-out costs for the interest hedges.

Collateral

Land charges have been granted over the (re)financed properties as security and are (fully or partially) enforceable without an additional enforcement order.

Apart from the land charges, the loans are typically secured by pledges or assignments of the claims under interest hedging instruments relating to the respective loan and assignments of portfolio related rent revenues, claims from the sale of properties and insurance claims. Most of the loan agreements also provide for pledges of the rent collection accounts as well as of special purpose accounts (for instance for the collection of sales proceeds, see "Prepayment" above; or for reserve accounts in cash trap events, see "Financial Covenants" below). Many of the listed loan agreements require that the shares or the partnership interests in the borrowing companies be pledged to the bank as security. Certain loan agreements require that the borrower has to be a member of a Vonovia cash pool over the term of the loan.

Financial Covenants

The loan agreements contain various financial covenants customary for commercial real estate financing.

Most loan agreements require certain maximum LTV-ratios, being the ratio of the outstanding loan amount (including senior-ranking loans) to the value of the borrowers' properties (or a comparable ratio). The value of the individual portfolios was determined before the first utilisation and, in most cases, may be determined again later at the bank's request. The maximum LTV-ratios allowed under the listed loan agreements depend on the quality and size of the financed portfolio, the market conditions at the time the loan was provided and the lender, and range from 55% to 82.5% unless extraordinary events occur.

The majority of the loan agreements also contain liquidity-related financial covenants: The interest-cover ratio is the ratio of net rental income of the borrowing companies (after deduction of operating cost as defined in the respective loan agreement) to the interest payable by these companies (also considering payments from interest hedges and interest on other senior or equally-ranking debt as well as, in one case, the scheduled amortisation of senior or equally-ranking debt) ("**ICR**"). The debt-service-cover ratio is the ratio of the net rental and lease income of the borrowing companies (after deduction of operating cost as defined in the respective loan agreement) to the debt service for the loan and senior and equally-ranking loans ("**DSCR**"). Both ratios must reach a certain level: the required minimum ICRs range from 120% to 180%; the required DSCRs range from 108% to 150%.

One loan agreement requires maximum debt-to-rent ratio, being the ratio of all financial indebtedness of the borrowers to the annual actual net rents, of 9. Another loan agreement limits the vacancy rate to a maximum of 5%.

The breach of financial covenants usually allows the bank to terminate the respective loan and claim prepayment of the entire loan unless the breach is cured by a voluntary (partial) repayment or a cash injection for a liquidity shortage within a short cure period (see "*Termination Rights*").

Some loan agreements contain a second set of financial covenants with lower thresholds for a breach and the breach of which does not result in a bank's termination right, but only in cash restrictions. In such case, the rental income

has to be collected on an account pledged in favour of the financing bank (cash trap) and be used for early repayment of the loan (cash sweep) until the financial covenants are met again in which case restrictions no longer apply.

Currently, there are no financial covenants which have been breached.

Representations and Warranties

The loan agreements contain a set of customary representations and warranties at the time of signing and at the time of each drawdown. There is no indication that any breach of material representations or warranties has occurred.

Termination Rights

The loan agreements contain customary rights of the banks to terminate loan facilities early. In particular, termination rights exist if (interest, amortisation or other) payments are not made when due, financial covenants are not complied with, the borrower becomes insolvent or defaults on other financial liabilities, representations or warranties turn out to have been incorrect, information obligations are violated by the borrower or (other) material contractual obligations are not complied with (unless the respective violation can be and is cured within a contractually specified period).

Change of Control Provisions

Almost all larger loan agreements contain change-of-control clauses. These clauses stipulate consent requirements or renegotiation obligations if the current majority holdings in the borrowing group companies (or the majority of voting rights) change. The change-of-control clauses have different forms: Holding always refers to direct holdings of its respective shareholders and, for some loan agreements, also to indirect holdings by other group companies. In one case, a change-of-control event could also occur if holdings in the Guarantor change, namely if the ownership structure materially changes. The respective lender has an extraordinary termination right if there is no lender consent to or agreement on the change of control.

Additional Undertakings

The loan agreements listed above include maintenance obligations for the property portfolio securing the respective loan pursuant to which the borrower generally is obliged to keep its property portfolio in good condition. Some of these loan agreements contain quantified average maintenance and/or modernisation obligations ranging from EUR 7 to EUR 14 per sqm and year. Pursuant to the loan agreements, the borrowing entities have undertaken to insure the financed properties against standard risks.

The borrowers must provide financial and other information concerning the financed portfolios and the involved companies to the respective lenders periodically and at the request of the banks.

There is no indication that any breach of these undertakings or of other undertakings has occurred in the past.

Working Capital Facility

On 10 September 2015, the Guarantor entered into an agreement for a revolving working capital facility of EUR 300 million with COMMERZBANK Aktiengesellschaft ("**Commerzbank**"). The Guarantor may, at its option, utilise the facility either as overdraft or as money-market loan.

The facility agreement has a term of three years and replaced a revolving working capital facility of EUR 130 million which the Guarantor entered into with Commerzbank on 4 March 2014.

Interest on utilised amounts accrues at a rate of EURIBOR plus 0.4% p.a., provided, however, that the margin of 0.4% is subject to changes depending on the rating assigned to the Guarantor by Standard & Poor's. The margin is 0.35% in case of a rating of A-, 0.40% in case of a rating of BBB+, 0.50% in case of a rating of BBB and 0.65% in case of a rating of BBB-. The respective change will be effective as from the beginning of the calendar month

following the change in the rating. In addition, the following fees apply: (i) a commitment fee of 0.35% p.a. of the applicable margin on the unutilised portion of the total amount; and (ii) a credit fee of 0.2% p.a. on the utilised amount for each day on which the utilisation by overdrafts or money market loans is greater than 33% and equal or less than 66% of the total amount of the facility. For each day on which the utilisation by overdrafts or money market loans is greater than 66% of the total amount of the facility, the credit fee is 0.35% p.a. on the utilised amount of the facility.

The agreement provides for extraordinary termination rights of Commerzbank, *inter alia*, in case Vonovia no longer receives an investment grade corporate rating.

Other Material Agreements

Agreements with Deutsche Telekom Group

On 30 November 2011, Deutsche Multimedia Service GmbH ("**DMS**"), a wholly owned subsidiary of Vonovia, and Telekom Deutschland GmbH ("**TDG**") entered into three separate agreements regarding (i) the basic supply of television and radio signals, (ii) the construction, use and maintenance of fibre-optic networks and (iii) a marketing cooperation between DMS and TDG for TDG's telephone, internet and television products.

Basic Supply of Television and Radio Signals

Pursuant to the agreement on basic supply of television and radio signals, TDG's primary obligation is to provide the signal transfer points (*Übertragungspunkte*) for failure-free television and radio signals to at least 170,000 of Vonovia's residential units. DMS's obligations are: (i) to order, accept and pay for the signal supply for at least 170,000 residential units; (ii) to acquire the right to access and use the cable network within its residential units; and (iii) to terminate the signal distribution contracts with existing signal providers. Under the agreement, DMS is obligated to pay a fixed monthly fee for each supplied residential unit, irrespective of Vonovia's ability to on-sell television and radio signals to its tenants. Monthly fees to be paid will be increased following three, six and nine years after 1 January 2013. Furthermore, DMS agreed to pay a staggered share of those costs that may be required to modernise the cable network according to mandatory legal requirements. The Guarantor assumes joint liability (*Schuldbeitritt*) for DMS's obligations under this cooperation if certain conditions are met.

The residential units that are subject to the agreement are divided into four clusters; for each cluster a changeover period has been agreed, which lasts until 31 December 2024. From the changeover date onwards, TDG and DMS are required to perform their obligations for the respective units.

The agreement has an indefinite term. The agreement may only be terminated without cause (*ordentliche Kündigung*) after 15 years and six months following the changeover date for the respective cluster.

Construction, Use and Maintenance of Fibre-Optic Networks

Pursuant to the agreement on construction, use and maintenance of fibre-optic networks, TDG undertakes to construct and maintain fibre-optic networks for 45% of Vonovia's residential units free of charge. In the case of a successful marketing of fibre-optic network related services, TDG intends to provide fibre-optic networks for up to an additional 45% of Vonovia's residential units.

The agreement may be terminated 20 years after the completed construction of the fibre-optic network for the respective residential unit.

Marketing Cooperation

Pursuant to the marketing cooperation agreement, DMS is required to regularly address and inform Vonovia's tenants about TDG's offers for phone and internet services (double play) or phone, internet and television services (triple play). The agreement entered into force on 1 January 2013 and has a duration of 15 years.

Joint Venture Agreement with B&O Service und Messtechnik AG

Pursuant to a joint venture restructuring agreement dated 28 May 2014, Vonovia and B&O have bundled their craftsmen activities which had previously been performed through two joint ventures and their subsidiaries. The restructuring was achieved by way of several share contributions and mergers ultimately into the new Deutsche TGS GmbH ("**TGS**"). Vonovia owns 51% and B&O owns 49% of TGS. TGS is responsible for, among other things, conducting minor and major repair work (including decorative repairs), in addition to renovation and maintenance of vacant units as well as related services.

Under the joint venture agreement, Vonovia guarantees B&O a minimum dividend which is related to the joint venture's annual revenues. Pursuant to separate service level agreements, both parties currently provide certain services to TGS, for which TGS pays a fee to the respective service provider. As from 30 June 2015, Vonovia provides TGS with IT services in addition to the various services it already offers to TGS, e.g. accounting, human resources (particularly recruiting), and legal services. Furthermore, the Group is subject to a non-compete obligation with respect to the services and regions in which TGS is active and obliged to provide TGS with working capital of up to EUR 8.0 million.

The management of TGS consists of two managing directors appointed by Vonovia. Moreover, TGS has an advisory council (*Beirat*) to which Vonovia and B&O each may appoint two members. In the event of a tie at the advisory council, the chairman of the advisory council which is appointed by Vonovia will have a casting vote.

Beginning 31 December 2020, the agreement may be terminated by giving one year's notice with effect as of the end of the fiscal year.

Sale of Approximately 13,800 Residential Units to LEG Immobilien AG

On 22 December 2015, Vonovia as seller entered into some real estate purchase agreements and one share purchase agreement with LEG Immobilien AG and some of its subsidiaries as purchasers (the "**Purchasers**") (the "**LEG Transaction**"). Under the LEG Transaction, which is expected to be closed on 31 March 2016, Vonovia will sell approximately 13,800 residential units located in North Rhine-Westphalia to the Purchasers. The purchase price for the total portfolio amounts to approximately EUR 600 million.

Vonovia agreed to manage the purchased properties until closing in the same manner as before with the due care and diligence of a prudent businessman (*Sorgfalt eines ordentlichen Geschäftsmanns*) and, in particular, to conclude tenancy agreements with at least the same rent level and to obtain the prior consent of the Purchasers for any transactions and conclusions of contracts outside the ordinary course of business.

Vonovia has given customary representations as to its legal capacity to enter into the respective agreements, unencumbered ownership of the sold shares, the corporate status of the sold target company, unencumbered ownership of the sold residential units (unless otherwise disclosed), pending legal proceedings and further points.

Vonovia and the Purchasers may under certain circumstances withdraw from the respective agreements (e.g. if no approval has been granted by the Federal Cartel Office (*Bundeskartellamt*) by 31 August 2016, one or more conditions precedent for payment finally cannot occur or have not occurred by 31 August 2016, or in the case of delays in payment or non-payment of the purchase price).

Description of the Governing Bodies of the Guarantor

Management Board

Current composition of the Management Board

Under the Articles of Association, the management board of the Guarantor (the "**Management Board**") must consist of at least two persons, and the supervisory board of the Guarantor (the "**Supervisory Board**") determines the exact

number of the members of the Management Board. The Supervisory Board appoints members of the Management Board for a period not exceeding six years. The Supervisory Board may appoint a chairperson of the Management Board as well as a deputy chairperson of the Management Board. Currently, the Management Board consists of four members, with Rolf Buch appointed as chairman.

The table below lists the current members of the Management Board.

Name	Position	Member since	Other current activities outside of Vonovia
Rolf Buch	Chief Executive Officer	1 April 2013	• GSB Gesellschaft zur Sicherung von Bergmannswohnungen mit beschränkter Haftung (member of the supervisory board); • Woldemar-Winkler Stiftung der Sparkasse Gütersloh (member of the committee).
Dr. A. Stefan Kirsten	Chief Financial Officer	1 January 2011 ⁽¹⁾	• AVW Versicherungsmakler GmbH (member of the supervisory board); • Jerónimo Martins SGPS S.A. (non-executive director); • Sociedade Francisco Manuel dos Santos B.V. (non-executive director).
Klaus Freiberg	Chief Operating Officer	1 February 2010 ⁽¹⁾	• VBW Bauen und Wohnen GmbH (member of the supervisory board).
Gerald Klinck	Chief Controlling Officer	1 April 2015	• BeLouNa UG (haftungsbeschränkt) & Co. KG (limited partner); • BeLouNa Beteiligungs UG (haftungsbeschränkt) (shareholder).

Notes:

(1) Until the transformation into a stock corporation (*Aktiengesellschaft*) or a European company (*Societas Europaea*) the listed board member held the position of a managing director.

The Guarantor has established a code of conduct, which does not permit donations to political organisations.

Supervisory Board

Current composition of the Supervisory Board

In accordance with the Articles of Association and Articles 40(3) and 9(1) lit. c(i) of the SE-Regulation (*SE-Verordnung*) together with section 17 of the SE Implementation Act (*SE-Ausführungsgesetz*) and section 95 of the German Stock Corporation Act (*Aktiengesetz*), the Supervisory Board consists of twelve members. All members of the Supervisory Board are appointed by the Guarantor's general shareholders' meeting. The general shareholders' meeting may appoint substitute members for one or more Supervisory Board members, who may become members of the Supervisory Board if the elected Supervisory Board members leave office before the end of their term. The

term of the substitute member expires as soon as a successor for the departing Supervisory Board member is appointed by a majority of at least 75% of the votes cast, but no later than the expiration of the departing Supervisory Board member's term. Re-election of members of the Supervisory Board is possible. According to the Supervisory Board's internal rules of procedure, persons having reached the age of 75 at the time of the election should generally not be proposed as candidates.

The table below lists the current members of the Guarantor's Supervisory Board.

Name	Principal occupation outside of Vonovia	Member since⁽¹⁾	Other board memberships outside of Vonovia
Dr. Wulf H. Bernotat Chairman	Managing director and shareholder of Bernotat & Cie. GmbH	18 June 2013	• Allianz SE (vice-chairman of the supervisory board); • Bernotat & Cie. GmbH (managing director); • Bertelsmann SE & Co. KGaA (member of the supervisory board); • Bertelsmann Management SE (member of the supervisory board); • Deutsche Telekom AG (member of the supervisory board); • Metro AG (member of the supervisory board); • Innovation City Management GmbH (member of the supervisory board).

Prof. Dr. Edgar Ernst Vice Chairman	President of Deutsche Prüfstelle für Rechnungslegung DPR e.V.	18 June 2013	• Deutsche Prüfstelle für Rechnungslegung DPR e.V. (president); • Deutsche Postbank AG (member of the supervisory board); • DMG MORI SEIKI AG (member of the supervisory board); • TUI AG (member of the supervisory board); • Wincor Nixdorf AG (member of the supervisory board).
Hildegard Müller	Chairwoman of the main management board of the Bundesverband der Energie- und Wasserwirtschaft	18 June 2013	• Bundesverband der Energie- und Wasserwirtschaft (chairwoman of the main management board).
Clara-Christina Streit	Senior advisor with McKinsey & Company	18 June 2013	• Delta Lloyd N.V. (member of the supervisory board); • Jerónimo Martins SGPS, S.A. (member of the administrative council); • UniCredit S.p.A. (member of the administrative council); • Vontobel Holding AG (member of the administrative council).

Prof. Dr. Klaus Rauscher	Management consultant	1 August 2008	• Stiftung Berliner Philharmoniker (member of the foundation board); • Drägerwerk AG & Co. KGaA (member of the supervisory board); • Dräger Medical GmbH (member of the supervisory board); • Dräger Safety GmbH (member of the supervisory board); • Drägerwerk Verwaltungs AG (member of the supervisory board).
Dr. Florian Funck	Member of the management board of Franz Haniel & Cie. GmbH	21 August 2014	• Franz Haniel & Cie. GmbH (member of the management board); • TAKKT AG (member of the supervisory board); • Metro AG (member of the supervisory board).
Christian Ulbrich	Member of the worldwide management board and CEO EMEA of Jones Lang LaSalle Inc.	21 August 2014	• Jones Lang LaSalle, Inc. (member of the global executive board and CEO EMEA); • IRE BS International Real Estate Business School (member of the advisory board); • ZIA Zentraler Immobilien Ausschuss e.V. (member of the management board); • 38. VIGAVI Vermögensverwaltungsgesellschaft mbH (member of the management board).

Burkhard Drescher	Chief executive officer of InnovationCity Management GmbH	12 December 2014	• BDC Consulting GmbH & Co.K G (managing director); • BDC Verwaltungs GmbH (managing director); • Innovation City Management GmbH (managing director); • STEAG Fernwärme GmbH (member of the advisory board).
Hendrik Jellema	Member of the management board of Stiftung Berliner Leben	2 June 2015	• Stiftung Berliner Leben (managing director).
Daniel Just	Member of the management board of Bayerische Versorgungskammer	2 June 2015	• Bayerische Versorgungskammer (chairman of the management board); • RREEF Investment GmbH (vice-chairman of the supervisory board).
Gerhard Zeiler	President of Turner Broadcasting Systems	2 June 2015	• Central European Media Enterprises Ltd. (CME) (member of the board of directors); • Turner Broadcasting Systems International (president).
Dr. Ute Geipel-Faber	Senior Director of Invesco Real Estate GmbH	11 November 2015	• Bayerische Landesbank (member of the supervisory board); • Akademie der Hochschule Biberach (member of the advisory board and visiting professor).

Notes:

- (1) Prior to the Guarantor's change in legal form into a European company (*Societas Europaea*), the Supervisory Board membership refers to the supervisory board of Deutsche Annington Immobilien AG and the optional supervisory board of Deutsche Annington Immobilien GmbH.

The Supervisory Board members are appointed until the end of the general shareholders' meeting 2018.

The members of the Supervisory Board can be reached at the Guarantor's office at Philipppstraße 3, 44803 Bochum, Germany (tel. +49 (0) 234-314- 0).

Supervisory Board Committees

Under the Articles of Association, the Supervisory Board may form committees from among its members. Under the Supervisory Board's rules of procedure (sections 8 through 11), the Supervisory Board shall form an Audit Committee, an Executive and Nomination Committee and a Finance Committee. Other committees may be formed, if necessary. The Supervisory Board's decision-making authority may be delegated to these committees to the extent permitted by law. The following committees have been established by the Supervisory Board:

The **Audit Committee** (*Prüfungsausschuss*) is concerned, in particular, with the oversight of the Guarantor's accounting process and the effectiveness of its internal control system, internal auditing system, as well as the audit of the annual financial statements, including required independence of the auditor and additional services provided by the auditor, the conclusion of audit agreements with the auditor, setting focus points for the audit and agreeing audit fees and - unless another committee is entrusted therewith - compliance. It shall prepare the Supervisory Board's resolutions on the annual financial statements (including group statements) and the Supervisory Board's proposal to the general shareholders' meeting upon the election of the auditor, and the instruction of the auditor. The chairman of the Audit Committee shall have specialist knowledge and experience in the application of accounting standards and internal control processes. Furthermore, the chairman of the Audit Committee shall be independent and may not be a former member of the Management Board whose appointment ended less than two years prior to his appointment as chairman of the Audit Committee.

The current members of the Audit Committee are:

Name	Position
Prof. Dr. Edgar Ernst	Chairman
Dr. Wulf H. Bernotat	Member
Dr. Florian Funck	Member
Dr. Ute Geipel-Faber	Member
Burkhard Drescher	Member
Hendrik Jellema	Member

In accordance with Section 107(4) of the German Stock Corporation Act (*Aktiengesetz*), the Guarantor is required to have at least one independent member of the audit committee with expertise in the fields of accounting or auditing within the meaning of Section 100(5) of the German Stock Corporation Act (*Aktiengesetz*). Members of the Supervisory Board and the audit committee are considered to be independent if such members have no business or personal relations with the Guarantor, its Management Board, controlling shareholders or related parties, which could cause a substantial and not merely temporary conflict of interest. As concerns the Supervisory Board and audit committee of the Guarantor, Prof. Dr. Ernst and Dr. Bernotat are considered to possess the respective expertise and independence.

The **Executive and Nomination Committee** (*Präsidial- und Nominierungsausschuss*) shall debate key issues and make proposals to the Supervisory Board with respect to the appointment and revocation of members of the Management Board and with respect to their respective remuneration and reductions in remuneration. They make recommendations to the Supervisory Board for Supervisory Board proposals to the shareholders' meeting with respect to the election of Supervisory Board members. Furthermore, the Executive and Nomination Committee is responsible for the establishment of or material amendment to existing employee participation, profit sharing and similar incentive programmes. The Executive and Nomination Committee shall consist of the chairman of the

Supervisory Board, and three additional members to be elected by the Supervisory Board. The chairman of the Supervisory Board shall be the chairman of the Executive Committee and Nomination Committee.

The current members of the Executive and Nomination Committee are:

Name	Position
Dr. Wulf H. Bernotat	Chairman
Hildegard Müller	Member
Prof. Dr. Klaus Rauscher	Member
Clara-Christina Streit	Member
Gerhard Zeiler	Member

The **Finance Committee** (*Finanzausschuss*) shall prepare the Supervisory Board's resolutions on the financial and investment policy, including the capital structure of Group companies and the payment of dividends as well as on the general acquisition and divestiture policy including the acquisition and sale of individual participations of strategic importance. The Finance Committee shall further resolve on: (i) the Guarantor's financial strategy and the general guidelines and policies for implementing this strategy including the management of foreign exchange, interest rate, liquidity and other financial risks and the management of credit risk, (ii) the raising of external financing by any member of the Group and/or the issuance of guarantees by any member of the Group on behalf of other members of the Group (in each case) in an amount ranging from EUR 100 million to EUR 200 million, (iii) the granting of securities, guarantees and indemnities (or any other form of contingent commitment) and the issuance of letters of comfort or declarations of patronage or commitment by any member of the Group on behalf of third parties, with the exception of securities, guarantees, and letters of comfort or declarations of patronage or commitment given in the ordinary course of business, as well as the assumption of contractual liabilities of third parties by any member of the Group in an amount ranging from EUR 20 million to EUR 50 million, (iv) the approval of investments or divestments within the Group in an amount ranging from EUR 20 million to EUR 50 million for individual transactions, (v) the formation or liquidation of companies and partnerships and the purchase or sale of shares or of businesses, if the value (including the assumptions of liabilities) per transaction amounts to between EUR 20 million and EUR 50 million, (vi) the purchase or sale of land, or rights equivalent to title rights in real estate, if the volume of the investment or disinvestment is between EUR 20 million and EUR 50 million and (vii) the acquisition and divestiture of individual corporate premises in amounts between EUR 5 million and EUR 10 million. In addition to the thresholds stated for individual transactions, the internal rules of procedure of the Supervisory Board also provide for aggregate thresholds for series of linked transactions in a fiscal year. The Finance Committee shall consist of the chairman or the deputy chairman of the Supervisory Board and three additional members to be elected by the Supervisory Board.

The current members of the Finance Committee are:

Name	Position
Clara-Christina Streit	Chairwoman
Dr. Wulf H. Bernotat	Member
Christian Ulbrich	Member
Daniel Just	Member
Dr. Ute Geipel-Faber	Member

Certain Information Regarding the Members of the Management Board and the Supervisory Board

In the last five years, no member of the Management Board or the Supervisory Board has been convicted of fraudulent offences. In the last five years, no member of the Management Board or the Supervisory Board has been associated with any bankruptcy, receivership or liquidation acting in their capacities as members of any administrative, management or supervisory body or as a senior manager. In the last five years, no official public incriminations have been made by statutory or legal authorities or the regulation authorities (including designated professional bodies) against the members of the Management Board or the Supervisory Board, nor have sanctions been imposed by the aforementioned authorities. No court has ever disqualified any of the members of the Management Board or the Supervisory Board from acting as a member of the administrative, management, or supervisory body of an issuer, or from acting in the management or conduct of the affairs of any issuer for at least the previous five years.

There are no conflicts of interest or potential conflicts of interest between the members of the Management Board and the Supervisory Board *vis-à-vis* the Guarantor and their private interests, membership in governing bodies of companies, or other obligations.

No members of the Management or the Supervisory Board have entered into a service agreement with a Group company that provides for benefits upon termination of employment or office. The Guarantor only provides for severance payments to its executives in the case of an early termination of the service agreement (including, amongst others, a termination following a change of control), which, under all circumstances, are capped at the amount of compensation owed under the remaining contractual term of the respective service agreement. With the exception of Mr. Buch and Mr. Zinnöcker, the members of the Management Board are not bound by non compete obligations following the end of their term of office and the termination of their service agreements, it being understood that the members of the Management Board participate in long term incentive plans, whose full or partial pay out was triggered upon the commencement of trading and having been further replaced by new long-term incentive plans or continued old long term incentive plans.

There are no family relationships between the members of the Management Board and of the Supervisory Board, either among themselves or in relation to the members of the other body.

Corporate governance

The German Corporate Governance Code, as amended on 5 May 2015, (the "**Code**") makes proposals concerning the management and supervision of German listed companies. It is based on internationally and nationally recognised standards of good, responsible governance. The Code contains recommendations ("shall provisions") and suggestions ("should provisions") for corporate governance in relation to shareholders and the general shareholders' meeting, the management board and the supervisory board, transparency and accounting and auditing of financial statements. The Code's recommendations or suggestions are not obligatory, although deviations from the recommendations (but not from the suggestions) are required to be published by the management board and the supervisory board of listed companies in an annual announcement pursuant to Section 161 of the German Stock Corporation Act (*Aktiengesetz*). This announcement regards whether or not the recommendations in the Code were complied with and are complied with, or explains which recommendations have not been complied with and are not being applied and the reasons underlying this non compliance (*Entsprechenserklärung*). The declaration of compliance regarding the Code must be publicly available on the Guarantor's website at all times. The current version of the Code was adopted on 5 May 2015 and published in the German Federal Gazette (*Bundesanzeiger*) on 12 June 2015.

Since the listing of the shares of the Guarantor on the regulated market segment (*Regulierter Markt*) of the Frankfurt Stock Exchange (*Frankfurter Wertpapierbörse*) with simultaneous admission to the sub segment of the regulated

market with additional post admission obligations (Prime Standard) of the Frankfurt Stock Exchange (*Frankfurter Wertpapierbörse*) in July 2013, the Guarantor is obligated to issue a declaration relating to the Code.

The Guarantor currently complies with and intends to further comply with all recommendations in the Code.

Shareholder Structure

The Guarantor's share capital as of the date of this Prospectus amounts to EUR 466,000,624 divided into 466,000,624 ordinary registered shares with no-par value (*Stückaktien*) and is fully paid up.

On the basis of the notifications received by the Guarantor as of the date of this Prospectus in accordance with the German Securities Trading Act (*Wertpapierhandelsgesetz - WpHG*) and pursuant to information provided by the respective shareholders, the following shareholders directly or indirectly hold more than 3 % of the Guarantor's ordinary shares. The percentage values shown in the table below are based on the amount of voting rights last notified to the Guarantor with regard to the stated reference date by the respective shareholder pursuant to Sections 21 *et seqq.* WpHG in relation to the Guarantor's share capital as of the date of this Prospectus. It should be noted that the number of voting rights last notified could have changed since such notifications were submitted to the Guarantor without requiring the relevant shareholder to submit a corresponding voting rights notification if no notifiable thresholds have been reached or crossed:

Shareholder	Actual (direct or indirect) ownership of Vonovia SE
Share of voting rights (in %)	
Norges Bank ⁽¹⁾	7.84
BlackRock ⁽²⁾	8.14
The Wellcome Trust Ltd ⁽³⁾	3.43
Wellington Management Company LLP ⁽⁴⁾	2.41
Sun Life Financial ⁽⁵⁾	3.10
Lansdowne Partners ⁽⁶⁾	5.37
Total	30.29

Notes:

- (1) Interest as of 26 October 2015, as notified in writing by Norges on 27 October 2015. The last voting rights notification pursuant to the German Securities Trading Act (*WpHG*) was made by Norges on 25 August 2014 and shows an interest of 8.85% on the basis of a share capital of EUR 240,242,425.
- (2) A total of 8.14% of the voting rights in the Guarantor are attributed to BlackRock, Inc. pursuant to section 22 WpHG (reference date: 26 November 2015).
- (3) The shares are directly held by The Wellcome Trust Ltd (reference date: 6 March 2015).
- (4) The last voting rights notification pursuant to the provisions of the WpHG was made by Wellington Management on 17 March 2015 and shows an interest of 3.18% on the basis of a share capital of EUR 354,106,228.
- (5) Sun Life Financial Inc.; Sun Life Global Investments Inc.; Sun Life Assurance Company of Canada—U.S. Operations Holdings, Inc.; Sun Life Financial (U.S.) Holdings, Inc.; Sun Life Financial (U.S.) Investments LLC; Sun Life of Canada (U.S.) Financial Services Holdings, Inc. are each attributed 3.10% of voting rights pursuant to Section 22 para. 1 sent. 1 no. 6 in connection with sent. 2 WpHG. Massachusetts Financial Services Company (MFS) is attributed 2.89% of voting rights of the Guarantor pursuant to Section 22 para. 1 sent. 1 no. 6 WpHG and 0.20% (i.e., a total of 3.10%) pursuant to Section 22 para. 1 sent. 1 no. 6 in connection with sent. 2 WpHG (reference date in each case: 11 March 2015).
- (6) A total of 5.37% of the voting rights in the Guarantor are attributed to Lansdowne Partners International Ltd. pursuant to section 22 WpHG (reference date: 26 November 2015), whereas the percentage of voting rights attributable to Lansdowne Partners (UK) LLP is 5.37% (reference date: 26 November 2015).

Other shareholders, including those shareholders whose shareholdings represent less than 3 % of the total voting rights in the Guarantor, hold the remaining 69.70 % of the shares of the Guarantor.

All of the Guarantor's shares confer the same voting rights.

Material investments since last published Financial Statements

Except as described under "*Recent developments*" below, the Guarantor has made no material investments since the date of its last published financial statements and, as at the date of this Prospectus, its management has made no firm commitments on such material investments in the future.

Recent developments

On 14 October 2015, the Guarantor announced its intention to take over Deutsche Wohnen AG through a voluntary public takeover offer by way of a combined cash and exchange offer to the shareholders of Deutsche Wohnen AG.

The takeover offer, which was submitted by the Guarantor in a offer document published on 1 December 2015 to the shareholders of Deutsche Wohnen AG and the completion of which was cleared by the Federal Cartel Office (*Bundeskartellamt*) on 7 December 2015, did not reach the minimum acceptance rate of the shareholders of Deutsche Wohnen AG and was therefore not completed.

In order to optimize the quality of Vonovia's portfolio and to diversify its geographical concentration in Germany, Vonovia sold a portfolio comprising approximately 13,800 units primarily located in North Rhine-Westphalia to LEG Immobilien AG. Closing of the sale is expected to occur on 31 March 2016. The purchase price for this portfolio amounted to approximately EUR 600 million. In addition, as of 31 December 2015, Vonovia sold a portfolio comprising approximately 6,000 units located in northern Germany to another group of buyers for an amount of approximately EUR 244.5 million.

On 15 February 2016, Thomas Zinnöcker stepped down as member of the Management Board of the Guarantor. As of the date of this Prospectus, the Management Board of the Guarantor now consists of four members.

Trend information and significant changes

There has been no material adverse change in the prospects of the Guarantor since 31 December 2015.

Except for the non-achievement of the minimum acceptance rate with respect to the take over of Deutsche Wohnen AG and certain portfolio sales, as described above under "Recent Developments", there has been no significant change in the financial or trading position of the Guarantor since 31 December 2015.

Ratings³³

Standard & Poor's Credit Market Services Europe Limited ("**Standard & Poor's**")³⁴ has assigned the long-term credit rating "BBB+"³⁵ (outlook stable) to the Guarantor.

³³ Rating information is merely an aid for investors for the purposes of decision-making and cannot replace an individual judgment to be made by the investor and may not be taken as a recommendation to purchase or sell certain Notes. Ratings are merely intended as a support when making an investment decision and are only one of the factors relevant to an evaluation, which factor must be seen and weighted in the context of other factors. As ratings often are amended only after the creditworthiness of an issuer or guarantor has changed, investors have to make their own judgments although a rating may exist.

³⁴ Standard & Poor's is established in the European Community and is registered under Regulation (EC) No 1060/2009 of the European Parliament and of the Council of 16 September 2009 on credit rating agencies, as amended (the *CRA Regulation*). The European Securities and Markets Authority publishes on its website (www.esma.europa.eu/page/list-registered-and-certified-CRAs) a list of credit rating agencies registered in accordance with the CRA Regulation. That list is updated within five working days following the adoption of a decision under Article 16, 17 or 20 CRA Regulation. The European Commission shall publish that updated list in the Official Journal of the European Union within 30 days following such update.

³⁵ Standard & Poor's defines "BBB" as follows: "An obligor rated 'BBB' has an adequate capacity to meet financial commitments, but more subject to adverse economic conditions. The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or (-) sign to show relative standing within the major rating categories." Holders should be aware that a credit rating is not a recommendation to buy, sell or hold securities and may be revised or withdrawn by the rating agency at any time.

Auditors

The auditor of Vonovia's annual and consolidated financial statements for the 2014 and 2015 fiscal years was KPMG AG Wirtschaftsprüfungsgesellschaft, Alfredstrasse 277, 45133 Essen, Germany, ("**KPMG**"). The annual financial statements according to HGB, as well as the consolidated financial statements of Vonovia (named Deutsche Annington Immobilien SE at the time) according to IFRS for the 2014 and 2015 fiscal years, were audited by KPMG and each provided with an unqualified auditor's opinion. KPMG is a member of the German Chamber of Auditors (*Wirtschaftsprüferkammer*).

Selected Consolidated Financial Information for the Guarantor

The following selected historical financial information for the Group is based on the audited consolidated financial statements of Vonovia SE (named Deutsche Annington Immobilien SE at the time) for the fiscal years ended 31 December 2014 and 2015 (named Deutsche Annington Immobilien SE until August 2015) (the "**Vonovia Financial Statements**") all of which are reproduced elsewhere or incorporated by reference in this Prospectus, and should be read together with them. The Vonovia Financial Statements were prepared in accordance with International Financial Reporting Standards (IFRS) as adopted in the European Union. The consolidated annual financial statements of the Group were audited by KPMG and issued in each case with an unqualified auditor's report. The Vonovia Financial Statements were prepared using the cost summary method.

Consolidated income statement data

	For the year ended 31 December	
	<u>2015</u>	<u>2014</u>
	(in EUR million)	
	(audited)	
Income from property management	2,063.5	1,156.6
Profit on disposal of properties (IFRS).....	119.0	69.0
Net income from fair value adjustments of investment properties	1,323.5	371.1
Capitalized Internal expenses	174.9	85.6
Cost of materials	(972.5)	(542.6)
Personnel expenses.....	(359.7)	(184.6)
Depreciation and amortization	(13.4)	(7.4)
Other operating income	73.1	65.3
Other operating expenses	(263.5)	(152.4)
Financial income	8.0	8.8
Financial expenses	(418.4)	(280.3)
Profit before tax.....	1,734.5	589.1
Income tax	(739.8)	(179.4)
Profit for the period	994.7	409.7

Consolidated balance sheet data

	As of 31 December	
	<u>2015</u>	<u>2014</u>
	(in EUR million)	
	(audited)	
Total non-current assets	26,678.6	12,980.0
Total current assets.....	4,280.5	1,779.2
Total assets.....	30,959.1	14,759.2
Total equity attributable to Guarantor's shareholders.....	10,620.5	4,932.6
Equity to the hybrid capital investors	1,001.6	1,001.6
Non-controlling interests	244.8	28.0
Total equity	11,866.9	5,962.2
Total non-current liabilities	17,405.0	8,292.9
Total current liabilities	1,687.2	504.1
Total liabilities	19,092.2	8,797.0
Total equity and liabilities	30,959.1	14,759.2

USE OF PROCEEDS

The net proceeds from each issue of Notes by the Issuer will generally be used for general corporate and financing purposes of the Vonovia Group. These general corporate and financial purposes may include, among other things, the refinancing of existing indebtedness, acquisitions, the underpinning of pension obligations and general working capital requirements. If in respect of any particular issue there is a particular identified use of proceeds, this will be stated in the applicable Final Terms.

TAXATION

The following discussion of the tax consequences of an investment in the Notes is based on the laws in force on the date of this Prospectus. We emphasize that the tax implications can be subject to alteration due to future changes in law, possibly with retroactive or retrospective effect.

Although this discussion reflects the opinion of the Issuer, it should not be misunderstood as a guarantee in an area of law which is not free from doubt. Further, this discussion is not intended as the sole basis for an investment in the Notes as the individual tax position of the Holder needs to be investigated. Therefore, this statement is confined to a general discussion of certain Luxembourg tax, Austrian tax, Netherlands tax and German income tax consequences of an investment in the Notes.

Prospective Holders are recommended to consult their own tax advisors as to the tax consequences to them of the investment.

Responsibility of the Issuer for the withholding of taxes at source

The Issuer does not assume any responsibility for the withholding of taxes at source.

Grand Duchy of Luxembourg

The following information is of a general nature only and is based on the laws presently in force in Luxembourg, though it is not intended to be, nor should it be construed to be, legal or tax advice. The information contained within this section is limited to Luxembourg withholding tax issues and prospective investors in the Notes should therefore consult their own professional advisers as to the effects of state, local or foreign laws, including Luxembourg tax law, to which they may be subject.

Please be aware that the residence concept referred to below applies for Luxembourg income tax assessment purposes only. Any reference in the present section to a withholding tax or a tax of a similar nature, or to any other concepts, refers to Luxembourg tax law and/or concepts only.

Withholding Tax

Under Luxembourg general tax laws currently in force and subject to certain exceptions (as described below), no Luxembourg withholding tax is due on payments of interest (including accrued but unpaid interest) or repayments of principal.

In accordance with the law of 23 December 2005, as amended, interest payments made by Luxembourg paying agents to or for the benefit of Luxembourg individual residents are subject to a 10 % withholding tax. Responsibility for withholding such tax will be assumed by the Luxembourg paying agent.

Federal Republic of Germany

The following is a general discussion of certain German tax consequences of the acquisition, holding and disposal of the Notes. It does not purport to be a comprehensive description of all German tax considerations that may be relevant to a decision to purchase Notes, and, in particular, does not consider any specific facts or circumstances that may apply to a particular purchaser. This discussion of the tax consequences of an investment in the Notes is based on the tax laws of Germany currently in force and as applied on the date of this Prospectus, which are subject to change, possibly with retroactive or retrospective effect.

As each Series or Tranche of Notes may be subject to a different tax treatment due to the specific terms of such Series or Tranche of Notes as set out in the respective Final Terms, the following section only provides some general information on the possible tax treatment.

Tax resident holders of the Notes

The section "**Tax Residents**" refers to persons who are tax residents of Germany (i.e. persons whose residence, habitual abode, statutory seat, or place of effective management is located in Germany).

Withholding tax on ongoing payments and capital gains

Ongoing payments received by an individual Holder of the Notes will be subject to German withholding tax if the Notes are kept in a custodial account with a German branch of a German or non-German credit institution, a German financial services institution, a German securities trading company or a German securities trading bank (each a "**Disbursing Agent**", *auszahlende Stelle*). The tax rate is 25 % (plus 5.5 % solidarity surcharge thereon, the total withholding being 26.375 %) plus church tax, if applicable to an individual Holder. Starting from 1 January 2015 an electronic information system for church withholding tax purposes applies in relation to investment income, with the effect that church tax will be collected by the Disbursing Agent by way of withholding unless the individual Holder has filed a blocking notice (*Sperrvermerk*) with the German Federal Central Tax Office (*Bundeszentralamt für Steuern*) in which case the individual Holder will be assessed to church tax.

The same treatment applies to capital gains (i.e. the difference between the proceeds from the disposal, redemption, repayment or assignment after deduction of expenses directly related to the disposal, redemption, repayment or assignment and the cost of acquisition) derived by an individual Holder provided the Notes have been held in a custodial account with the same Disbursing Agent since the time of their acquisition. Where Notes are acquired and/or sold in a currency other than Euro, the sales/redemption price and the acquisition costs have to be converted into Euro on the basis of the foreign exchange rates prevailing on the sale or redemption date and the acquisition date respectively. If interest claims are disposed of separately (i.e. without the Notes), the proceeds from the disposition are subject to withholding tax. The same applies to proceeds from the payment of interest claims if the Notes have been disposed of separately.

To the extent the Notes have not been kept in a custodial account with a Disbursing Agent since the time of their acquisition, upon the disposal, redemption, repayment or assignment withholding tax applies at a rate of 26.375 % (including solidarity surcharge, plus church tax, if applicable to an individual Holder) on 30 % of the disposal proceeds (plus interest accrued on the Notes ("**Accrued Interest**", *Stückzinsen*), if any), unless the individual Holder or the previous account bank or financial service institution was able and allowed to provide evidence of the individual Holder's actual acquisition costs of the Notes to the Disbursing Agent.

Pursuant to a tax decree issued by the German Federal Ministry of Finance dated 18 January 2016 a bad debt-loss (*Forderungsausfall*) and a waiver of a receivable (*Forderungsverzicht*), to the extent the waiver does not qualify as a hidden capital contribution, shall not be treated like a disposal. Accordingly, losses suffered upon such bad debt-loss or waiver shall not be tax-deductible. A disposal of the Notes might not only be recognised according to the view of the tax authorities, if the received proceeds do not exceed the respective transaction costs. This view has however been challenged in 2014 by a final judgement of a German lower fiscal court. Another German lower fiscal court however recently confirmed in a non-final judgement the view of the German tax authorities regarding the qualification of a bad debt-loss. Where the Notes provide for instalment payments, such instalment payments shall always qualify as taxable savings income, unless the terms and conditions of the Notes provide explicit information regarding redemption or partial redemption during the term of the Notes and the contractual parties comply with these terms and conditions.

In computing any German tax to be withheld, the Disbursing Agent may generally deduct from the basis of the withholding tax negative investment income realised by the individual Holder of the Notes via the Disbursing Agent (e.g. losses from the sale of other securities with the exception of shares). The Disbursing Agent may also deduct Accrued Interest on the Notes or other securities paid separately upon the acquisition of the respective security via the Disbursing Agent. In addition, subject to certain requirements and restrictions the Disbursing Agent may credit

foreign withholding taxes levied on investment income in a given year regarding securities held by the individual Holder in the custodial account with the Disbursing Agent.

Individual Holders may be entitled to an annual allowance (*Sparer-Pauschbetrag*) of EUR 801 (EUR 1,602 for jointly assessed individual Holders) for all investment income received in a given year. Upon the individual Holder filing an exemption certificate (*Freistellungsauftrag*) with the Disbursing Agent, the Disbursing Agent will take the allowance into account when computing the amount of tax to be withheld. No withholding tax will be deducted if the Holder of the Notes has submitted to the Disbursing Agent a certificate of non-assessment (*Nichtveranlagungsbescheinigung*) issued by the competent local tax office.

German withholding tax will not apply to gains from the disposal, redemption, repayment or assignment of Notes held by a corporation as Holder while ongoing payments, such as interest payments, are subject to withholding tax (irrespective of any deductions of foreign tax and capital losses incurred). The same may apply where the Notes form part of a trade or business, subject to further requirements being met.

Neither the Issuer nor the Guarantor, unless either of them qualifies as Disbursing Agent, is obliged under German law to withhold any withholding tax (*Kapitalertragsteuer*) on interest payments and upon the sale or redemption of the Notes.

Taxation of current income and capital gains

The personal income tax liability of an individual Holder deriving income from capital investments under the Notes is, in principle, settled by the tax withheld. To the extent withholding tax has not been levied, such as in the case of Notes kept in custody abroad or if no Disbursing Agent is involved in the payment process, the individual Holder must report his or her income and capital gains derived from the Notes on his or her tax return and then will also be taxed at a rate of 25 % (plus solidarity surcharge and church tax thereon, where applicable to an individual Holder). If the withholding tax on a disposal, redemption, repayment or assignment has been calculated from 30 % of the disposal proceeds (rather than from the actual gain), an individual Holder may and according to the view of German tax authorities in case the actual gain is higher than 30 % of the disposal proceeds must also apply for an assessment on the basis of his or her actual acquisition costs. Further, an individual Holder may request that all investment income of a given year is taxed at his or her lower individual tax rate based upon an assessment to tax with any amounts over withheld being refunded. In each case, the deduction of expenses (other than transaction costs) on an itemised basis is not permitted.

Losses incurred with respect to the Notes can only be off-set against investment income of the individual Holder realised in the same or the following years.

Where Notes form part of a trade or business the withholding tax, if any, will not settle the personal or corporate income tax liability. Where Notes form part of a trade or business, interest (accrued) and gains from the disposal, redemption, repayment or assignment of Notes must be taken into account as income. The respective Holder will have to report income and related (business) expenses on the tax return and the balance will be taxed at the Holder's applicable tax rate. Withholding tax levied, if any, will be credited against the personal or corporate income tax of the Holder. Where Notes form part of a German trade or business the current income and gains from the disposal, redemption, repayment or assignment of the Notes may also be subject to German trade tax.

Non-resident Holders of the Notes

Interest, including Accrued Interest, and capital gains are not subject to German taxation, unless (i) the Notes form part of the business property of a permanent establishment, including a permanent representative, or a fixed base maintained in Germany by the Holder or (ii) the income otherwise constitutes German-source income. In cases (i) and (ii) a tax regime similar to that explained above under "Tax resident holders of the Notes" applies.

Non-residents of Germany are, in general, exempt from German withholding tax on interest and the solidarity surcharge thereon. However, where the interest is subject to German taxation as set forth in the preceding paragraph

and the Notes are held in a custodial account with a Disbursing Agent, withholding tax may be levied under certain circumstances. Where Notes are not kept in a custodial account with a Disbursing Agent and interest or proceeds from the sale or redemption of a Note are paid by a Disbursing Agent to a non-resident Holder upon delivery of the Notes, withholding tax generally will apply. The withholding tax may be refunded based on an assessment to tax or under an applicable tax treaty.

Substitution of the Issuer

If the Issuer exercises the right to substitute the debtor of the Notes, the substitution might, for German tax purposes, be treated as an exchange of the Notes for new notes issued by the Substitute Debtor and subject to similar taxation rules like the Notes. In particular, such a substitution could result in the recognition of a taxable gain or loss for any Holder of a Note.

Inheritance and Gift Tax

No inheritance or gift taxes with respect to any Notes will arise under the laws of Germany, if, in the case of inheritance tax, neither the deceased nor the beneficiary, or, in the case of gift tax, neither the donor nor the donee, is a resident of Germany and such Note is not attributable to a German trade or business for which a permanent establishment is maintained, or a permanent representative has been appointed, in Germany. Exceptions from this rule apply to certain German expatriates.

Other Taxes

No stamp, issue, value added, capital transfer or registration taxes or such duties will be payable in Germany in connection with the issuance, delivery or execution as well as the purchase, sale or other disposal of the Notes. However, under certain circumstances entrepreneurs may choose liability to German value added tax with regard to the sale of the Notes to other entrepreneurs which would otherwise be tax exempt. Currently, net assets tax is not levied in Germany.

The European Commission and certain EU Member States (including Germany) are currently intending to introduce a financial transaction tax (*FTT*) (presumably on secondary market transactions involving at least one financial intermediary). Ten EU Member States (including Germany) recently announced that they intent to reach an agreement with regard to FTT by the end of June 2016, focussing initially on the taxation of shares and certain derivatives. However, many details remain unclear and the currently proposed FTT, if ultimately adopted, might also be altered again prior to any implementation. It is currently uncertain when the proposed FTT will be enacted by the participating EU Member States and when the FTT will enter into force with regard to dealings with Notes.

Republic of Austria

The following discussion of the tax consequences of an investment in the Notes outlines Austrian taxation in relation to the acquisition, the holding and the disposition of the Notes based on applicable laws. However, they do not purport to be a comprehensive description of all tax aspects that could potentially be relevant with respect to the Notes; in particular, no specific relations or circumstances relating to an individual investor shall be taken into consideration. Unless explicitly stated otherwise, the following only addresses individuals who are Austrian tax residents and hold the Securities as private assets. Further, the laws may be subject to amendments at any time after the publication of this Prospectus. The following outline of tax law principles may and shall not substitute the individual advice of any investor.

Resident Holders

Individuals with a domicile or habitual abode in Austria and corporate entities with their legal seat or effective place of management in Austria are regarded as residents for Austrian income and corporate income tax law purposes, respectively.

Notes held privately by Austrian resident Individuals

Generally income arising with respect to the Notes in the form of either

- (i) interest payments (*Zinserträge*) or
- (ii) realised capital gains (*Einkünfte aus realisierten Wertsteigerungen*)

qualifies as 'investment income' (*Einkünfte aus Kapitalvermögen*) and, as such, is taxed under a special regime at a flat 27.5 % rate. Realised capital gains are the difference between (a) the amount realised (e.g., the sale proceeds, the redemption or other pay-off amount, or the fair market value in case of a deemed realisation) and (b) the acquisition costs; in both cases (amount realised and acquisition costs) including accrued interest, if any.

For Notes held as private assets, the acquisition costs do not include ancillary acquisition costs (*Anschaftungsnebenkosten*). An average price is determined regarding Notes not acquired at the same time, but held in the same securities account with the same securities identification number. Expenses and costs (*Aufwendungen und Ausgaben*) that are directly connected with investment income are not tax effective.

Capital gains are not only subject to withholding tax upon an actual disposition or redemption of the Notes, but also upon a deemed realisation.

- A deemed realization takes place due to a loss of the Austrian taxing right in the Notes (e.g. move abroad, donation to a non-resident, etc). In case of relocation of the Securities holder to another EU member state the possibility of a tax deferral exists, to be elected for in the tax return of the Noteholder in the year of his relocation. In case that the Notes are held on an Austrian securities account the Austrian withholding agent (custodian or paying agent) has to impose the withholding tax and such withholding tax needs to be deducted only upon actual disposition of the Notes or withdrawal from the account. If the holder of the Notes has timely notified the Austrian custodian or paying agent of his or her relocation to the other EU member state, not more than the value increase in the Notes until relocation is subject to Austria withholding tax. An exemption of withholding tax applies in case of moving to another EU member state if the Noteholder presents to the Austrian custodian or paying agent a tax assessment notice of the year of migration in which the option for a deferral of tax has been exercised.
- A deemed realization also takes place upon withdrawals (*Entnahmen*) from an Austrian securities account and other transfers of Notes from one Austrian securities account to another one. Exemptions apply in this case for a transfer of the Securities to another deposit account, if certain information procedures are fulfilled and no loss of the Austrian taxing right is given (e.g. no donation to a non-resident).

If an Austrian custodian (*depotführende Stelle*) or an Austrian paying agent (*auszahlende Stelle*) is involved in paying investment income (interest or capital gains), 27.5 % withholding tax is to be deducted. The 27.5 % withholding tax generally results in a final income taxation; an option to assess the income at the progressive income tax rate exists (in particular relevant for investors whose regular personal income tax rate is lower than 27.5 %). Whether the use of the option is beneficial from a tax perspective should be determined by consulting a tax advisor. If no withholding tax is imposed (e.g., because the Notes are held through a foreign paying agent), the investment income arising from the Notes generally has to be included in the Holder's income tax return in accordance with the law, but is nevertheless subject to the 27.5 % flat tax.

Losses from Notes held as private assets may only offset investment income (excluding, *inter alia*, interest income from bank deposits and other claims against banks) and must not offset any other income. Mandatory loss-offsetting rules to be handled by Austrian custodians apply. A carry-forward of losses is not possible in this context.

Notes held as business assets by Austrian resident Individuals

Generally, the same rules as described in the previous heading apply regarding Notes that are held as business assets by tax residents who are individuals. The most important differences are the following:

- Realised capital gains, contrary to interest income, have to be included in the annual income tax return, since despite a 27.5 % withholding taxation that is also imposed in the context of Notes held as business assets if an Austrian custodian is involved, no final income taxation applies.
- Write-downs and realised losses regarding the Notes held as business assets may be offset with positive income from realised capital gains of such financial assets, income from derivatives and with income from appreciations in value of such assets in the first place; 55 % of the remaining losses may be offset against other income or carried forward. The custodian agent does not implement the offsetting of losses (as mentioned above) with respect to deposit accounts that are not privately held; instead losses are taken into account upon assessment.
- The acquisition costs of Notes held as business assets may also include ancillary costs incurred upon the acquisition.

It is noted that expenses and costs (*Aufwendungen und Ausgaben*) directly connected with investment income are also not tax effective in case the Notes are held as business assets.

Notes held by Austrian resident corporations

Corporate Holders deriving business income from the Notes may avoid the application of withholding tax by filing a declaration of exemption (*Befreiungserklärung*) with the Austrian withholding tax agent. Income derived from the Notes by corporate Holders (including any capital gains) is subject to corporate income tax at the general corporate income tax rate of 27.5 %

Non-resident Holders

Since 1 January 2015, interest income from the Notes paid to investors who are individuals resident outside the EU (i.e. not covered by the EU Savings Tax Directive) would be subject to taxation in Austria if withholding taxation fell due, because the interest was paid by an Austrian withholding tax agent (i.e. an Austrian paying agent or an Austrian custodian), and if the debtor of the interest income had its seat or its place of management in Austria. This new rule does not apply with respect to interest payments owed by a debtor that has neither its seat nor its place of management in Austria and is further no branch of a foreign bank; this exemption applies to the Issuer.

An Austrian paying agent (Austrian bank or Austrian branch of a non-Austrian bank or investment service provider domiciled in the EU) nevertheless has to retain withholding tax if the Holder has not provided evidence that he is not resident in Austria. Any deducted withholding tax may however be recovered in a tax refund procedure. A limited Austrian tax liability however applies if the Notes are attributed to an Austrian permanent establishment. A special withholding tax of 35 % on interest payments as well as other provisions potentially applies to individuals that are residents of another EU Member State (see hereafter under the heading Savings Directive).

Substitution of the Issuer

If the Issuer exercises the right to substitute the debtor of the Notes, the substitution might, for Austrian tax law purposes, be treated as an exchange of notes triggering realised capital gains at the level of the Holders and could therefore result in the recognition of a taxable gain or loss for any Holder of a Note.

EU Savings Directive and Transition to Administrative Cooperation Directive

EU Council Directive 2003/48/EC on taxation of savings income in the form of interest payments (EU Savings Directive) provides for an exchange of information between the authorities of EU Member States regarding interest payments made in one Member State to beneficial owners who are individuals and resident for tax purposes in another Member State. Austria has implemented the Savings Directive by way of the EU Withholding Tax Act (*EU-Quellensteuergesetz*) which provides for a withholding tax as an alternative to an exchange of information if the individual Holder decides to remain anonymous. Such EU Withholding tax is generally levied on interest payments within the meaning of the EU Withholding Tax Act from a paying agent located in Austria to an individual resident

for tax purposes in another Member State of the European Union or certain dependent associated territories, unless specific information is disclosed (see below). The EU Withholding Tax rate amounts to 35 %

Withholding tax is due on actual or deemed interest payments as well as on accrued interest upon transfer, settlement or redemption of debt claims. Further, withholding tax will be deducted - on a pro rata temporis basis - in case of changes of the individual's tax status such as his country of residence or transfer of his securities to a non-Austrian account. The scope of the definition of interest payments for EU Withholding Tax purposes may differ from the scope of interest payments for Austrian income and withholding tax purposes. The interest derived from any form of debt claims (including bonds and debentures) is generally covered.

The EU Withholding Tax does however not apply if the Holder submits a certificate issued by the competent tax authority of his Member State of residence to the paying agent disclosing specific personal data, such as the beneficial owner's name, address and tax or other identification number or, failing such, his date and place of birth, further the name and address of the paying agent, and the account number of the beneficial owner or, where there is none, the identification of the Notes; such certificate shall be valid for a period not exceeding three years.

Please note that the Savings Directive was repealed by the Council of the European Union ("**Council**") on 10 November 2015. Instead of the Savings Directive Council Directive 2014/107/EU on Administrative Cooperation in the Field of Taxation was adopted, pursuant to which Member States are required to apply other new measures on mandatory automatic exchange of information from 1 January 2016. Transitional measures concern in particular a derogation granted to Austria under the Council Directive on Administrative Cooperation in the Field of Taxation, allowing it to apply that Directive one year later than other EU Member States. Austria will continue to apply the transitional withholding tax under the EU Savings Directive during 2016 with the exception of a limited set of bank accounts that will be reported by Austria in 2017 under the Council Directive on Administrative Cooperation in the Field of Taxation (such reporting obligation will only be applicable for new accounts opened on or after 1 October 2016).

Inheritance and Gift Tax

The Austrian inheritance and gift tax (*Erbschafts- und Schenkungssteuer*) was abolished in 2008. However, certain gift notification obligations may apply in case gratuitous transfers of assets exceed specific thresholds.

Other Taxes

The gratuitous transfer of assets to (Austrian or foreign) private law foundations and comparable legal estates is subject to foundation tax (*Stiftungseingangssteuer*) pursuant to the Austrian Foundation Tax Act (*Stiftungseingangssteuergesetz*). Such tax is triggered if the transferor and/or the foundation at the time of transfer have a domicile, their habitual abode, their legal seat or their place of effective management in Austria. An exemption applies in case of a transfer mortis causa of financial assets (except for participations in corporations) to income from such financial assets that is subject to the special tax rate of 25 %. The tax basis is the fair market value of the assets transferred minus any debts, calculated at the time of transfer. The tax rate is in general 2.5 %, with a higher rate of 25 % applying in special cases.

The Netherlands

The following discussion outlines the principal Netherlands tax consequences of the acquisition, holding, settlement, redemption and disposal of the Notes, but does not purport to be a comprehensive description of all Netherlands tax considerations in relation thereto. This discussion is intended as general information only for holders of Notes who are residents or deemed residents of The Netherlands for Netherlands tax purposes. Each prospective investor should consult a professional tax advisor with respect to the tax consequences of an investment in the Notes.

This discussion is based on tax legislation, published case law, treaties, regulations and published policy, in each case as in force as of the date of this Prospectus, and does not take into account any developments or amendments

thereof after that date whether or not such developments or amendments have retroactive effect. Where this section refers to The Netherlands, such reference is restricted to the part of the Kingdom of The Netherlands that is situated in Europe and the legislation applicable in that part of the Kingdom.

Scope

Regardless of whether or not a holder of Notes is, or is deemed to be, a resident of The Netherlands, with the exception of the section on Netherlands Withholding Tax below, this discussion does not address The Netherlands tax consequences for:

- (i) investment institutions (*fiscale beleggingsinstellingen*);
- (ii) pension funds, exempt investment institutions (*vrijgestelde beleggingsinstellingen*) or other entities that are exempt from Netherlands corporate income tax;
- (iii) holders of Notes holding a substantial interest (*aanmerkelijk belang*) or deemed substantial interest (*fictief aanmerkelijk belang*) in the Issuer and holders of Notes of whom a certain related person holds a substantial interest in the Issuer. Generally speaking, a substantial interest in the Issuer arises if a person, alone or, where such person is an individual, together with his or her partner (statutory defined term), directly or indirectly, holds or is deemed to hold (i) an interest of 5 % or more of the total issued capital of the Issuer or of 5 % or more of the issued capital of a certain class of shares of the Issuer, (ii) rights to acquire, directly or indirectly, such interest or (iii) certain profit sharing rights in the Issuer;
- (iv) persons to whom the Notes and the income from the Notes are attributed based on the separated private assets (*afgezonderd particulier vermogen*) provisions of The Netherlands Income Tax Act 2001 (*Wet inkomstenbelasting 2001*) and the Netherlands Gift and Inheritance Tax Act 1956 (*Successiewet 1956*);
- (v) entities which are a resident of Aruba, Curacao or Sint Maarten that have an enterprise which is carried on through a permanent establishment or a permanent representative on Bonaire, Sint Eustatius or Saba, to which permanent establishment or permanent representative the Notes are attributable; and
- (vi) holders of Notes which are not considered the beneficial owner (*uiteindelijk gerechtigde*) of these Notes or of the benefits derived from or realised in respect of these Notes.

Netherlands Withholding Tax

All payments made by the Issuer under the Notes may be made free of withholding or deduction for any taxes of whatsoever nature imposed, levied, withheld or assessed by The Netherlands or any political subdivision or taxing authority thereof or therein, provided that the Notes do not in fact function as equity of the Issuer within the meaning of article 10, paragraph 1, under d of the Netherlands Corporate Income Tax Act 1969 (*Wet op de vennootschapsbelasting 1969*).

Netherlands Individual Income Tax

Resident holders: If an individual is a resident or deemed to be a resident of The Netherlands for Netherlands income tax purposes, income derived from the Notes and gains realised upon the redemption, settlement or disposal of the Notes are taxable at the progressive rates (at up to a maximum rate of 52 %) under the Netherlands Income Tax Act 2001 (*Wet inkomstenbelasting 2001*), if:

- (i) the individual is an entrepreneur (*ondernemer*) and has an enterprise to which the Notes are attributable or the individual has, other than as a shareholder, a co-entitlement to the net worth of an enterprise (*medegerechtigde*), to which enterprise the Notes are attributable; or
- (ii) such income or gains qualify as income from miscellaneous activities (*resultaat uit overige werkzaamheden*), which include the performance by the individual of activities with respect to the Notes that exceed regular, active portfolio management (*normaal, actief vermogensbeheer*).

If neither condition (i) nor condition (ii) above applies, an individual that holds the Notes, must determine taxable income with regard to the Notes on the basis of a deemed return on income from savings and investments (*sparen en beleggen*), rather than on the basis of income actually received or gains actually realised. This deemed return on income from savings and investments is fixed at a rate of 4 % of the individual's yield basis (*rendementsgrondslag*) at the beginning of the calendar year (1 January), insofar as the individual's yield basis exceeds a certain threshold (*heffingvrij vermogen*). The individual's yield basis is determined as the fair market value of certain qualifying assets held by the individual less the fair market value of certain qualifying liabilities on 1 January. The fair market value of the Notes will be included as an asset in the individual's yield basis. The 4 % deemed return on income from savings and investments is taxed at a rate of 30 %. Please note that pursuant to the Dutch Tax Bill 2016, as adopted on 22 December 2015, the regime for savings and investments will be amended as of 1 January 2017. As from January 2017, instead of the deemed income of 4% three graduated rates (presently estimated at 2.9%, 4.7% and 5.5%), which will be adjusted annually, will apply.

Non-resident holders: If an individual is neither a resident, nor deemed to be a resident of The Netherlands for the purposes of Netherlands income tax, will not be subject to such tax in respect of benefits derived from the Notes, unless such holder is entitled to a share in the profits of an enterprise or a co-entitlement to the net worth of an enterprise which is effectively managed in The Netherlands, to which enterprise the Notes are attributable.

Netherlands Corporate Income Tax

Resident holders: If a holder of Notes which is a corporate entity, and for Netherlands corporate income tax purposes is a resident or deemed to be a resident of The Netherlands, and as a result is fully subject to Netherlands corporate income tax or is only subject to Netherlands corporate income tax in respect of an enterprise to which the Notes are attributable, income derived from the Notes and gains realised upon the redemption, settlement or disposal of the Notes are generally taxable in The Netherlands at up to a maximum rate of 25 per cent.

Non-resident holders: A holder of Notes which is a corporate entity and, for the purposes of Netherlands corporate income tax, is neither a resident, nor deemed to be a resident of the Netherlands, will not be subject to corporate income tax, unless such holder has an interest in an enterprise that is, in whole or in part, carried on through a permanent establishment or a permanent representative in The Netherlands, a Netherlands Enterprise (*Nederlandse onderneming*), to which Netherlands Enterprise the Notes are attributable, or such holder is (other than by way of securities) entitled to a share in the profits of an enterprise or a co-entitlement to the net worth of an enterprise, which is effectively managed in the Netherlands and to which enterprise the Notes are attributable. Such holder is taxed in respect of benefits derived from the Notes at rates of up to 25 per cent.

Netherlands Gift and Inheritance Tax

Netherlands gift or inheritance taxes (*schenk- of erfbelasting*) will not be levied on the occasion of the transfer of a Note by way of gift by, or on the death of, a holder of a Note, unless:

- (i) the holder of a Note is, or is deemed to be, resident in The Netherlands for the purpose of the relevant provisions; or
- (ii) the transfer is construed as an inheritance or gift made by, or on behalf of, a person who, at the time of the gift or death, is or is deemed to be resident in The Netherlands for the purpose of the relevant provisions.

Other Netherlands Taxes and Duties

In general, no value added tax (*omzetbelasting*) will arise in respect of payments in consideration for the issue of the Notes or in respect of a cash payment made under the Notes, or in respect of a transfer of Notes and no registration tax, customs duty, transfer tax, stamp duty or any other similar documentary tax or duty will be payable in The Netherlands by a holder in respect of or in connection with the subscription, issue, placement, allotment, delivery or transfer of the Notes.

Residency

A holder will not become a resident, or a deemed resident, of the Netherlands for Netherlands tax purposes by reason only of holding the Notes.

Foreign Account Tax Compliance Act

Sections 1471 through 1474 of the U.S. Internal Revenue Code of 1986 (FATCA) impose a new reporting regime and potentially a 30 % withholding tax with respect to certain payments to (i) any non-U.S. financial institution (a **"foreign financial institution"**, or FFI (as defined by FATCA)) that does not become a Participating FFI by entering into an agreement with the U.S. Internal Revenue Service (IRS) to provide the IRS with certain information in respect of its account holders and investors or is not otherwise exempt from or in deemed compliance with FATCA and (ii) any investor (unless otherwise exempt from FATCA) that does not provide information sufficient to determine whether the investor is a U.S. person or should otherwise be treated as holding a **"United States account"** of the Issuer (a **"Recalcitrant Holder"**). The Issuer and the Guarantor may be classified as FFIs.

The new withholding regime has been phased in beginning 1 July 2014 for payments from sources within the United States and will apply to foreign passthru payments (a term not yet defined) no earlier than 1 January 2017. This withholding would potentially apply to payments in respect of (i) any Notes characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued after the grandfathering date, which is the date that is six months after the date on which final U.S. Treasury regulations defining the term foreign passthru payment are filed with the Federal Register, or which are materially modified on or after the grandfathering date and (ii) any Notes characterised as equity or which do not have a fixed term for U.S. federal tax purposes, whenever issued. If Notes are issued on or before the grandfathering date, and additional Notes of the same series are issued after that date, the additional Notes may not be treated as grandfathered, which may have negative consequences for the existing Notes, including a negative impact on market price.

The United States and a number of other jurisdictions have announced their intention to negotiate intergovernmental agreements to facilitate the implementation of FATCA (each, an **"IGA"**). Pursuant to FATCA and the **"Model 1"** and **"Model 2"** IGAs released by the United States, an FFI in an IGA signatory country could be treated as a **"Reporting FI"** not subject to withholding under FATCA on any payments it receives. Further, an FFI in an IGA jurisdiction would generally not be required to withhold under FATCA or an IGA (or any law implementing an IGA) (any such withholding being **"FATCA Withholding"**) from payments it makes. Under each Model IGA, a Reporting FI would still be required to report certain information in respect of its account holders and investors to its home government or to the IRS. The United States has entered into agreements with the Netherlands (the U.S.-Netherlands IGA) and Germany (the **"U.S.-Germany IGA"**) based largely on the Model 1 IGA.

If the Issuer and Guarantor are treated as Reporting FIs pursuant to the U.S.-Netherlands IGA and U.S.-Germany IGA, respectively, they do not anticipate that they will be obliged to deduct any FATCA Withholding on payments they make. There can be no assurance, however, that the Issuer or Guarantor will be treated as a Reporting FI, or that they would in the future not be required to deduct FATCA Withholding from payments they make. The Issuer, the Guarantor and financial institutions through which payments on the Notes are made may be required to withhold FATCA Withholding if (i) any FFI through or to which payment on such Notes is made is not a Participating FFI, a Reporting FI, or otherwise exempt from or in deemed compliance with FATCA or (ii) an investor is a Recalcitrant Holder.

While the Notes are in global form and held within Euroclear Bank SA/NV or Clearstream Banking, *société anonyme* (together the **"ICSDs"**), it is expected that FATCA will not affect the amount of any payments made under, or in respect of, the Notes by the Issuer, the Guarantor and any paying agent, given that each of the entities in the payment chain between the Issuer and the participants in the ICSDs is a major financial institution whose business is dependent on compliance with FATCA and that any alternative approach introduced under an IGA will be unlikely

to affect the Notes. The documentation expressly contemplates the possibility that the Notes may go into definitive form and therefore that they may be taken out of the ICSDs. If this were to happen, then a non-FATCA compliant holder could be subject to FATCA Withholding. However, definitive Notes will only be printed in remote circumstances.

FATCA is particularly complex and its application is uncertain at this time. The above description is based in part on regulations, official guidance and model IGAs, all of which are subject to change or may be implemented in a materially different form. Prospective investors should consult their tax advisors on how these rules may apply to payments they may receive in connection with the Notes.

Financial Transaction Tax

On 14 February 2013, the EU Commission adopted a proposal for a Council Directive (the "**Draft Directive**") on a common financial transaction tax ("**FTT**"). According to the Draft Directive, the FTT shall be implemented in eleven EU Member States (Austria, Belgium, Estonia, France, Germany, Greece, Italy, Portugal, Spain, Slovakia and Slovenia; the "**Participating Member States**"). However, Estonia has since stated that it will not participate.

Pursuant to the original proposal under the Draft Directive, the FTT shall be payable on financial transactions provided at least one party to the financial transaction is established or deemed established in a Participating Member State and there is a financial institution established or deemed established in a Participating Member State which is a party to the financial transaction, or is acting in the name of a party to the transaction. The FTT shall, however, not apply to (inter alia) primary market transactions referred to in Article 5 (c) of Regulation (EC) No 1287/2006, including the activity of underwriting and subsequent allocation of financial instruments in the framework of their issue. Thus, the issuance of the Notes should not be subject to the FTT.

The rates of the FTT shall be fixed by each Participating Member State but for transactions involving financial instruments other than derivatives shall amount to at least 0.1 % of the taxable amount. The taxable amount for such transactions shall in general be determined by reference to the consideration paid or owed in return for the transfer. The FTT shall be payable by each financial institution established or deemed established in a Participating Member State which is a party to the financial transaction, acting in the name of a party to the transaction or where the transaction has been carried out on its account. Where the FTT due has not been paid within the applicable time limits, each party to a financial transaction, including persons other than financial institutions, shall become jointly and severally liable for the payment of the FTT due.

Nevertheless the FTT remains subject to negotiation between the Participating Member States and was (and most probably will be) the subject of legal challenge. It may still be adopted and be altered prior to its adoption, the timing of which remains unclear. Moreover, once any directive has been adopted (the "Directive"), it will need to be implemented into the respective domestic laws of the Participating Member States and the domestic provisions implementing the Directive might deviate from the Directive itself. Finally, additional EU Member States may decide to participate. Prospective holders of the Notes should consult their own tax advisers in relation to the consequences of the FTT associated with subscribing for, purchasing, holding and disposing of the Notes.

SUBSCRIPTION AND SALE

Underwriting

The Notes may be issued on a continuous basis to one or more of the Dealers and any additional Dealer appointed under the Programme from time to time by the Issuer, which appointment may be for a specific issue or on an ongoing basis. Notes may be distributed by way of public offers to qualified investors pursuant to the Prospectus Directive and/or non-qualified investors, as specified in the relevant Final Terms, or private placements and, in each case, on a syndicated or non-syndicated basis. The method of distribution of each Tranche of Notes will be stated in the relevant Final Terms.

The Issuer, the Guarantor and the Dealers have entered into an amended and restated dealer agreement dated 12 April 2016 (the "**Dealer Agreement**") which sets out, *inter alia*, the arrangements under which Notes, issued under the Programme, may from time to time be agreed to be purchased by any one or more Dealers from the Issuer. Any such agreement will, *inter alia*, contain provisions dealing with the form and terms and conditions of the relevant Notes, the price at which such Notes will be purchased by the Dealer(s) and the commissions or any other agreed deductibles payable or allowable by the Issuer in respect of such purchase. Further, the Dealer Agreement provides for the resignation or termination of appointment of existing Dealers and for the appointment of additional or other Dealers either generally in respect of the Programme or in relation to a particular Tranche of Notes. A subscription agreement prepared in relation to a particular Tranche of Notes will typically be dated on or about the date of the relevant Final Terms applicable to such Tranche of Notes.

Method for determining the issue price and the process for its disclosure

The price and amount of Notes to be issued under the Programme will be determined by the Issuer and each relevant Dealer at the time of issue in accordance with prevailing market conditions.

Selling Restrictions

European Economic Area - Public Offer Selling Restriction Under the Prospectus Directive

In relation to each Member State of the European Economic Area (the European Union plus Iceland Norway and Liechtenstein) which has implemented the Prospectus Directive (each, a "**Relevant Member State**"), each dealer has represented and agreed, that with effect from and including the date on which the Prospectus Directive is implemented in that Relevant Member State (the "**Relevant Implementation Date**") it has not made and will not make an offer of Notes which are the subject of the offering contemplated by this Prospectus as completed by the Final Terms in relation thereto to the public in that Relevant Member State except that it may, with effect from and including the Relevant Implementation Date, make an offer of such Notes to the public in that Relevant Member State:

- (a) if the Final Terms in relation to the Notes specify that an offer of those Notes may be made other than pursuant to Article 3(2) of the Prospectus Directive in that Relevant Member State (a "**Non-exempt Offer**"), following the date of publication of a prospectus in relation to such Notes which has been approved by the competent authority in that Relevant Member State or, where appropriate, approved in another Relevant Member State and notified to the competent authority in that Relevant Member State, provided that any such prospectus has subsequently been completed by the final terms contemplating such Non-exempt Offer, in accordance with the Prospectus Directive, in the period beginning and ending on the dates specified in such prospectus or final terms, as applicable, and the Issuer has consented in writing to its use for the purpose of that Non-exempt Offer;
- (b) at any time to any legal entity which is a qualified investor as defined in the Prospectus Directive;

- (c) at any time to fewer than 150 natural or legal persons (other than qualified investors as defined in the Prospectus Directive) subject to obtaining the prior consent of the relevant dealer or dealers nominated by the Issuer for any such offer; or
- (d) at any time in any other circumstances falling within Article 3(2) of the Prospectus Directive,

provided that no such offer of Notes referred to in (b) to (d) above shall require the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Directive or supplement a prospectus pursuant to Article 16 of the Prospectus Directive.

For the purposes of this provision, the expression an "offer of Notes to the public" in relation to any Notes in any Relevant Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe the Notes, as the same may be varied in that Relevant Member State by any measure implementing the Prospectus Directive in that Relevant Member State and the expression Prospectus Directive means Directive 2003/71/EC (and amendments thereto, including by Directive 2010/73/EU, as amended) and includes any relevant implementing measure in the Relevant Member State.

United States of America

The Notes and the Guarantee have not been and will not be registered under the Securities Act, and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act ("**Regulation S**")) except in certain transactions exempt from the registration requirements of the Securities Act. Terms used in this paragraph shall have the same meanings given to them by Regulation S.

The Notes are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. tax regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and regulations thereunder.

Each Dealer has agreed that, except as permitted by the Dealer Agreement, it will not offer, sell or deliver the Notes and the Guarantee (i) as part of their distribution at any time or (ii) otherwise until 40 days after the later of the commencement of the offering and the closing date, within the United States or to, or for the account or benefit of, U.S. persons, and it will have sent to each dealer to which it sells the Notes and the Guarantee during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes and the Guarantee within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S.

In addition, until the expiration of 40 days after the commencement of the offering, an offer or sale of Notes and the Guarantee within the United States by a dealer (that is not participating in the offering) may violate the registration requirements of the Securities Act.

United Kingdom of Great Britain and Northern Ireland (United Kingdom)

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) with respect to any Tranche of Notes having a maturity of less than one year, (a) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business, and (b) it has not offered or sold and will not offer or sell any such Notes other than to persons:
 - (i) whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their business; or

- (ii) who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their business, where the issue of the Notes would otherwise constitute a contravention of Section 19 of the Financial Services and Markets Act 2000, as amended (the "FSMA") by the Issuer.
- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer or the Guarantor, and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to such Notes in, from or otherwise involving the United Kingdom.

General

In addition to the specific restrictions set out above, the Dealers have agreed, and each further Dealer appointed under the Programme will be required to agree, that it will comply with all applicable securities laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Notes or possesses or distributes the Prospectus and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Notes under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries.

GENERAL INFORMATION

Application has been made to the CSSF, which is the Luxembourg competent authority for the purpose of the Prospectus Directive for its approval of this Prospectus. By approving a prospectus, the CSSF shall give no undertaking as to the economic and financial soundness of the operation or the quality or solvency of the Issuer.

Interest of Natural and Legal Persons involved in the Issue/Offer

Certain of the Dealers and their affiliates may be customers of, borrowers from or creditors of the Issuer and the Guarantor and/or their affiliates. Certain Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services for the Issuer and the Guarantor and/or their affiliates in the ordinary course of business.

The Final Terms (please see "*Part II — A. — Interest of natural and legal persons involved in the issue/offer*") of the relevant Final Terms) may, if relevant, contain any further information about conflicts of interest regarding the Issuer, the Guarantor or any other person involved in the issuance of the Notes or may state that there are no further conflicts of interest of persons involved in the offer of the Notes.

Authorisation

The establishment of the Programme was authorised by the management board of the Issuer on 24 September 2013, by the shareholder of the Issuer on 25 September 2013 and by the Management Board and Supervisory Board of the Guarantor on 25 September 2013. The increase of the programme amount to EUR 8,000,000,000 was authorised by the management board of the Issuer on 9 March 2015, by the shareholder of the Issuer on 9 March 2015, by the Management Board of the Guarantor on 10 March 2015 and the Supervisory Board of the Guarantor on 4 March 2015.

The update of the Programme was authorised by the management board of the Issuer on 7 April 2016, by the shareholder of the Issuer on 7 April 2016, by the supervisory board of the Issuer on 7 April 2016 and by the Management Board of the Guarantor on 26 February 2016.

Any issue of Notes under the Programme will be authorised as stated in the Final Terms.

Listing and admission to trading of Notes

Application has been made to the Luxembourg Stock Exchange for Notes issued under this Programme to be admitted to trading on the Regulated Market of the Luxembourg Stock Exchange (which is a regulated market for the purposes of Directive 2004/39/EC on Markets in Financial Instruments) and to be listed on the Official List of the Luxembourg Stock Exchange.

The Programme provides that Notes may be listed on other or further stock exchanges, as may be agreed between the Issuer and the relevant Dealer(s) in relation to each issue. Notes may further be issued under the Programme which will not be listed on any stock exchange.

Documents available

So long as Notes issued under the Programme are outstanding, copies of the following documents will be available from the registered office of the Issuer and from the specified offices of the Paying Agents:

- (a) the articles of association of the Issuer;
- (b) the articles of association (*Satzung*) of the Guarantor;

- (c) a copy of this Prospectus and any supplement thereto; and
- (d) the documents incorporated herein by reference.

Copies of the Guarantee may be obtained free of charge at the specified office of the Fiscal Agent.

This Prospectus, each Final Terms relating to those Notes admitted to trading on the Regulated Market of the Luxembourg Stock Exchange (which is a regulated market for the purposes of Directive 2004/39/EC on Markets in Financial Instruments) as well as the documents incorporated by reference in this Prospectus are available on the website of the Luxembourg Stock Exchange (www.bourse.lu).

Clearing Systems

The Notes have been accepted for clearance through Clearstream Banking AG, Frankfurt am Main ("**CBF**"), Clearstream Banking *société anonyme*, Luxembourg ("**CBL**") and Euroclear Bank SA/NV as operator of the Euroclear system ("**Euroclear**"). The appropriate German securities number ("**WKN**") (if any), Common Code and ISIN for each Tranche of Notes allocated by CBF, CBL and Euroclear will be specified in the applicable Final Terms. If the Notes are to clear through an additional or alternative Clearing System the appropriate information will be specified in the applicable Final Terms.

DOCUMENTS INCORPORATED BY REFERENCE

The pages set out in the "**Table of documents incorporated by reference**" below which are extracted from the following documents shall be deemed to be incorporated by reference in, and to form part of, this Prospectus: (a) the audited non-consolidated financial report for the fiscal year ended 31 December 2014 (named Deutsche Annington Finance B.V. at the time), and the fiscal year ended 31 December 2015 of the Issuer in each case including the respective auditor's report; (b) the audited consolidated financial statements for the fiscal year ended 31 December 2014 (named Deutsche Annington Immobilien SE at the time) and the fiscal year ended 31 December 2015 of the Guarantor, in each case including the respective auditor's report and (c) the condensend valuation report of the determination of fair value of Vonovia's portfolio as 12 February 2016 (the"**Valuation Report**").

The Valuation Report was carried out by CBRE in accordance with the International Financial Reporting Standards (IFRS), the International Standards for the Valuation of Real Estate for Investment Purposes ("**International Valuation Standards**") and the RICS Valuation – Professional Standards (January 2014) (Red Book) of the Royal Institution of Chartered Surveyors.

Any information not incorporated by reference into this Prospectus but contained in one of the documents mentioned as source documents in the cross reference list below is either not relevant for the investor or covered in another part of this Prospectus.

The Issuer will provide, without charge, upon written or oral request, a copy of any or all of the documents incorporated herein by reference. Requests for such documents should be directed to either Issuer at their registered offices set out at the end of this Prospectus.

Table of documents incorporated by reference:

(A) Vonovia Finance B.V.

- (1) Audited non-consolidated financial report (prepared in accordance with Dutch GAAP) of the Issuer as of and for the fiscal year ended 31 December 2015

Balance Sheet as at 31 December 2015.....	pages 7 - 8
Income statement	page 9
Cash flow statement	page 10
Notes to the financial statements 2015	pages 11 - 29
Independent auditor's report	pages 31 - 35

- (2) Audited non-consolidated financial report (prepared in accordance with Dutch GAAP) of the Issuer (named Deutsche Annington Finance B.V. at the time) as of and for the fiscal year ended 31 December 2014

Balance Sheet as at 31 December 2014.....	pages 5 - 6
Income statement.....	page 7
Cash flow statement	page 8
Notes to the financial statements 2014	pages 9 - 23
Independent auditor's report	pages 25 - 29

(B) Vonovia SE

- (1) Audited consolidated financial statements (prepared in accordance with IFRS) of the Guarantor as of and for the fiscal year ended 31 December 2015 (*Extracted from the English language Annual Report*)

Consolidated Income Statement	page 150
Consolidated Statement of Comprehensive Income	page 151
Consolidated Balance Sheet	pages 152 - 153
Consolidated Cash Flow Statement	pages 154 - 155
Consolidated Statement of Changes in Equity	pages 156 - 157
Notes	pages 158 - 223
List of Vonovia's shareholdings	pages 226 - 230
Independent Auditor's Report	pages 234 - 235

- (2) Audited consolidated financial statements (prepared in accordance with IFRS) of the Guarantor (named Deutsche Annington Immobilien SE at the time) as of and for the fiscal year ended 31 December 2014 (*Extracted from the English language Annual Report*)

Consolidated Income Statement	page 118
Consolidated Statement of Comprehensive Income	page 119
Consolidated Balance Sheet	pages 120 - 121
Consolidated Cash Flow Statement	pages 122- 123
Consolidated Statement of Changes in Equity	pages 124 - 125
Notes	pages 126 - 209
List of DAIG shareholdings	pages 212 - 214
Independent Auditor's Report	pages 218 - 219

(C) Valuation Report of the determination of Fair Value of Vonovia's portfolio as at 12 February 2016

Executive Summary	pages 2 - 9
Opinion of Value	pages 10 - 25
Valuation	pages 27 - 49
Portfolio Location Map	pages 50 - 51
Valuation Overview	pages 52 - 207
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Ground Leases	pages 340 - 347
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Sources of Information	pages 380 - 384

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