

Management Board report regarding item 9 (Resolution regarding the creation of Authorised Capital 2015 with the option of excluding shareholders' subscription rights and correspondingly including a new Article 5a in the Articles of Association and regarding the cancellation of the Authorised Capital 2014 and the existing Article 5a of the Articles of Association)

Regarding item 9 of the agenda of the Annual General Meeting of April 30, 2015, the Management Board and Supervisory Board propose the cancellation of the remaining Authorised Capital 2014 in the amount of €829.00 and that, in addition to the remaining Authorised Capital 2013 of €6,256,580.00, further authorised capital (Authorised Capital 2015) with the authorisation of excluding subscription rights be approved. Pursuant to Section 203 para. 2 sent. 2 in conjunction with Section 186 para. 4 sent. 2 AktG, the Management Board gives the following report regarding item 9 of the agenda of the Annual General Meeting on the reasons for authorising the exclusion of shareholders' subscription rights with the issuance of new shares:

With the approval of the Supervisory Board, the Management Board made partial use of the authorisation granted by the Extraordinary General Meeting on June 30, 2013, to increase the company's share capital by up to €111,111,111.00 in the period up to June 29, 2018, by issuing up to 111,111,111 new no-par-value registered shares against cash and/or in kind contributions on one or several occasions (Authorised Capital 2013), increasing the share capital by a total of €104,854,531.00 by means of the capital increases carried out in March 2014, October 2014 and March 2015.

Additionally, with the approval of the Supervisory Board, the Management Board made partial use of the authorisation granted by the Extraordinary General Meeting on May 9, 2014, to increase the company's share capital by up to €25,010,101.00 in the period up to May 8, 2019, by issuing up to 25,010,101 new no-par-value registered shares against cash and/or in kind contributions on one or several occasions (Authorised Capital 2014), increasing the share capital by a total of €25,009,272.00 by means of the capital increases carried out in November 2014 and March 2015.

Germany's residential property market is characterised by stiff competition for attractive residential property portfolios. The company is therefore dependent on being able to flexibly increase its own funds quickly and comprehensively when necessary. As such, the existing Authorised Capital 2014 shall be cancelled and new authorised capital (Authorised Capital 2015), in addition to the existing Authorised Capital 2013 in the amount of €6,256,580.00, shall be approved and the Articles of Association amended accordingly.

The new authorised capital (Authorised Capital 2015) proposed in item 9a) of the agenda of the Annual General Meeting of April 30, 2015, is designed to enable the Management Board, with the approval of the Supervisory Board, to increase the company's share capital by up to €170,796,534.00 in the period up to April 29, 2020, by issuing up to 170,796,534 new no-par-value registered shares against cash and/or in kind contributions on one or several occasions. The volume of the new Authorised Capital 2015 is therefore approximately 48.2% of the company's current share capital. Together with the partially unused Authorised Capital 2013 and in accordance with the legally stipulated maximum amount permissible, the authorised capital at the Management Board's disposal would therefore equate to 50% of the company's current share capital.

The purpose of the Authorised Capital 2015 is to enable the company to continue to raise the capital required for the further development of the company at short notice by issuing new shares and to give it the flexibility to benefit from a favourable market environment at short notice in order to cover its future financing requirements. As the decisions regarding covering future capital requirements generally need to be made at short notice, it is important that the company is not dependent on the rhythm of the annual general meetings or on the long notification period for convening an extraordinary general meeting. The legislator has accommodated these circumstances with the instrument of "authorised capital".

If the Authorised Capital 2015 is used to issue new shares against cash contributions, the shareholders are afforded subscription rights (Section 203 para. 1 and 2 in conjunction with Section 186 para. 1 AktG), with an indirect subscription right within the meaning of Section 186 para. 5 AktG being sufficient. The issuance of shares coupled with the granting of such an indirect subscription right is, by law, not to be classified as the exclusion of subscription rights as the shareholders are awarded the same subscription rights as with a direct subscription. For technical reasons, just one or more banks will be involved in the handling of this.

Nonetheless, with the approval of the Supervisory Board, the Management Board shall be authorised to exclude subscription rights under certain circumstances.

- (i) With the approval of the Supervisory Board, the Management Board shall be authorised to exclude subscription rights for fractional amounts. The purpose of this subscription rights exclusion is to implement an issuance principally involving shareholder subscription rights, as it results in a technically feasible subscription ratio. The value of each shareholder's fractional amounts is generally low and as such their potential dilutive effect is also deemed to be low, whereas the cost of an issuance would be considerably higher without such an exclusion. The exclusion therefore makes the issue more practicable and easier to implement. New shares for which shareholders'

subscription rights are excluded as they are fractional amounts are put to the best possible use for the company by being sold on the stock exchange or by other means. The Management Board and Supervisory Board consider the potential exclusion of subscription rights for these reasons to be objectively justified and also appropriate when weighed against the interests of the shareholders.

- (ii) Furthermore, the Management Board shall be authorised, with the approval of the Supervisory Board, to exclude subscription rights insofar as is necessary to grant the holders/creditors of convertible bonds, warrant bonds, profit participation rights and/or participating bonds (or combinations thereof) (hereinafter collectively “**bonds**”) subscription rights to new shares. The issue conditions of bonds with conversion or option rights or obligations regularly include an anti-dilution provision that grants the holders/creditors subscription rights to new shares issued in subsequent share issuances and on the basis of other specific measures. They are thus treated as if they were already shareholders. For bonds to feature such an anti-dilution measure, shareholders’ subscription rights for these shares have to be excluded. This serves to implement the issuance of the bonds and is therefore in the interests of the shareholders regarding an optimum financial structure for the company. Further, the exclusion of subscription rights for the holders/creditors of bonds has the advantage that, in the event that the authorisation is exercised, the option or conversion price does not have to be reduced for the holders/creditors of existing bonds in accordance with the corresponding bond conditions. This allows for a great inflow of funds and is therefore in the interests of the company and its shareholders.
- (iii) Subscription rights may additionally be excluded in the case of cash capital increases provided that the shares are issued at a price that does not significantly undercut the stock market price and such a capital increase does not exceed 10% of the share capital (simplified exclusion of subscription rights pursuant to Section 186 para. 3 sent. 4 AktG).

The authorisation enables the company to react flexibly to favourable capital market situations and to issue new shares very quickly, i.e. without meeting the requirement of a two week subscription offer period. The exclusion of subscription rights enables the Company to act quickly and to place shares close to the stock market price, i.e. without the general discount required in connection with subscription right issuances. This creates the parameters for achieving the highest possible disposal amount and for the greatest possible strengthening of the company’s equity. The authorisation of the simplified exclusion of subscription rights is objectively justified not only by the fact that a greater cash inflow can often be achieved as a result.

Such a capital increase must not exceed 10% of the share capital in existence neither at the time the authorisation becomes effective nor at the time it will be exercised. The resolution proposal also provides for a deduction clause. The company's treasury shares that are sold during the term of this authorisation subject to the exclusion of shareholders' subscription rights pursuant to Section 71 para. 1 no. 8 sent. 5 half-sent. 2 in conjunction with Section 186 para. 3 sent. 4 AktG are to be included in the maximum of 10% of the share capital to which this subscription rights exclusion applies. Any shares already issued or to be issued to satisfy bonds with conversion or option rights or obligations are also to be included in this 10% cap on the share capital, insofar as these bonds were issued during the term of this authorisation subject to the exclusion of subscription rights pursuant to Section 186 para. 3 sent. 4 AktG. Shares issued against cash contributions during the term of this authorisation pursuant to Section 186 para. 3 sent. 4 AktG on the basis of other corporate action and subject to the exclusion of shareholders' subscription rights are likewise to be included in the 10% cap on the share capital.

The simplified exclusion of subscription rights is conditional to the issue price for the new shares not being significantly below the stock market price. Subject to specific circumstances in individual cases, any reduction compared with the current stock market price or a volume-weighted stock market price over an appropriate number of trading days prior to the definitive determination of the issue price may not exceed approximately 5% of the stock market price in question. This takes into account the shareholders' need for protection from a dilution of the value of their investments. Determining an issue price close to the stock market price ensures that the value of subscription rights for the new shares would, in practical terms, be very low. The shareholders have the opportunity to maintain their relative investments by effecting additional stock market purchases.

- (iv) Subscription rights may also be excluded in the event of capital increases against contributions in kind. The company should remain able to buy in particular – but not only – companies, parts of companies, shareholdings in companies and other assets (including receivables), properties and property portfolios relating to an intended acquisition or to respond to offers of acquisitions or mergers in order to strengthen its competitiveness and to boost its profitability and its enterprise value. The exclusion of subscription rights should also serve to satisfy convertible bonds and/or warrant bonds or combinations thereof issued against contributions in kind. Practice has shown that shareholders in attractive acquisition properties are to some extent very interested in acquiring the company's (voting) shares as a consideration, for example in order to

maintain a certain degree of influence over the contribution in kind. From the point of view of an optimum financing structure, another argument in favour of offering a consideration not only as cash payments, but also or exclusively in the form of shares is that, based on the degree to which new shares can be used as an acquisition currency, the company's liquidity is protected, borrowing is avoided and the buyer(s) participate in future price development opportunities. This improves the company's competitive position in the event of acquisitions.

The option of using company shares as an acquisition currency gives the company the necessary scope to exploit such acquisition opportunities quickly and flexibly and enables it to acquire even large units in exchange for the granting of shares. Under certain circumstances, it should also be possible to acquire commodities (in particular property portfolios or shares in property companies) in exchange for shares. In both instances, shareholders' subscription rights must be excluded. As such acquisitions frequently have to happen at short notice, it is important that they are not, as a rule, subject to the approval of the Annual General Meeting, which only convenes once a year. Authorised capital is needed which the Management Board can avail itself of quickly with the approval of the Supervisory Board.

The same applies to satisfying conversion and option rights or obligations relating to bonds likewise issued for the purpose of acquiring companies, parts of companies, shareholdings in companies and other assets and subject to the exclusion of shareholders' subscription rights on the basis of the authorisation granted pursuant to item 10 of the agenda of the Annual General Meeting on April 30, 2015. The shares are issued against contributions in kind, either in the form of the bond being contributed or in the form of consideration in kind relating to the bond. This leads to an increase in the company's flexibility while satisfying the conversion or option rights or obligations. Offering bonds in lieu of or in addition to granting shares or cash payments can represent an attractive alternative that increases the company's competitive chances in acquisitions due to their additional flexibility. The shareholders are protected by the subscription rights to which they are entitled when bonds with conversion or option rights or obligations are issued.

The instances in which subscription rights for bonds with conversion rights and obligations may be excluded are outlined in the report relating to item 10 of the agenda of the Annual General Meeting on April 30, 2015. If the opportunity presents itself to merge with other companies or to acquire companies, parts of companies, shareholdings in companies or other assets, the Management Board shall, in each case, carefully consider whether it should exercise its authority to effect a capital increase by granting

new shares. This includes, in particular, determining the valuation ratio of the company and the acquired company investment or other assets and determining the new shares issue price and the other share issue conditions. The Management Board shall only use the authorised capital if it believes the merger or the acquisition of a company or a share in a company or the investment acquisition in exchange for the granting of new shares is in the best interests of the company and its shareholders. The Supervisory Board shall only grant its necessary approval if it has reached the same conclusion.

- (v) Insofar as is necessary, subscription rights may also be excluded for the issue of 2,500,000 new no-par-value registered shares to issue shares to the employees of the company or of affiliated companies within the meaning of Section 15 AktG to the exclusion of the members of the company's Management Board and Supervisory Board and the members of the management boards, supervisory boards, management and other bodies of affiliated companies. This gives the company the opportunity to acknowledge the achievements of its employees and of the employees of its affiliated companies within the meaning of Section 15 AktG by issuing shares, and to thus allow the employees to participate in the company's success. This is also in the interests of the shareholders. Only if shareholders' subscription rights are excluded can the company issue shares to its employees. In contrast, the shareholders have the opportunity to maintain their share of the company's share capital at all times by effecting additional stock market purchases.

The above authorisations to exclude subscription rights in the event of capital increases against cash and/or in kind contributions are limited to an amount not exceeding 20% of the share capital, either at the time at which this authorisation becomes effective or at the time at which it is exercised. The above 20% cap is also to include treasury shares sold during the term of this authorisation subject to the exclusion of subscription rights and any shares issued to satisfy bonds, insofar as the bonds were issued subject to the exclusion of shareholders' subscription rights during the term of this authorisation due to the authorisation stipulated in item 10 of the agenda of the Annual General Meeting of April 30, 2015. Shares issued against cash contributions during the term of this authorisation pursuant to Section 186 para. 3 sent. 4 AktG on the basis of other corporate action and subject to the exclusion of shareholders' subscription rights are likewise to be included in the aforementioned 20% cap on the share capital.

Insofar as the Management Board fully exercises one of the aforementioned authorisations to exclude subscription rights in relation to a capital increase from the Authorised Capital 2015 within a single financial year, it shall report on this in the subsequent Annual General Meeting.