

PRESS RELEASE

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Deutsche Wohnen places debut corporate bond and thus successfully concludes refinancing of EUR 1.5 billion

- Euro denominated, unsecured, inaugural fixed-rated bond with a nominal value of EUR 500 million successfully placed
- Announced refinancing of EUR 1.5 billion completed
- Free cash flow increased by approximately EUR 54 million, thereof c. EUR 33 million interest savings with positive impact on FFO
- Average corporate interest rate decreases to below 1.9% p.a. with average maturity of financial liabilities of approximately ten years

Frankfurt Main and Berlin, 16 July 2015. - Today, Deutsche Wohnen AG announces the successful placement of its inaugural unsecured, fixed-rate corporate bond maturing July 24, 2020 with an aggregate principal amount of EUR 500 million. The bond will bear a fixed-interest rate of 1.375 % p.a. and is issued in a denomination of EUR 1,000 with an issue date on or about July 24, 2015 and is expected to be admitted to trading on the regulated market of the Luxembourg Stock Exchange shortly thereafter.

The bond was offered to institutional investors after an extensive pan-European roadshow into selected jurisdictions in form of Reg S securities and met with great demand when launched today generating an order-book of almost EUR 2 billion from around 130 different investors. The bond received a preliminary rating of A3 from the rating agency Moody's Investors Service Limited and a preliminary rating of BBB+ from Standard & Poor's Rating Services. The long-term issuer rating assigned to Deutsche Wohnen AG by the rating agencies is A3 and A- respectively.



Deutsche Bank, Société Générale, UBS Investment Bank and UniCredit acted as active bookrunners and Goldman Sachs acted as passive bookrunner on the transaction.

“Today’s inaugural bond issuance highlights Deutsche Wohnen’s ability to tap all sources of financing and to diversify our financing sources. Following the completion of the refinancing, Deutsche Wohnen has an optimized capital structure.” explains Andreas Segal, CFO of Deutsche Wohnen.

The transaction marks the last key step of the announced refinancing of EUR 1.5 billion in total. In this regard, approximately EUR 650 million of existing financial liabilities have been replaced by new bank loans with a ten year maturity and existing loans have been redeemed from the proceeds of the recent, successfully completed capital increase. The proceeds from the bond issue will be used to replace the existing, higher-interest bank liabilities.

With the refinancing Deutsche Wohnen AG will reduce its average interest rate from approximately 2.4% as of March 31, 2015 to below 1.9% while the average corporate debt maturity is approximately ten years. Due to the refinancing, the free cash flow will increase by approximately EUR 54 million p.a., of which approximately EUR 33 million will be as interest savings FFO effective. The LTV will be reduced to 45% up until 40%.

About Deutsche Wohnen

Deutsche Wohnen is one of the largest publicly listed residential property companies in Germany and Europe with a business focus on managing and developing its portfolio, which focuses on residential properties. As of 31 March 2015 the portfolio comprised a total of 148,900 units, of which 146,800 are residential units and 2,100 commercial units. Deutsche Wohnen is listed in the Deutsche Börse’s MDAX and is also included in the leading indices EPRA/NAREIT and GPR 100.

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