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Declaration of Subscription and Assignment

TAG Immobilien AG – Rights Issue Capital Increase 2026
(Scrip Dividend)

- CONVENIENCE TRANSLATION – only the German language document is legally binding -

To
[Depository Bank]
("My Depository Bank")

[Date] 2026

Dear Ladies and Gentlemen,

Reference is made to the subscription offer of TAG Immobilien AG ("**TAG Immobilien**" or the "**Company**"), which was published on 21 May 2026 in the German Federal Gazette (*Bundesanzeiger*) and on the website of TAG Immobilien (<https://www.tag-ag.com/en/investor-relations/general-meeting>) (the "**Subscription Offer**"). Under this Subscription Offer, each existing share carries one subscription right (and one dividend right). The subscription right is inseparably associated with the partial amount of the respective dividend right in the amount of EUR 0.35 per existing share (each a "**Pro Rata Dividend Entitlement**" and together the "**Pro Rata Dividend Entitlements**").

1. Exercise of subscription rights

Based on the terms of the Subscription Offer and on the prospectus exemption document provided by TAG Immobilien on its website ("**Prospectus Exemption Document**") I,

Name: _____,

Address: _____,

hereby declare unconditionally and irrevocably that instead of receiving exclusively in cash the dividend of EUR 0.40 per share held in my depository account I opt to receive the delivery of new shares and a payment in cash of EUR 0.05 per share held in my depository account less the withholding capital gains tax (including solidarity surcharge and, if applicable, church tax), and for this purpose I exercise a number of _____ subscription right(s) for new shares of the Company ("**My Exercised Subscription Rights**") and thus assign this number of pro rata dividend entitlements ("**My Pro Rata Dividend Entitlements**") to COMMERZBANK Aktiengesellschaft, Frankfurt ("**Commerzbank**") for the purpose of subscription of new shares

of the Company. These subscription rights are deposited at My Depository Bank in my securities account no. _____ [to be filled in by the Depository Bank].

This declaration shall become effective with the timely transfer posting of My Pro Rata Dividend Entitlements from ISIN DE000A41YDS5 / WKN A41YDS into ISIN DE000A41YDT3 / WKN A41YDT. For Commerzbank and TAG Immobilien, only such subscription rights shall be deemed exercised for which the relevant Pro Rata Dividend Entitlements were timely transfer posted into ISIN DE000A41YDT3 / WKN A41YDT.

2. Instruction and authorisation of Commerzbank

I hereby instruct and authorise Commerzbank unconditionally and irrevocably, acting on a fiduciary basis in its own name but for my account, to assign My Pro Rata Dividend Entitlements, which have been assigned to Commerzbank in accordance with the following Section 3, as a contribution in kind to TAG Immobilien, to subscribe for the number of new shares attributable to My Exercised Subscription Rights in accordance with the subscription ratio (the "**New Shares Subscribed**"), and, following the subscription and registration of the rights issue capital increase with the commercial register, to transfer the New Shares Subscribed to a Clearstream Europe AG, Mergenthalerallee 61, 65760 Eschborn ("**Clearstream**") account for the benefit of my depository account. To the extent that My Pro Rata Dividend Entitlements do not allow for the subscription of a full number of shares, I hereby instruct Commerzbank and agree that Commerzbank transfers back by means of transfer posting with the help of the depository banks, following the subscription of the maximum full number of shares attributable to My Pro Rata Dividend Entitlements, any whole or partial residual Pro Rata Dividend Entitlements to my depository account and arranges for a dividend cash payment in the corresponding amount to be booked to the cash account at My Depository Bank against booking out of the respective rights. This payment is expected to take place on 24 June 2026, whereby an amount in Euro with more than two decimal places shall be rounded down to the nearest whole cent amount.

3. Assignment of My Pro Rata Dividend Entitlements

At the same time, I hereby unconditionally and irrevocably assign My Pro Rata Dividend Entitlements to Commerzbank.

I hereby declare that I am the owner of My Pro Rata Dividend Entitlements and that these are free of third party rights (except for any possible statutory or otherwise non-individual contractual right of My Depository Bank to pledge the depository account, e.g., from the general terms and conditions), and that I have unrestricted power to dispose of them and have not committed myself vis-à-vis any third party to dispose of them in any other manner.

Commerzbank accepts this assignment as well as the instruction and authorisation pursuant to Section 2 by subscribing for the New Shares Subscribed. I hereby waive the receipt of acceptance by Commerzbank.

I hereby instruct My Depository Bank to immediately arrange for the transfer posting of My Pro Rata Dividend Entitlements into ISIN DE000A41YDT3 / WKN A41YDT but to leave them in the depository account. Furthermore, I instruct My Depository Bank to procure that Clearstream is instructed and authorised to transmit the number of Pro Rata Dividend Entitlements transferred into ISIN DE000A41YDT3 / WKN A41YDT to Commerzbank on each trading day.

Furthermore, I hereby instruct My Depository Bank to transfer my declaration on the exercise of subscription rights pursuant to Section 1, on the instruction and authorisation pursuant to Section 2, and on the assignment of My Pro Rata Dividend Entitlements pursuant to Section 3 by sending a collective subscription declaration to Commerzbank.

I agree that Commerzbank is not obligated to subscribe new shares as long as the contributed Pro Rata Dividend Entitlements were not transferred to Commerzbank according to the Subscription Offer and not held in a separate account at Clearstream for Commerzbank or booked into an account of Clearstream for the benefit of Commerzbank. I authorize My Depository Bank to arrange the respective transfer.

I declare further that

- a) I will not otherwise dispose of My Pro Rata Dividend Entitlements until the completion of the settlement of the Subscription Offer;
- b) My Depository Bank has informed me of the timing and other arrangements for the submission of my Declaration of Subscription and Assignment, in particular the requirements to ensure its timely receipt by My Depository Bank and Commerzbank;
- c) I have made my subscription and assignment decision based on the Subscription Offer, the Prospectus Exemption Document, and the information publicly available about TAG Immobilien and the shares of TAG Immobilien and I am aware that a prospectus within the meaning of the Regulation (EU) 2017/1129 ("**EU Prospectus Regulation**"), The Swiss Financial Services Act ("**FINSA**") or any similar foreign regulations will not be published in connection with the issuance and listing of the new shares;
- d) at the time of the submission of this Declaration of Subscription and Assignment I am not located in the United States of America, Canada or Japan or in any jurisdiction under which subscription of new shares is subject to restrictions or would not be permissible, or that if I am located in the United States of America at the time of the submission of this Declaration of Subscription and Assignment, I am a "*qualified institutional buyer*" ("**QIB**") as defined in Rule 144A under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), or I and any person acting in my name or on my behalf reasonably believes that at the time of the submission of this Declaration of Subscription and Assignment the subscriber of the new shares is not located in the United States of America, Canada or Japan or in any other jurisdiction under which subscription of new shares is subject to restrictions or would not be permissible, or if the subscriber of the new shares is located in the United States of America at the time

of the submission of this Declaration of Subscription and Assignment, the subscriber of the new shares is a QIB;

- e) I am aware and acknowledge that neither the subscription rights nor the new shares have been, or will be, registered under the Securities Act or with the securities regulators of individual states or other territories of the United States of America and may at no time, be directly or indirectly offered, sold, exercised, pledged, transferred or delivered to the or within the United States of America except on the basis of an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act provided that there is no breach of applicable securities legislation in the individual states of the United States of America; and
- f) if I am resident in any member state of the European Economic Area outside of Germany, I am a "*qualified investor*" within the meaning of Article 2(e) of the EU Prospectus Regulation;
- g) if I am resident in the United Kingdom, I am a "*qualified investor*", as defined in Section 15 of Schedule 1 Public Offers and Admissions to Trading Regulations 2024;
- h) if I am a resident of Switzerland, I
 - I am still holding and have been holding continuously from 20 May 2026, 24:00 hours CEST onwards, shares of TAG Immobilien in the same number as My Exercised Subscription Rights; and/or
 - I am a professional or institutional investor in accordance with Art. 4 paras 3-5 of the FINSA;
- i) if I am in Australia,
 - I am and at the time of the receipt of the Subscription Offer was and at the time of issue or transfer of the new shares will be both (i) a "wholesale client" within the meaning of section 761G(4) of the Corporations Act 2001 (Cth) (**Corporations Act**) and (ii) either a sophisticated investor or professional investor within the meaning of sections 708(8) and 708(11) of the Corporations Act respectively ("**Institutional Investor**"); and
 - I acknowledge that Commerzbank is exempt from the requirement to hold an Australian financial services licence under the Corporations Act 2001 (Cth) (Corporations Act) in respect of the financial services and that Commerzbank is regulated by BaFin under the German laws, which differ from Australian laws.
- j) I am aware that the prevailing German-language declaration is only effective if the text remains unchanged, the appropriate fields are duly completed, and the declaration carries a legally-binding signature.

Convenience translation only, please sign the prevailing German version.