

## **Rights issue in German High Street Properties A/S**

Dear Shareholder,

On 30 August 2024, the board of directors of German High Street Properties A/S (“GHSP” or the “Company”) has resolved to exercise the authorization in articles 4.1 of the Company’s articles of association by increasing the Company’s share capital by issuing between 428,630 and 609,076 new shares of nominally DKK 10 with pre-emptive rights for the Company’s existing shareholders at the ratio of 1:5 at a price of DKK 73.00 per new share (the “Offering”).

Pursuant to section 163(3) of the Danish Companies Act, this notification regarding the subscription period and the time-limit for exercising pre-emptive rights is sent to all shareholders who have submitted a request to this effect. Reference is also made to company announcement no. 265 issued via Nasdaq Copenhagen A/S and which, subject to certain restrictions, is also available on the company’s website [www.germanhighstreet.com](http://www.germanhighstreet.com) under “Investor Relations” and subsequently “Company announcements”.

The Offering is carried out at a subscription ratio of 1:5 so that each holder of shares in the Company who is registered as a shareholder of the Company with VP Securities A/S (“Euronext Securities”) on 4 September 2024 at 5:59 p.m. CEST will be allocated one (1) pre-emptive rights for each existing share held and that for five (5) pre-emptive rights, the holder is entitled to subscribe for one (1) new share with a nominal value of DKK 10 against payment of the subscription price of DKK 73.00.

The pre-emptive rights can be traded on Nasdaq Copenhagen A/S under the temporary ISIN code DK0063182829 in the period from 3 September 2024 at 9:00 a.m. CEST until 16 September 2024 at 5:00 p.m. CEST.

The subscription period for the new shares commences on 5 September 2024 at 9:00 a.m. CEST and closes on 18 September 2024 at 5:00 p.m. CEST. Any of the pre-emptive rights that are not exercised during the subscription period will lapse with no value, and the holder of such pre-emptive rights will not be entitled to any compensation.

New shares which have not been subscribed for by holders of pre-emptive rights may, without compensation to the holders of unexercised pre-emptive rights, be subscribed for by eligible shareholders (see disclaimers below regarding applicable jurisdictions in the United States, European Economic Area, United Kingdom and other jurisdictions outside Denmark) who have made binding undertakings to subscribe for the remaining shares in accordance with a separate form before the expiry of the subscription period. In case of oversubscription of the remaining shares, such remaining shares will be allocated according to apportionment keys determined by the board of directors.

After payment of the subscription price, shareholders will be granted temporary share certificates to the shareholder’s account in Euronext Securities under the temporary ISIN code DK0063182902. The temporary share certificates will not be admitted to trading and official listing on Nasdaq Copenhagen A/S under the temporary ISIN code. The temporary ISIN code is, thus, registered in Euronext Securities solely for the subscription of new shares.

The new shares will be registered with the Danish Business Authority after the completion of the Offering, expectedly on 24 September 2024. The new shares will be admitted to trading and official listing under the permanent ISIN code for the existing shares, DK0060093524, expectedly on 26 September 2024. The temporary ISIN code for the temporary share certificates will be merged with the permanent ISIN code for the existing shares no later than on 27 September 2024.

This notice serves only as a notification to the Company's shareholders and does not constitute an offer or an invitation to subscribe for or purchase shares in the Company. GHSP's company announcement no. 265 of 30 August 2024 contains detailed information on the rights issue, the exercise of pre-emptive rights and payment for new shares.

Best regards,

**German High Street Properties A/S**

*You have received this message, because you have chosen to receive electronic investor information.  
To change your preferences login to the Shareholder portal and choose "Information" to unsubscribe.*

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The information in this notification is not for release, publication or distribution, directly or indirectly, in or into the United States of America or any other jurisdiction in which such release, publication or distribution would be unlawful. The information in this notification is for information purposes only and does not constitute an offer to sell or issue, or a solicitation of an offer to buy, subscribe for or otherwise acquire any securities in the United States (including its territories and possessions, any state of the United States and the District of Columbia (collectively, the "United States")) or any other jurisdiction in which such offer or solicitation would be unlawful or to any person to whom it is unlawful to make such offer or solicitation.

The New Shares as referred to in this notification (the "New Shares") have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") or with any securities regulatory authority under any applicable securities laws of any other jurisdiction. The New Shares may not be offered or sold in the United States, except pursuant to an applicable exemption from the registration of the Securities Act and in compliance with any applicable securities laws of any state or other jurisdiction of the United States, or in any other jurisdiction, except pursuant to an applicable exemption from the registration requirements and in compliance with any applicable securities laws of any such state, province or other jurisdiction of the Excluded Territory (as the case may be).

This notification (as well as the company announcement referred to herein) is not a prospectus and has been prepared on the basis that any offers of the New Shares referred to herein in any Member State of the European Economic Area (the "EEA") will be made pursuant to an exemption under Regulation (EU) 2017/1129 on prospectuses Article 1(5) and the Danish Capital Markets Act. The information in this notification is only being distributed to, and directed at, persons in Member States of EEA (other than Denmark), where Regulation (EU) 2017/1129 applies and who are considered qualified investors ("qualified investors") within the meaning of Article 2(e) of Regulation (EU) 2017/1129 on prospectuses.

In the United Kingdom, the information in this notification is only being distributed to, and is only directed at Qualified Investors (x) who are investment professionals falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order") or (y) persons falling within Article 49(2)(a)-(d) ("high net worth companies, unincorporated associations etc.") of the Order, or (z) persons to whom it may otherwise lawfully be communicated (all such persons together being referred to as "relevant persons").