

VIB Vermögen AG
– The Management Board –
Tilly-Park
186633 Neuburg a.d. Donau

Frankfurt am Main, January 5, 2026

Letter of comfort¹

DIC Real Estate Investments GmbH & Co. Kommanditgesellschaft auf Aktien, with its registered office in Frankfurt am Main, registered with the commercial register of the Local Court of Frankfurt am Main under HRB 104329 ("**DIC REI**"), intends to conclude a control and profit transfer agreement ("**Agreement**") with VIB Vermögen AG, based in Neuburg a.d. Donau, registered with the commercial register of the Local Court of Ingolstadt under HRB 101699 ("**VIB**"), with VIB as the controlled company and obliged company to transfer profits. BRANICKS Group AG, based in Frankfurt am Main, registered with the commercial register of the Local Court of Frankfurt am Main under HRB 57679 ("**Branicks**"), is the direct sole limited shareholder of DIC REI. The sole shareholder of the general partner of DIC REI is DIC REI itself. Branicks hereby makes the following declarations without becoming a Party to the Agreement:

1. Branicks undertakes unrestrictedly and irrevocably to ensure that DIC REI is financially equipped in such a way that DIC REI is always in a position to meet all its payment obligations arising from or in connection with the Agreement in full when due. This applies in particular to the obligation to compensate for losses pursuant to Section 302 AktG.
2. Branicks guarantees unrestrictedly and irrevocably to the minority shareholders of VIB that DIC REI will meet all its payment obligations to them arising from or in connection with the Agreement, in particular the compensation payment in full when due. In this respect, the minority shareholders of VIB are entitled to their own claim against Branicks for payment to DIC REI pursuant to Section 328 Subsection 1 of the German Civil Code (BGB). This claim and a corresponding liability of

¹ Convenience translation; the German Text is legally binding.

Branicks towards minority shareholders of VIB in accordance with the two preceding sentences are limited to cases in which DIC REI does not fully meet its obligations to minority shareholders of VIB arising from or in connection with the Agreement when due and Branicks does not fulfil its funding obligation under Section 1 of this letter of comfort.

3. This letter of comfort does not apply to periods during which a legally effective control and/or profit transfer agreement exists between Branicks as the controlling company and DIC REI as the controlled company.
4. This letter of comfort is subject to the laws of the Federal Republic of Germany. The exclusive place of jurisdiction for all disputes arising between the parties from or in connection with this letter of comfort is, to the extent permitted by law, Frankfurt am Main, Germany.

[signature page follows]

BRANICKS Group AG

represented by its Management Board

Sonja Wärntges

Chairwoman of the Management Board (CEO)

Johannes von Mutius

Chief Investment Officer (CIO)