

Factsheet as of November 4, 2021

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 414,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 72,000 apartments. Its portfolio is worth approximately € 63.0 billion. As a modern service provider, Vonovia focuses on customer orientation and tenant satisfaction. Offering tenants affordable, attractive and livable homes is a prerequisite for the company's successful development. Therefore, Vonovia makes long-term investments in the maintenance, modernization and senior-friendly conversion of its properties. The company is also creating more and more new apartments by realizing infill developments and adding to existing buildings.

The company, which is based in Bochum, has been listed on the stock exchange since 2013. Since September 2015 Vonovia has been a constituent in the DAX 30 and since September 2020 in the EURO STOXX 50. Vonovia SE is also a constituent of additional national and international indices, including DAX 50 ESG, Dow Jones Sustainability Index Europe, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, STOXX Europe ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe, and GPR 250 World. Vonovia has a workforce of more than 11,000 employees.

Financial Calendar

November 4, 2021

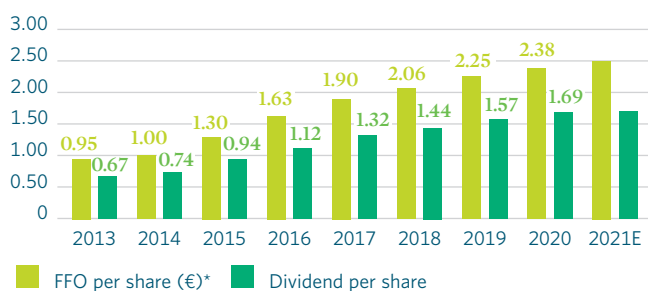
Publication of the interim financial report for the first nine months of 2021

For information on all of the reporting dates that are already set, please refer to our financial calendar on our IR website:

<https://investoren.vonovia.de/en/service/finanzkalender/>

Dividend development

in €



* Based on the prevailing internal management KPI, which has been FFO1 from 2013-2018 and Group FFO in 2019 and 2020; 2021E is based on the mean of the 2021 guidance and the 70% payout ratio.

Management Board

Rolf Buch (Chairman of the Management Board); Arnd Fittkau; Helene von Roeder; Daniel Riedl

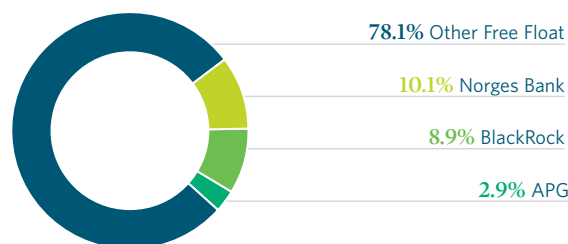
Supervisory Board

Jürgen Fitschen; Prof. Dr. Edgar Ernst; Burkhard Ulrich Drescher; Vitus Eckert; Dr. Florian Funck; Dr. Ute Geipel-Faber; Daniel Just; Hildegard Müller; Prof. Dr. Klaus Rauscher; Dr. Ariane Reinhart; Clara-Christina Streit; Christian Ulbrich

Share Information (as of September 30, 2021)

First day of trading	July 11, 2013
Subscription price	€ 16.50
Total number of shares	575,257,327
Share capital	€ 575,257,327
ISIN	DE000A1ML7J1
WKN	A1ML7J
Ticker symbol	VNA
Common code	94567408
Share class	Registered shares with no par value
Stock exchange	Frankfurt Stock Exchange
Market segment	Regulated market
Indices	DAX 40, EURO STOXX 50, DAX 50 ESG, Dow Jones Sustainability Index Europe, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, STOXX Europe ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe and GPR 250 World

Major Shareholders (as of September 30, 2021)



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Key Figures

(excluding Deutsche Wohnen, unless stated otherwise)

Financial Key Figures in € million	9M 2020	9M 2021	Change in %	12M 2020
Total Segment Revenue	3,211.6	3,517.0	9.5	4,370.0
Adjusted EBITDA Total	1,432.5	1,540.9	7.6	1,909.8
Adjusted EBITDA Rental	1,178.7	1,240.0	5.2	1,554.2
Adjusted EBITDA Value-add	110.1	115.6	5.0	152.3
Adjusted EBITDA Recurring Sales	74.9	105.5	40.9	92.4
Adjusted EBITDA Development	68.8	79.8	16.0	110.9
EBITDA IFRS	1,380.6	1,426.9	3.4	1,822.4
Group FFO**	1,015.9	1,147.3	12.9	1,348.2
thereof attributable to Vonovia shareholders	973.7	1,101.5	13.1	1,292.0
thereof attributable to Vonovia hybrid capital investors	30.0	30.0	0.0	40.0
thereof attributable to non-controlling interests	12.2	15.8	29.5	16.2
Group FFO per share in €**	1.80	1.99	10.8	2.38
Income from fair value adjustments of investment properties	1,830.2	5,073.0	>100	3,719.8
EBT**	2,831.7	5,833.2	>100	5,014.4
Profit for the period**	1,891.6	3,869.1	>100	3,340.0
Cash flow from operating activities	1,016.7	1,026.3	0.9	1,430.5
Cash flow from investing activities	-1,204.5	-8,625.1	>100	-1,729.9
Cash flow from financing activities	1,402.0	9,161.5	>100	402.6
Total cost of maintenance, modernization and new construction	1,360.0	1,355.1	-0.4	1,935.9
thereof for maintenance expenses and capitalized maintenance	399.1	453.5	13.6	592.0
thereof for modernization	659.7	547.8	-17.0	908.4
thereof for new construction	301.2	353.8	17.5	435.5

Key Balance Sheet Figures in € million	Dec. 31, 2020	Sep. 30, 2021	Change in %
Fair value of the real estate portfolio**	58,910.7	95,378.7	61.9
EPRA NTA**	35,488.6	40,417.9	13.9
EPRA NTA per share in €**	62.71	70.26	12.0
LTV (%)**	39.4	44.2	4.8 pp

Non-financial Key Figures	9M 2020	9M 2021	Change in %	12M 2020
Number of units managed	488,400	639,878	31.0	489,709
thereof own apartments**	414,570	568,451	37.1	415,688
thereof apartments owned by others	73,830	71,427	-3.3	74,021
Number of units bought**	-	154,918	-	1,711
Number of units sold	2,712	2,987	10.1	3,677
thereof Recurring Sales	1,883	2,367	25.7	2,442
thereof Non-core Disposals	829	620	-25.2	1,235
Number of new apartments completed	1,437	1,366	-4.9	2,088
thereof own apartments	1,056	786	-25.6	1,442
thereof apartments for sale	381	580	52.2	646
Vacancy rate (in %)	2.6	2.7	0.1 pp	2.4
Monthly in-place rent in €/m ²	7.07	7.34	3.8	7.16
Organic rent increase (in %)	3.6	3.5	-0.1 pp	3.1
Number of employees (as of Sep. 30/Dec. 31)**	10,564	16,051	51.9	10,622

* Based on the shares carrying dividend rights on the reporting date September 30, 2020: 565,887,299, September 30, 2021: 575,257,327 and December 31, 2020: 565,887,299.

** 2021 incl. Deutsche Wohnen; Group FFO and profit for the period incl. effects of accounting for Deutsche Wohnen using the equity method.