

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.