

Factsheet as of March 18, 2022

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.

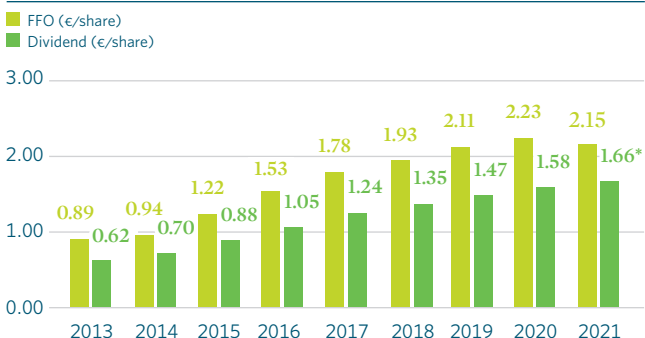
Management Board

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

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

Dividend development



FFO: 2013-2018: "FFO" corresponds to FFO 1; as of 2019: "FFO" corresponds to Group FFO. The years 2013 and 2014 are TERP-adjusted. TERP 2015: 1,051 - capital increase with subscription rights in connection with Südewo acquisition. The years 2013 and 2020 are TERP-adjusted. TERP 2021: 1,067 - capital increase with subscription rights in connection with Deutsche Wohnen acquisition.
* Planned dividend proposed to the 2022 Annual General Meeting.

Financial Calendar

March 18, 2022

Publication of the 2021 Annual Report

April 29, 2022

Annual General Meeting (virtual)

May 5, 2022

Publication of the interim statement for 3M 2022

August 3, 2022

Publication of the interim financial report for 6M 2022

November 4, 2022

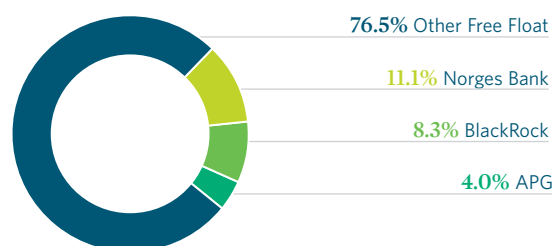
Publication of the interim statement for 9M 2022

Share Information (as of December 31, 2021)

First day of trading	11.07.2013
Subscription price	€ 16.50 € 14.71*
Total number of shares	776,597,389
Share capital	€ 776,597,389
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

* TERP adjusted.

Major Shareholders (as of September 30, 2021)



Key Figures

(excluding Deutsche Wohnen, unless stated otherwise)

Financial Key Figures in € million	2017	2018	2019	2020	2021
Total Segment Revenue	2,822.0	3,610.7	4,111.7	4,370.0	5,179.9
Adjusted EBITDA Total	1,319.7	1,554.8	1,760.1	1,909.8	2,269.3
Adjusted EBITDA Rental	1,148.7	1,315.1	1,437.4	1,554.2	1,648.0
Adjusted EBITDA Value-add	102.1	121.2	146.3	152.3	148.8
Adjusted EBITDA Recurring Sales	62.2	79.1	91.9	92.4	114.0
Adjusted EBITDA Development	6.7	39.4	84.5	110.9	187.7
Adjusted EBITDA Deutsche Wohnen	-	-	-	-	170.8
Group FFO	975.0	1,132.0	1,218.6	1,348.2	1,672.0
thereof attributable to Vonovia shareholders	920.4	1,069.7	1,165.6	1,292.0	1,605.0
thereof attributable to Vonovia hybrid capital investors	40.0	40.0	40.0	40.0	38.4
thereof attributable to non-controlling interests	14.6	22.3	13.0	16.2	28.6
Group FFO per share in €*	1.88	2.04	2.11	2.23	2.15
Income from fair value adjustments of investment properties	3,434.1	3,517.9	4,131.5	3,719.8	7,393.8
EBT	4,007.4	3,874.3	3,138.9	5,014.4	5,482.4
Profit for the period	2,566.9	2,402.8	1,294.3	3,340.0	2,830.9
Cash flow from operating activities	946.0	1,132.5	1,555.9	1,430.5	1,823.9
Cash flow from investing activities	-1,350.1	-3,892.5	-2,505.7	-1,729.9	-19,115.8
Cash flow from financing activities	-870.5	3,041.5	902.8	402.6	18,125.0
Total cost of maintenance, modernization and new construction	1,124.8	1,569.4	1,971.1	1,935.9	2,185.6
thereof for maintenance expenses and capitalized maintenance	346.2	430.4	481.6	592.0	666.4
thereof for modernization	712.9	904.7	996.5	908.4	758.6
thereof for new construction	65.7	234.3	493.0	435.5	526.6
thereof Deutsche Wohnen	-	-	-	-	234.0

Key Balance Sheet Figures in € million	Dec. 31, 2017	Dec. 31, 2018	Dec. 31, 2019	Dec. 31, 2020	Dec. 31, 2021
Fair value of the real estate portfolio	33,436.3	44,239.9	53,316.4	58,910.7	97,845.3
EPRA NTA	-	-	29,762.2	35,488.6	51,826.1
EPRA NTA per share in €*	-	-	51.44	58.78	66.73
LTV (%)	39.8	42.8	43.1	39.4	45.3

Non-financial Key Figures	2017	2018	2019	2020	2021
Number of units managed	409,275	480,102	494,927	489,709	636,507
thereof own apartments	346,644	395,769	416,236	415,688	565,334
thereof apartments owned by others	62,631	84,333	78,691	74,021	71,173
Number of units bought	24,847	63,706	23,987	1,711	155,145
Number of units sold	11,780	15,102	4,784	3,677	6,870
thereof Recurring Sales	2,608	2,818	2,607	2,442	2,747
thereof Non-core Disposals	9,172	12,284	2,177	1,235	723
thereof Deutsche Wohnen	-	-	-	-	3,400
Number of new apartments completed	250	1,108	2,092	2,088	2,200
thereof own apartments	250	638	1,301	1,442	1,373
thereof apartments for sale	-	470	791	646	827
thereof Deutsche Wohnen	-	-	-	-	-
Vacancy rate (in %)	2.5	2.4	2.6	2.4	2.2
Monthly in-place rent in €/m ²	6.27	6.52	6.93	7.16	7.33
Organic rent increase (in %)	4.2	4.4	3.9	3.1	3.8
Carbon intensity achieved in Germany (in kg CO ₂ e/m ²)**	50.7	48.8	47.2	39.5	38.4
Number of employees (as of Dec. 31)	8,448	9,923	10,345	10,622	15,871

EPRA Key Figures in € million	2017	2018	2019	2020	2021
EPRA NTA	-	-	29,762.2	35,488.6	51,826.1
EPRA NTA per share in €*	-	-	51.44	58.78	66.73
EPRA NRV	-	-	37,065.9	43,677.3	64,216.1
EPRA NRV per share in €*	-	-	64.06	72.34	82.69
EPRA NDV	-	-	17,161.9	20,543.4	30,155.4
EPRA Earnings	838.2	932.5	1,075.8	1,196.9	1,361.7
EPRA Net initial yield in %	3.7	3.5	3.3	3.0	2.6
EPRA Topped-up net initial yield in %	3.7	3.5	3.3	3.0	2.6
EPRA Vacancy rate in %	2.3	2.3	2.4	2.3	2.0
EPRA Cost ratio (incl. direct vacancy costs) in %	26.3	25.9	25.8	26.8	25.5
EPRA Cost ratio (excl. direct vacancy costs) in %	24.8	24.6	24.5	25.6	24.4

* Based on the shares carrying dividend rights on the reporting date, prior-year values TERP-adjusted (1.067).

** From 2020 Change in CO₂-emissions calculation (update of data sources and harmonization of emission factors), therefore limited comparability with previous years.