

# Factsheet as of May 5, 2022

## Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 565,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 71,200 apartments. Its portfolio is worth approximately € 97.8 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

### May 5, 2022

Publication of the interim statement for 3M 2022

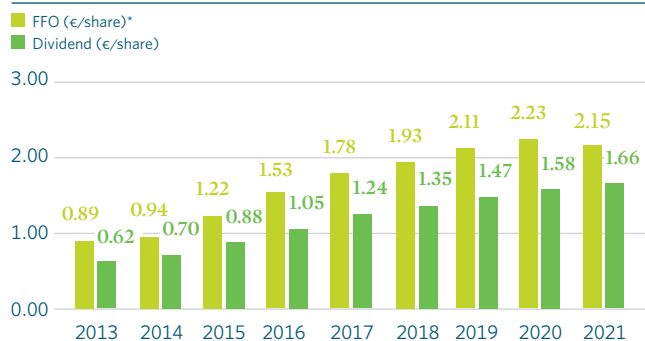
### August 3, 2022

Publication of the interim financial report for 6M 2022

### November 4, 2022

Publication of the interim statement for 9M 2022

## Dividend development



\* Based on the prevailing internal management KPI, which has been FFO<sub>1</sub> from 2013-2018 and Group FFO in 2019 and 2021; 2022E is based on the mean of the 2021 guidance and the 70% payout ratio. DPS 2021 to be proposed to the AGM on April 29, 2022 | 2013-2020 per-share numbers TERP-adjusted.

## Management Board

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

## Supervisory Board

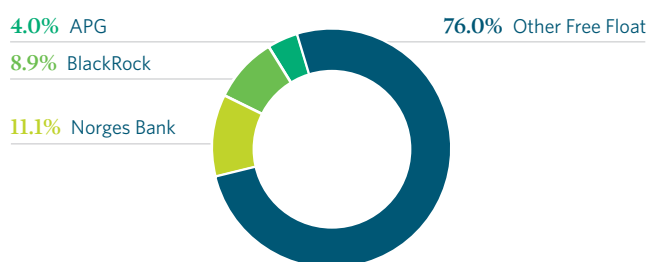
Jürgen Fitschen; Prof Dr. Edgar Ernst; Vitus Eckert; Jürgen Fenk; Dr. Florian Funck; Dr. Ute Geipel-Faber; Matthias Hünlein; Daniel Just; Hildegard Müller; Dr. Ariane Reinhart; Clara-Christina Streit; Christian Ulbrich

## Share Information (as of March 31, 2022)

First day of trading	July 11, 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 March 30, 2022)



## Key Figures

Financial Key Figures in € million	3M 2021	3M 2022	Change in %	12M 2021
Total Segment Revenue	1,145.5	1,633.4	42.6	5,179.9
Adjusted EBITDA Total	506.1	729.7	44.2	2,269.3
Adjusted EBITDA Rental	403.1	406.8	0.9	1,648.0
Adjusted EBITDA Value-add	45.8	48.0	4.8	148.8
Adjusted EBITDA Recurring Sales	47.1	41.0	-13.0	114.0
Adjusted EBITDA Development	10.1	61.6	>100	187.7
Adjusted EBITDA Deutsche Wohnen	-	172.3	-	170.8
Group FFO*	390.5	564.0	44.4	1,709.3
thereof attributable to Vonovia shareholders	376.0	545.4	45.1	1,630.9
thereof attributable to Vonovia hybrid capital investors	10.0	-	-100.0	38.4
thereof attributable to non-controlling interests	4.5	18.6	>100	40.0
Group FFO after non-controlling interests*	386.0	545.4	41.3	1,669.3
Group FFO per share in €*	0.65	0.73	12.3	2.20
Income from fair value adjustments of investment properties	2.4	404.8	>100	7,393.8
EBT	374.4	-54.7	-	5,482.4
Profit for the period	247.0	-29.1	-	2,830.9
Cash flow from operating activities	299.9	513.8	71.3	1,823.9
Cash flow from investing activities	-107.1	1,716.6	-	-19,115.8
Cash flow from financing activities	1,347.4	-138.7	-	18,125.0
Total cost of maintenance, modernization and new construction	379.9	519.3	36.7	2,185.6
thereof for maintenance expenses and capitalized maintenance	135.7	137.4	1.3	666.4
thereof for modernization	165.1	158.6	-3.9	758.6
thereof for new construction	79.1	109.0	37.8	526.6
thereof Deutsche Wohnen	-	114.3	-	234.0

Key Balance Sheet Figures in € million	Dec. 31, 2021	Mar. 31, 2022	Change in %
Fair value of the real estate portfolio	97,845.3	96,016.6	-1.9
EPRA NTA**	48,748.8	49,350.7	1.2
EPRA NTA per share in €**	62.77	63.55	1.2
LTV (%)	45.3	43.7	-1.6 pp

Non-financial Key Figures	3M 2021	3M 2022	Change in %	12M 2021
Number of units managed	487,191	622,930	27.9	636,507
thereof own apartments	414,715	550,496	32.7	565,334
thereof apartments owned by others	72,476	72,434	-0.1	71,173
Number of units bought	135	889	>100	155,145
Number of apartments sold	1,252	16,007	>100	6,870
thereof Recurring Sales	1,182	661	-44.1	2,747
thereof Non-core Disposals	70	4,502	>100	723
thereof Deutsche Wohnen	-	10,844	-	3,400
Number of new apartments completed	379	777	>100	2,200
thereof own apartments	149	266	78.5	1,373
thereof apartments for sale	230	511	>100	827
thereof Deutsche Wohnen	-	-	-	-
Vacancy rate (in %)	2.8	2.4	-0.4 pp	2.2
Monthly in-place rent in €/m <sup>2</sup>	7.18	7.40	3.1	7.33
Organic rent increase (in %)	3.0	3.9	0.9 pp	3.8
Number of employees (as of Mar. 31/Dec. 31)	10,684	15,900	48.8	15,871

\* Based on the new 2022 definition, therefore without elimination of IFRS 16 effect, line "thereof attributable to non-controlling interests" includes non-controlling interests of Deutsche Wohnen, Group FFO per share based on the shares carrying dividend rights on the reporting date, 3M 2021 prior-year values TERP-adjusted (1.067).

\*\* Based on the new 2022 definition, therefore excluding real estate transfer tax and taking into account the total deferred taxes on investment properties of Deutsche Wohnen, EPRA NTA per share based on the shares carrying dividend rights on the reporting date.