

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 ²	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.