

Key Figures

Financial Key Figures in € million	H1 2021	H1 2022	Change in %	12M 2021
Total Segment Revenue	2,312.3	3,111.0	34.5	5,179.9
Adjusted EBITDA Total	1,021.8	1,402.0	37.2	2,269.3
Adjusted EBITDA Rental	823.8	822.6	-0.1	1,648.0
Adjusted EBITDA Value-add	79.2	78.5	-0.9	148.8
Adjusted EBITDA Recurring Sales	83.5	74.1	-11.3	114.0
Adjusted EBITDA Development	35.3	85.4	>100	187.7
Adjusted EBITDA Deutsche Wohnen	-	341.4	-	170.8
Group FFO*	779.8	1,062.9	36.3	1,709.3
thereof attributable to Vonovia shareholders	749.3	1,021.9	36.4	1,630.9
thereof attributable to Vonovia hybrid capital investors	20.0	-	-100.0	38.4
thereof attributable to non-controlling interests	10.5	41.0	>100	40.0
Group FFO after non-controlling interests*	769.3	1,021.9	32.8	1,669.3
Group FFO per share in €*	1.27	1.34	5.5	2.20
Income from fair value adjustments of investment properties	3,698.6	3,115.9	-15.8	7,393.8
EBT	4,091.3	2,773.0	-32.2	5,482.4
Profit for the period	2,680.1	1,796.4	-33.0	2,830.9
Cash flow from operating activities	692.6	1,039.6	50.1	1,823.9
Cash flow from investing activities	-3,737.6	1,399.9	-	-19,115.8
Cash flow from financing activities	4,685.9	-2,298.6	-	18,125.0
Total cost of maintenance, modernization and new construction	868.0	1,100.7	26.8	2,185.6
thereof for maintenance expenses and capitalized maintenance	291.0	297.5	2.2	666.4
thereof for modernization	349.8	333.6	-4.6	758.6
thereof for new construction	227.2	209.3	-7.9	526.6
thereof Deutsche Wohnen	-	260.3	-	234.0

Key Balance Sheet Figures in € million	Dec. 31, 2021	June 30, 2022	Change in %
Fair value of the real estate portfolio	97,845.3	98,811.2	1.0
EPRA NTA**	48,748.8	49,770.4	2.1
EPRA NTA per share in €**	62.77	62.54	-0.4
LTV (%)	45.3	43.3	-2.0 pp

Non-financial Key Figures	H1 2021	H1 2022	Change in %	12M 2021
Number of units managed	485,739	621,846	28.0	636,507
thereof own apartments	414,068	549,484	32.7	565,334
thereof apartments owned by others	71,671	72,362	1.0	71,173
Number of units bought	166	893	>100	155,145
Number of apartments sold	2,184	17,551	>100	6,870
thereof Recurring Sales	1,865	1,253	-32.8	2,747
thereof Non-core Disposals	319	4,540	>100	723
thereof Deutsche Wohnen	-	11,758	-	3,400
Number of new apartments completed	841	1,088	29.4	2,200
thereof own apartments	389	496	27.5	1,373
thereof apartments for sale	452	592	31.0	827
thereof Deutsche Wohnen	-	-	-	-
Vacancy rate (in %)	2.7	2.2	-0.5 pp	2.2
Monthly in-place rent in €/m ²	7.29	7.44	2.1	7.33
Organic rent increase (in %)	3.4	3.4	-	3.8
Number of employees (as of June 30/Dec. 31)	10,793	15,845	46.8	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, H1 2021 prior-year values TERP-adjusted (1.067).

** Based on the new 2022 definition, therefore excluding real estate transfer tax, EPRA NTA per share based on the shares carrying dividend rights on the reporting date.