

Factsheet as of November 4, 2022

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 550,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 72,400 apartments. Its portfolio is worth approximately € 99 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 (today DAX 40) 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 approximately 15,900 employees.

Financial Calendar

November 4, 2022

Publication of the interim statement for 9M 2022

Management Board

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

Supervisory Board

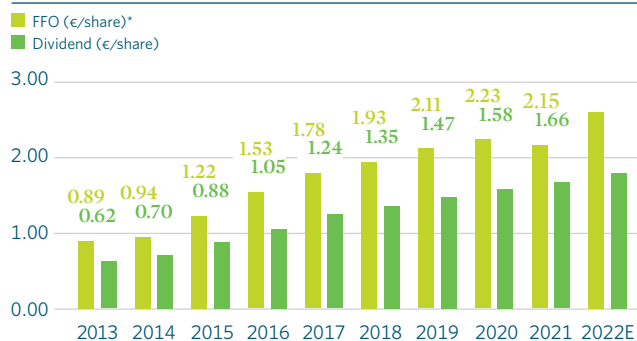
Jürgen Fitschen; Prof Dr. Edgar Ernst; Vitus Eckert; Jürgen Fenk; Dr. Florian Funck; Dr. Ute Geipel-Faber; Matthias Hünlein; Daniel Just; Hildegard Müller; Dr. Ariane Reinhart; Clara-Christina Streit; Christian Ulbrich

Share Information (as of September 30, 2022)

First day of trading	July 11, 2013
Subscription price	€ 16.50 € 14.71*
Total number of shares	795,849,997
Share capital	€ 795,849,997
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, FTSE EPRA/NAREIT Developed Europe and GPR 250 World

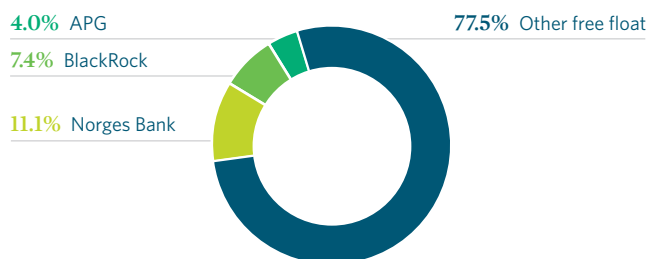
* TERP-adjusted.

Dividend development



* Based on the prevailing internal management KPI, which has been FFO₁ 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. 2013-2020 per-share numbers TERP-adjusted.

Major Shareholders (as of September 30, 2022)



Key Figures

Financial Key Figures in € million	9M 2021*	9M 2022	Change in %	12M 2021*
Total Segment Revenue	3,517.0	4,619.7	31.4	5,179.9
Adjusted EBITDA Total	1,540.5	2,110.1	37.0	2,254.4
Adjusted EBITDA Rental	1,239.6	1,247.2	0.6	1,639.4
Adjusted EBITDA Value-add	115.6	115.9	0.3	148.8
Adjusted EBITDA Recurring Sales	105.5	104.3	-1.1	114.0
Adjusted EBITDA Development	79.8	112.8	41.4	187.7
Adjusted EBITDA Deutsche Wohnen	-	529.9	-	164.5
Group FFO**	1,168.9	1,577.8	35.0	1,694.4
thereof attributable to Vonovia shareholders	1,123.1	1,515.8	35.0	1,616.0
thereof attributable to Vonovia hybrid capital investors	30.0	-	-100.0	38.4
thereof attributable to non-controlling interests	15.8	62.0	>100	40.0
Group FFO after non-controlling interests	1,153.1	1,515.8	31.5	1,654.4
Group FFO per share in €**	1.90	1.98	4.2	2.18
Income from fair value adjustments of investment properties	5,073.0	3,137.6	-38.2	7,393.8
EBT****	5,833.2	3,379.7	-42.1	5,092.0
Profit for the period****	3,869.1	2,211.7	-42.8	2,440.5
Cash flow from operating activities	1,026.3	1,488.9	45.1	1,823.9
Cash flow from investing activities	-8,625.1	923.2	-	-19,115.8
Cash flow from financing activities	9,161.5	-2,483.0	-	18,125.0
Total cost of maintenance, modernization and new construction	1,355.1	1,755.3	29.5	2,185.6
thereof for maintenance expenses and capitalized maintenance	453.5	467.1	3.0	666.4
thereof for modernization	547.8	518.8	-5.3	758.6
thereof for new construction	353.8	345.1	-2.5	526.6
thereof Deutsche Wohnen	-	424.3	-	234.0

Key Balance Sheet Figures in € million	Dec. 31, 2021	Sep. 30, 2022	Change in %
Fair value of the real estate portfolio	97,845.3	99,238.9	1.4
EPRA NTA***	48,640.8	49,771.2	2.3
EPRA NTA per share in €***	62.63	62.54	-0.2
LTV (%)****	45.4	43.4	-2.0 pp

Non-financial Key Figures	9M 2021	9M 2022	Change in %	12M 2021
Number of units managed	639,878	621,396	-2.9	636,507
thereof own apartments	568,451	549,010	-3.4	565,334
thereof apartments owned by others	71,427	72,386	1.3	71,173
Number of units bought	154,918	910	-99.4	155,145
Number of apartments sold	2,987	18,368	>100	6,870
thereof Recurring Sales	2,367	1,711	-27.7	2,747
thereof Non-core Disposals	620	4,871	>100	723
thereof Deutsche Wohnen	-	11,786	-	3,400
Number of new apartments completed	1,366	1,543	13.0	2,200
thereof own apartments	786	816	3.8	1,373
thereof apartments for sale	580	636	9.7	827
thereof Deutsche Wohnen	-	91	-	-
Vacancy rate (in %)	2.7	2.1	-0.6 pp	2.2
Monthly in-place rent in €/m ²	7.34	7.47	1.8	7.33
Organic rent increase (in %)	3.5	3.3	-0.2 pp	3.8
Number of employees (as of Sep. 30/Dec. 31)	16,051	15,851	-1.2	15,871

* Prior-year figures adjusted to new adjusted EBITDA definition (excluding results from at-equity investments).

** 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, 9M 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. 2021 adjusted after closing of Deutsche Wohnen PPA.

****2021 adjusted after closing of Deutsche Wohnen PPA.