

Condensed Interim Consoli- dated Financial Statements

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Consolidated Income Statement

in € million	Jan. 1-Sep. 30, 2021	Jan. 1-Sep. 30, 2022	Jul. 1-Sep. 30, 2021	Jul. 1-Sep. 30, 2022*
Income from property letting	2,359.8	3,440.4	789.9	1,268.7
Other income from property management	57.0	318.5	19.1	111.0
Income from property management	2,416.8	3,758.9	809.0	1,379.7
Income from disposal of properties	471.7	3,096.6	114.8	191.5
Carrying amount of properties sold	-403.4	-3,039.7	-92.6	-176.5
Revaluation of assets held for sale	21.8	63.2	-9.7	24.9
Profit from disposal of properties	90.1	120.1	12.5	39.9
Income from disposal of real estate inventories	328.8	486.9	137.1	106.4
Cost of sold real estate inventories	-270.3	-388.1	-110.1	-82.8
Profit from disposal of real estate inventories	58.5	98.8	27.0	23.6
Net income from fair value adjustments of investment properties	5,073.0	3,137.6	1,374.4	21.7
Capitalized internal expenses	483.5	490.1	171.3	174.7
Cost of materials	-1,099.8	-1,752.5	-378.0	-718.7
Personnel expenses	-446.8	-620.6	-141.8	-197.4
Depreciation and amortization**	-255.8	-1,136.1	-21.5	-31.2
Other operating income	186.6	156.4	121.0	51.5
Impairment losses on financial assets	-15.2	-22.6	-7.0	-5.1
Net income from the derecognition of financial assets measured at amortized cost	-1.5	2.5	-0.6	0.4
Other operating expenses	-272.1	-242.1	-82.6	-91.5
Net income from investments accounted for using the equity method	1.2	-425.0	1.0	-90.4
Interest income	4.9	50.6	1.0	14.8
Interest expenses	-280.5	-234.3	-100.7	-81.8
Other financial result	-109.7	-2.1	-43.1	2.3
Earnings before tax	5,833.2	3,379.7	1,741.9	492.5
Income taxes	-1,964.1	-1,168.0	-552.9	-151.2
Profit for the period	3,869.1	2,211.7	1,189.0	341.3
Attributable to:				
Vonovia's shareholders	3,782.9	2,044.9	1,176.2	329.1
Vonovia's hybrid capital investors	22.4	-	7.6	-
Non-controlling interests	63.8	166.8	5.2	12.2
Earnings per share (basic and diluted) in €	6.22	2.60	1.92	0.42

* The conclusion of the purchase price allocation for the Deutsche Wohnen Group resulted in an adjustment of the estimated measurement of the acquired joint ventures and associates retroactively to September 30, 2021, in the amount of € 123.6 million; € 15.6 million thereof were attributable to non-controlling interests and this increased goodwill. Likewise, the final allocation to the respective cash-generating unit was also completed retroactively, which increased the impairment loss to be recognized by € 390.4 million as of December 31, 2021.

** Without impairment losses on real estate holdings recognized as investment properties.

Consolidated Statement of Comprehensive Income

in € million	Jan. 1-Sep. 30, 2021	Jan. 1-Sep. 30, 2022	Jul. 1-Sep. 30, 2021	Jul. 1-Sep. 30, 2022*
Profit for the period	3,869.1	2,211.7	1,189.0	341.3
Change in unrealized gains/losses	20.6	75.8	7.5	31.5
Taxes on the change in unrealized gains/losses	-6.3	-23.4	-2.4	-9.9
Net realized gains/losses	-0.1	-25.9	-1.9	-13.4
Taxes due to net realized gains/losses	2.4	10.3	1.4	4.8
Profit on cash flow hedges	16.6	36.8	4.6	13.0
Changes in the period	-70.2	-322.5	-32.2	-79.8
Tax effect	8.6	16.1	3.6	-
Profit on currency translation differences	-61.6	-306.4	-28.6	-79.8
Items which will be recognized in profit or loss in the future	-45.0	-269.6	-24.0	-66.8
Changes in the period	65.9	-55.9	4.0	-53.7
Taxes on changes in the period	-0.9	1.9	-	1.5
Profit on equity instruments at fair value in other comprehensive income	65.0	-54.0	4.0	-52.2
Change in actuarial gains/losses, net	48.5	230.2	9.2	32.5
Tax effect	-16.1	-74.7	-3.1	-10.6
Profit on actuarial gains and losses from pensions and similar obligations	32.4	155.5	6.1	21.9
Items which will not be recognized in profit or loss in the future	97.4	101.5	10.1	-30.3
Other comprehensive income	52.4	-168.1	-13.9	-97.1
Total comprehensive income	3,921.5	2,043.6	1,175.1	244.2
Attributable to:				
Vonovia's shareholders	3,834.9	1,871.0	1,162.2	231.2
Vonovia's hybrid capital investors	22.4	-	7.6	-
Non-controlling interests	64.2	172.6	5.3	13.0

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Consolidated Balance Sheet

Assets

in € million	Dec. 31, 2021*	Sep. 30, 2022
Intangible assets	2,722.9	1,668.0
Property, plant and equipment	654.1	624.2
Investment properties	94,100.1	98,084.8
Financial assets	1,016.7	608.5
Investments accounted for using the equity method	425.3	251.9
Other assets	199.6	195.1
Deferred tax assets	19.8	19.8
Total non-current assets	99,138.5	101,452.3
Inventories	16.4	136.1
Trade receivables	449.9	387.7
Financial assets	1,063.3	1,497.7
Other assets	220.9	263.1
Income tax receivables	201.9	260.5
Cash and cash equivalents	1,432.8	1,356.5
Real estate inventories	671.2	578.9
Assets held for sale	2,719.4	140.6
Total current assets	6,775.8	4,621.1
Total assets	105,914.3	106,073.4

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Equity and Liabilities

in € million	Dec. 31, 2021*	Sep. 30, 2022
Subscribed capital	776.6	795.8
Capital reserves	15,458.4	16,053.1
Retained earnings	16,535.5	17,425.1
Other reserves	126.2	-197.4
Total equity attributable to Vonovia shareholders	32,896.7	34,076.6
Non-controlling interests	3,242.4	3,348.0
Total equity	36,139.1	37,424.6
Provisions	866.3	607.7
Trade payables	5.4	0.2
Non-derivative financial liabilities	40,171.9	42,048.3
Derivatives	66.2	0.2
Lease liabilities	634.9	612.8
Liabilities to non-controlling interests	224.5	223.4
Financial liabilities from tenant financing	44.9	46.3
Other liabilities	5.2	20.3
Deferred tax liabilities	18,693.9	19,888.9
Total non-current liabilities	60,713.2	63,448.1
Provisions	727.2	714.5
Trade payables	444.4	306.5
Non-derivative financial liabilities	6,857.1	3,595.9
Derivatives	266.0	287.4
Lease liabilities	44.2	43.4
Liabilities to non-controlling interests	16.0	15.5
Financial liabilities from tenant financing	112.6	108.6
Other liabilities	228.8	128.9
Liabilities associated with assets classified as held for sale	365.7	-
Total current liabilities	9,062.0	5,200.7
Total liabilities	69,775.2	68,648.8
Total equity and liabilities	105,914.3	106,073.4

* The conclusion of the purchase price allocation for the Deutsche Wohnen Group resulted in an adjustment of the estimated measurement of the acquired joint ventures and associates retroactive to September 30, 2021, in the amount of € 123.6 million; € 15.6 million thereof were attributable to non-controlling interests and this increased goodwill. Likewise, the final allocation to the respective cash-generating unit was also completed retroactively, which increased the impairment loss to be recognized by € 390.4 million as of December 31, 2021.

Consolidated Statement of Cash Flows

in € million	Jan. 1-Sep. 30, 2021	Jan. 1-Sep. 30, 2022
Profit for the period	3,869.1	2,211.7
Net income from fair value adjustments of investment properties	-5,073.0	-3,137.6
Revaluation of assets held for sale	-21.8	-63.2
Depreciation and amortization	255.8	1,136.1
Interest expenses/income and other financial result	410.9	204.3
Income taxes	1,964.1	1,168.0
Profit on disposal of investment properties	-68.3	-56.9
Results from disposals of other non-current assets	0.5	-0.1
Other expenses/income not affecting cash	-95.4	410.9
Change in working capital	-133.2	-226.0
Income tax paid	-82.4	-158.3
Cash flow from operating activities	1,026.3	1,488.9
Proceeds from disposals of investment properties and assets held for sale	481.3	2,900.9
Proceeds from disposals of other assets	0.7	13.2
Proceeds from disposal of other financial assets	-	1,399.6
Payments for investments in investment properties	-1,148.9	-1,749.2
Payments for investments in other assets	-473.2	-152.9
Payments for acquisition of shares in consolidated companies, in due consideration of liquid funds	-6,490.9	-
Payments for acquisition of other financial assets	-999.9	-1,500.0
Interest received	5.8	11.6
Cash flow from investing activities	-8,625.1	923.2

in € million	Jan. 1-Sep. 30, 2021	Jan. 1-Sep. 30, 2022
Cash paid to shareholders of Vonovia SE and non-controlling interests	-493.0	-691.2
Proceeds from issuing financial liabilities	12,314.3	5,208.2
Cash repayments of financial liabilities	-2,165.7	-6,444.3
Cash repayments of lease liabilities	-15.7	-31.5
Payments for transaction costs in connection with capital measures	-197.3	-35.7
Payments for other financing costs	-6.5	-11.6
Payments in connection with the disposal of shares in non-controlling interests	-7.6	-52.2
Interest paid	-267.0	-424.7
Cash flow from financing activities	9,161.5	-2,483.0
Influence of changes in foreign exchange rates on cash and cash equivalents	-1.6	-5.4
Change in cash and cash equivalents related to assets held for sale	-1.1	-
Net changes in cash and cash equivalents	1,560.0	-76.3
Cash and cash equivalents at the beginning of the period	613.3	1,432.8
Cash and cash equivalents at the end of the period*	2,173.3	1,356.5

* Includes € 0.0 million (Sep. 30, 2021: € 898.5 million) in current securities classified as cash equivalents and total restricted cash of € 111.2 million (Sep. 30, 2021: € 75.7 million).