## **Key Figures**

Financial Key Figures* in € million	2018	2019	2020	2021	2022
Total Segment Revenue	3,610.7	4,111.7	4,370.0	5,216.6	6,256.9
Adjusted EBITDA Total	1,554.8	1,760.1	1,909.8	2,254.4	2,763.1
Adjusted EBITDA Rental	1,315.1	1,437.4	1,554.2	1,778.5	2,233.5
Adjusted EBITDA Value-add	121.2	146.3	152.3	153.8	126.7
Adjusted EBITDA Recurring Sales	79.1	91.9	92.4	113.2	135.1
Adjusted EBITDA Development	39.4	84.5	110.9	185.4	183.2
Adjusted EBITDA Nursing Business				23.5	84.6
Group FFO	1,132.0	1,218.6	1,348.2	1,694.4	2,035.6
thereof attributable to Vonovia shareholders	1,069.7	1,165.6	1,292.0	1,624.4	1,944.3
thereof attributable to Vonovia hybrid capital investors	40.0	40.0	40.0	30.0	
thereof attributable to non-controlling interests	22.3	13.0	16.2	40.0	91.3
Group FFO after non-controlling interests	1,109.7	1,205.6	1,332.0	1,654.4	1,944.3
Group FFO per share in €**	2.04	2.11	2.23	2.18	2.56
Income from fair value adjustments of	2.01	2.11	2.23	2.10	2.30
investment properties	3,517.9	4,131.5	3,719.8	7,393.8	-1,269.8
EBT	3,874.3	3,138.9	5,014.4	5,092.0	-732.7
Profit for the period	2,402.8	1,294.3	3,340.0	2,440.5	-669.4
Cash flow from operating activities	1,132.5	1,555.9	1,430.5	1,823.9	2,084.3
Cash flow from investing activities	-3,892.5	-2,505.7	-1,729.9	-19,115.8	938.2
Cash flow from financing activities	3,041.5	902.8	402.6	18,125.0	-3,145.1
Total cost of maintenance, modernization and	3,041.3	702.0	402.0	10,123.0	5,145.1
new construction	1,569.4	1,971.1	1,935.9	2,185.6	2,300.7
thereof for maintenance expenses and capitalized	2/00711	2/77212	1/20012	2/10010	2,00017
maintenance	430.4	481.6	592.0	753.3	856.2
thereof for modernization	904.7	996.5	908.4	792.4	837.4
thereof for new construction	234.3	493.0	435.5	639.9	607.1
LTV (%)		43.1	39.4	45.4	45.1
Net Debt/EBITDA		10.1	37.1	14.3x	15.8x
ICR				5.8x	5.5x
Key Balance Sheet Figures in € million	Dec. 31, 2018	Dec. 31, 2019	Dec. 31, 2020	Dec. 31, 2021	Dec. 31, 2022
Fair value of the real estate portfolio	44,239.9	53,316.4	58,910.7	97,845.3	94,694.5
EPRA NTA	44,239.9	29,762.2	35,488.6	48,640.8	45,744.5
EPRA NTA per share in €**		51.44	58.78	62.63	57.48
EPRA INTA per Strate ITI €		51.44	50.76	02.03	57.46
Non-financial Key Figures*	2018	2019	2020	2021	2022
					(21.202
Number of units managed	480.102	494.927	489.709	636.50/	021.303
Number of units managed thereof own apartments	480,102 395,769	494,927 416,236	489,709 415.688	636,507 565,334	621,303 548,524
thereof own apartments	395,769	416,236	415,688	565,334	548,524
thereof own apartments thereof apartments owned by others	395,769 84,333	416,236 78,691	415,688 74,021	565,334 71,173	548,524 72,779
thereof own apartments thereof apartments owned by others Number of units bought	395,769 84,333 63,706	416,236 78,691 23,987	415,688 74,021 1,711	565,334 71,173 155,145	548,524 72,779 969
thereof own apartments thereof apartments owned by others Number of units bought Number of apartments sold	395,769 84,333 63,706 15,102	416,236 78,691 23,987 4,784	415,688 74,021 1,711 3,677	565,334 71,173 155,145 6,965	548,524 72,779 969 19,760
thereof own apartments thereof apartments owned by others Number of units bought Number of apartments sold thereof Recurring Sales	395,769 84,333 63,706 15,102 2,818	416,236 78,691 23,987 4,784 2,607	415,688 74,021 1,711 3,677 2,442	565,334 71,173 155,145 6,965 2,803	548,524 72,779 969 19,760 2,710
thereof own apartments thereof apartments owned by others Number of units bought Number of apartments sold thereof Recurring Sales thereof Non Core/other	395,769 84,333 63,706 15,102 2,818 12,284	416,236 78,691 23,987 4,784 2,607 2,177	415,688 74,021 1,711 3,677 2,442 1,235	565,334 71,173 155,145 6,965 2,803 4,162	548,524 72,779 969 19,760 2,710 17,050
thereof own apartments thereof apartments owned by others Number of units bought Number of apartments sold thereof Recurring Sales thereof Non Core/other Number of new apartments completed	395,769 84,333 63,706 15,102 2,818 12,284 1,108	416,236 78,691 23,987 4,784 2,607 2,177 2,092	415,688 74,021 1,711 3,677 2,442 1,235 2,088	565,334 71,173 155,145 6,965 2,803 4,162 2,200	548,524 72,779 969 19,760 2,710 17,050 3,749
thereof own apartments thereof apartments owned by others Number of units bought Number of apartments sold thereof Recurring Sales thereof Non Core/other Number of new apartments completed thereof own apartments	395,769 84,333 63,706 15,102 2,818 12,284 1,108 638	416,236 78,691 23,987 4,784 2,607 2,177 2,092 1,301	415,688 74,021 1,711 3,677 2,442 1,235 2,088 1,442	565,334 71,173 155,145 6,965 2,803 4,162 2,200 1,373	548,524 72,779 969 19,760 2,710 17,050 3,749 2,071
thereof own apartments thereof apartments owned by others Number of units bought Number of apartments sold thereof Recurring Sales thereof Non Core/other Number of new apartments completed thereof own apartments thereof apartments for sale	395,769 84,333 63,706 15,102 2,818 12,284 1,108 638 470	416,236 78,691 23,987 4,784 2,607 2,177 2,092 1,301 791	415,688 74,021 1,711 3,677 2,442 1,235 2,088 1,442 646	565,334 71,173 155,145 6,965 2,803 4,162 2,200 1,373 827	548,524 72,779 969 19,760 2,710 17,050 3,749 2,071 1,678
thereof own apartments thereof apartments owned by others Number of units bought Number of apartments sold thereof Recurring Sales thereof Non Core/other Number of new apartments completed thereof own apartments thereof apartments for sale Vacancy rate (in %)	395,769 84,333 63,706 15,102 2,818 12,284 1,108 638	416,236 78,691 23,987 4,784 2,607 2,177 2,092 1,301	415,688 74,021 1,711 3,677 2,442 1,235 2,088 1,442	565,334 71,173 155,145 6,965 2,803 4,162 2,200 1,373 827 2.2	548,524 72,779 969 19,760 2,710 17,050 3,749 2,071 1,678 2.0
thereof own apartments thereof apartments owned by others  Number of units bought  Number of apartments sold thereof Recurring Sales thereof Non Core/other  Number of new apartments completed thereof own apartments thereof apartments for sale  Vacancy rate (in %)  Monthly in-place rent in €/m²	395,769 84,333 63,706 15,102 2,818 12,284 1,108 638 470	416,236 78,691 23,987 4,784 2,607 2,177 2,092 1,301 791	415,688 74,021 1,711 3,677 2,442 1,235 2,088 1,442 646	565,334 71,173 155,145 6,965 2,803 4,162 2,200 1,373 827 2.2 7.33	548,524 72,779 969 19,760 2,710 17,050 3,749 2,071 1,678 2.0 7.49
thereof own apartments thereof apartments owned by others  Number of units bought  Number of apartments sold thereof Recurring Sales thereof Non Core/other  Number of new apartments completed thereof own apartments thereof apartments for sale  Vacancy rate (in %)  Monthly in-place rent in €/m²  Organic rent increase (in %)	395,769 84,333 63,706 15,102 2,818 12,284 1,108 638 470	416,236 78,691 23,987 4,784 2,607 2,177 2,092 1,301 791	415,688 74,021 1,711 3,677 2,442 1,235 2,088 1,442 646	565,334 71,173 155,145 6,965 2,803 4,162 2,200 1,373 827 2.2 7.33 3.8	548,524 72,779 969 19,760 2,710 17,050 3,749 2,071 1,678 2.0 7.49
thereof own apartments thereof apartments owned by others  Number of units bought  Number of apartments sold thereof Recurring Sales thereof Non Core/other  Number of new apartments completed thereof own apartments thereof apartments for sale  Vacancy rate (in %)  Monthly in-place rent in €/m²	395,769 84,333 63,706 15,102 2,818 12,284 1,108 638 470	416,236 78,691 23,987 4,784 2,607 2,177 2,092 1,301 791	415,688 74,021 1,711 3,677 2,442 1,235 2,088 1,442 646	565,334 71,173 155,145 6,965 2,803 4,162 2,200 1,373 827 2.2 7.33	548,524 72,779 969 19,760 2,710 17,050 3,749 2,071 1,678 2.0 7.49

<sup>\*</sup> Figures 2018-2020 as reported, previous year's figures 2021 comparable according to current key figure definition/segmentation 2022.

<sup>\*\*</sup> Based on the shares carrying dividend rights on the reporting date, 2018-2020 prior-year values TERP-adjusted (1.067).

<sup>\*\*\*</sup> Excl. Deutsche Wohnen.