

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 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 new construction	1,569.4	1,971.1	1,935.9	2,185.6	2,300.7
thereof for maintenance expenses and capitalized 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				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		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

Non-financial Key Figures*	2018	2019	2020	2021	2022
Number of units managed	480,102	494,927	489,709	636,507	621,303
thereof own apartments	395,769	416,236	415,688	565,334	548,524
thereof apartments owned by others	84,333	78,691	74,021	71,173	72,779
Number of units bought	63,706	23,987	1,711	155,145	969
Number of apartments sold	15,102	4,784	3,677	6,965	19,760
thereof Recurring Sales	2,818	2,607	2,442	2,803	2,710
thereof Non Core/other	12,284	2,177	1,235	4,162	17,050
Number of new apartments completed	1,108	2,092	2,088	2,200	3,749
thereof own apartments	638	1,301	1,442	1,373	2,071
thereof apartments for sale	470	791	646	827	1,678
Vacancy rate (in %)	2.4	2.6	2.4	2.2	2.0
Monthly in-place rent in €/m ²				7.33	7.49
Organic rent increase (in %)				3.8	3.3
Sustainability Performance Index (in %)**				109.0	103.0
Carbon intensity achieved in Germany (in kg CO ₂ e/m ²)	48.8	47.2	39.5	38.4	33.0
Number of employees (as of Dec. 31)	9,923	10,345	10,622	15,871	15,915

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

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

*** Excl. Deutsche Wohnen.