

Factsheet as of May 4, 2023

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns more than 549,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 72,800 apartments. Its portfolio is worth approximately € 95 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, FTSE EPRA/NAREIT Developed Europe, and GPR 250 World. Vonovia has a workforce of approximately 15,900 employees.

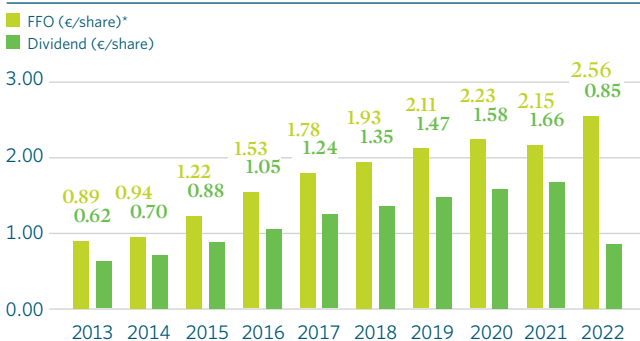
Management Board

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

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.

Financial Calendar

May 4, 2023

Publication of the interim statement for 3M 2023

May 17, 2023

Ordinary Annual General Meeting of Vonovia SE

August 4, 2023

Publication of the interim financial report for 6M 2023

November 3, 2023

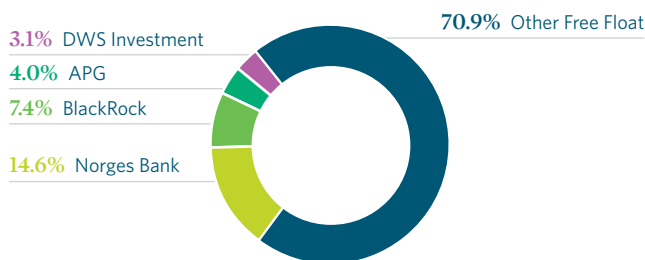
Publication of the interim statement for 9M 2023

Share Information (as of March 31, 2023)

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.

Major Shareholders (as of March 31, 2023)



Key Figures

Financial Key Figures* in € million	3M 2022	3M 2023	Change in %	12M 2022
Total Segment Revenue	1,629.0	1,430.7	-12.2	6,256.9
Adjusted EBITDA Total	728.7	657.1	-9.8	2,763.1
Adjusted EBITDA Rental	551.2	579.7	5.2	2,233.5
Adjusted EBITDA Value-add	50.3	26.4	-47.5	126.7
Adjusted EBITDA Recurring Sales	44.0	21.8	-50.5	135.1
Adjusted EBITDA Development	60.9	11.7	-80.8	183.2
Adjusted EBITDA Care	22.3	17.5	-21.5	84.6
Group FFO	563.1	462.6	-17.8	2,035.6
thereof attributable to non-controlling interests	18.6	18.8	1.1	91.3
Group FFO after non-controlling interests	544.5	443.8	-18.5	1,944.3
Group FFO per share in €**	0.73	0.58	-20.5	2.56
Income from fair value adjustments of investment properties	404.8	-3,612.2	-	-1,269.8
EBT	109.6	-3,184.0	-	-732.7
Profit for the period	58.3	-2,088.1	-	-669.4
Cash flow from operating activities	513.8	516.4	0.5	2,084.3
Cash flow from investing activities	1,716.6	-61.1	-	938.2
Cash flow from financing activities	-138.7	-460.3	>100	-3,145.1
Total cost of maintenance, modernization and new construction	510.2	341.0	-33.2	2,300.7
thereof for maintenance expenses and capitalized maintenance	172.5	166.3	-3.6	856.2
thereof for modernization	188.5	124.5	-34.0	837.4
thereof for new construction	149.2	50.2	-66.4	607.1

Key Balance Sheet Figures/Financial Covenants in € million

	Dec. 31, 2022	Mar. 31, 2023	Change in %
Fair value of the real estate portfolio	94,694.5	91,241.3	-3.6
EPRA NTA	45,744.5	42,779.3	-6.5
EPRA NTA per share in €**	57.48	53.75	-6.5
LTV (%)	45.1%	46.6%	1.5 pp
Net Debt/EBITDA	15.8x	16.1x	0.3x
ICR bond covenants	5.5x	4.9x	-0.6x

Non-financial Key Figures*	3M 2022	3M 2023	Change in %	12M 2022
Number of units managed	622,930	618,951	-0.6	621,303
thereof own apartments	550,496	548,368	-0.4	548,524
thereof apartments owned by others	72,434	70,583	-2.6	72,779
Number of units bought	889	63	-92.9	969
Number of apartments sold	16,414	663	-96.0	19,760
thereof Recurring Sales	700	282	-59.7	2,710
thereof Non Core/other	15,714	381	-97.6	17,050
Number of new apartments completed	777	779	0.3	3,749
thereof own apartments	266	675	>100	2,071
thereof apartments for sale	511	104	-79.6	1,678
Vacancy rate (in %)	2.4	2.2	-0.2 pp	2.0
Monthly in-place rent in €/m ²	7.40	7.54	1.9	7.49
Organic rent increase (in %)	3.9	3.4	-0.5 pp	3.3
Number of employees (as of March 31/December 31)	15,900	15,924	0.2	15,915

* Previous year's figures 2022 comparable according to current key figure definition/segmentation 2023.

** Based on the shares carrying dividend rights on the reporting date.