

Factsheet as of November 3, 2023

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 548,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 70,700 apartments. Its portfolio is worth approximately € 88.7 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.

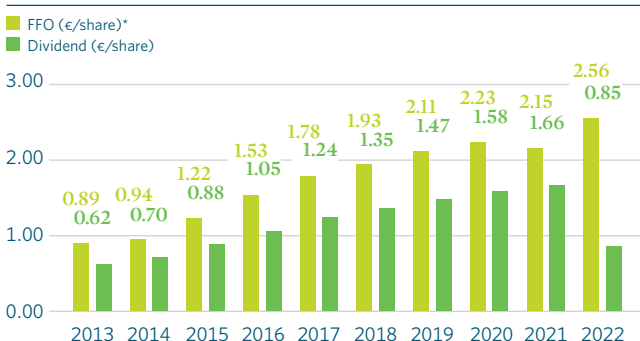
The company, which is based in Bochum, has been listed on the stock exchange since 2013. Since September 2015 Vonovia has been a constituent in the DAX 30 (today DAX 40) and since September 2020 in the EURO STOXX 50. Vonovia SE is also a constituent of additional national and international indices, including 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 15,800 employees.

Financial Calendar

November 3, 2023

Publication of the interim statement for 9M 2023

Dividend development



* Based on the prevailing internal management KPI, which was FFO 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.

Management Board

Rolf Buch (Chairman of the Management Board);
Arnd Fittkau; Philip Grosse; Daniel Riedl; Ruth Werhahn

Supervisory Board

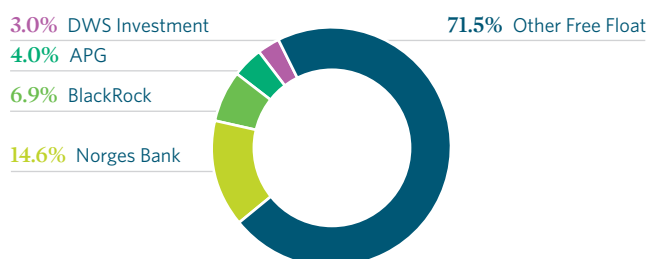
Clara-Christina Streit; Vitus Eckert; Jürgen Fenk; Dr. Florian Funck; Dr. Ute Geipel-Faber; Dr. Daniela Gerd tom Markotten; Matthias Hünlein; Hildegard Müller; Dr. Ariane Reinhart; Christian Ulbrich

Share Information (as of September 30, 2023)

First day of trading	July 11, 2013
Subscription price	€ 16.50 € 14.71*
Total number of shares	814,644,998
Share capital	€ 814,644,998
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, 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 September 30, 2023)



Key Figures

Financial Key Figures* in € million	9M 2022	9M 2023	Change in %	12M 2022
Total Segment Revenue	4,606.3	4,232.3	-8.1	6,256.9
Adjusted EBITDA Total	2,110.1	2,010.0	-4.7	2,763.1
Adjusted EBITDA Rental	1,685.3	1,803.3	7.0	2,233.5
Adjusted EBITDA Value-add	125.3	73.3	-41.5	126.7
Adjusted EBITDA Recurring Sales	112.8	51.6	-54.3	135.1
Adjusted EBITDA Development	122.1	28.0	-77.1	183.2
Adjusted EBITDA Care	64.6	53.8	-16.7	84.6
Group FFO	1,577.8	1,446.0	-8.4	2,035.6
thereof attributable to non-controlling interests	62.0	69.6	12.3	91.3
Group FFO after non-controlling interests	1,515.8	1,376.4	-9.2	1,944.3
Group FFO per share in €**	1.98	1.78	-10.1	2.56
Income from fair value adjustments of investment properties	3,137.6	-6,318.9	-	-1,269.8
EBT	3,379.7	-5,343.6	-	-732.7
Profit for the period	2,211.7	-3,808.9	-	-669.4
Cash flow from operating activities	1,488.9	1,282.7	-13.8	2,084.3
Cash flow from investing activities	923.2	-584.1	-	938.2
Cash flow from financing activities	-2,483.0	-1,044.2	-57.9	-3,145.1
Total cost of maintenance, modernization and new construction	1,739.8	1,021.7	-41.3	2,300.7
thereof for maintenance expenses and capitalized maintenance	594.8	493.4	-17.0	856.2
thereof for modernization	631.3	358.7	-43.2	837.4
thereof for new construction	513.7	169.6	-67.0	607.1

Key Balance Sheet Figures/Financial Covenants in € million	Dec. 31, 2022	Sep. 30, 2023	Change in %
Fair value of the real estate portfolio	94,694.5	88,693.7	-6.3
EPRA NTA	45,744.5	41,148.3	-10.0
EPRA NTA per share in €**	57.48	50.51	-12.1
LTV (%)	45.1%	46.8%	1.7 pp
Net Debt/EBITDA	15.8x	16.1x	0.3x
ICR	5.5x	4.4x	-1.1x

Non-financial Key Figures*	9M 2022	9M 2023	Change in %	12M 2022
Number of units managed	621,396	618,679	-0.4	621,303
thereof own apartments	549,010	547,998	-0.2	548,524
thereof apartments owned by others	72,386	70,681	-2.4	72,779
Number of units bought	910	63	-93.1	969
Number of apartments sold	18,598	1,713	-90.8	19,760
thereof Recurring Sales	1,853	958	-48.3	2,710
thereof Non Core/other	16,745	755	-95.5	17,050
Number of new apartments completed	1,543	1,799	16.6	3,749
thereof own apartments	907	1,292	42.4	2,071
thereof apartments for sale	636	507	-20.3	1,678
Vacancy rate (in %)	2.1	2.1	-	2.0
Monthly in-place rent in €/m ²	7.47	7.67	2.7	7.49
Organic rent increase (in %)	3.3	3.8	0.5 pp	3.3
Number of employees (as of Sep. 30/Dec. 31)	15,851	15,798	-0.3	15,915

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

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