

Factsheet as of March 14, 2024

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 546,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 71,000 apartments. Its portfolio is worth approximately € 83.9 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). 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 12,000 employees.

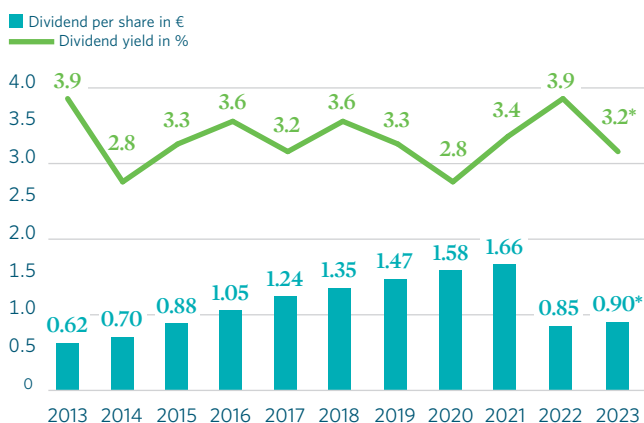
Management Board

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

Dividend development*



Source: Annual Report 2023; dividend yield is based on the closing prices as at December 31 of the respective financial year; dividends 2013 - 2023 are based on Group FFO per share (2022 and 2023 with reduced payout ratio due to adjusted capital allocation).

* Planned dividend proposed to the 2024 Annual General Meeting.

Financial Calendar

March 15, 2024

Publication of the 2023 Annual Report

April 30, 2024

Publication of the interim statement for 3M 2024

May 8, 2024

Annual General Meeting (virtual)

August 2, 2024

Publication of the interim financial report for 6M 2024

November 6, 2024

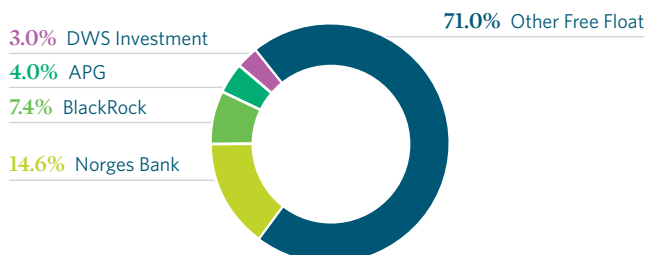
Publication of the interim statement for 9M 2024

Share Information (as of December 31, 2023)

First day of trading	Jul. 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 December 31, 2023)



Factsheet as of March 14, 2024

Key Figures

Financial Key Figures in € million	2019	2020	2021	2022	2023
Total Segment Revenue (continuing operations)*	4,111.7	4,370.0	5,216.6	5,566.2	5,151.1
Total Segment Revenue from discontinued operations				256.8	266.8
Adjusted EBITDA Total (continuing operations)*	1,760.1	1,909.8	2,254.4	2,606.1	2,583.8
Adjusted EBITDA Rental	1,437.4	1,554.2	1,778.5	2,254.3	2,401.7
Adjusted EBITDA Value-add	146.3	152.3	153.8	126.7	105.5
Adjusted EBITDA Recurring Sales	91.9	92.4	113.2	135.1	63.4
Adjusted EBITDA Development*	84.5	110.9	185.4	90.0	13.2
Adjusted EBITDA Care Business			23.5	-	-
Adjusted EBITDA from discontinued operations	-	-	-	63.8	53.9
Group FFO (continuing operations)*	1,218.6	1,348.2	1,694.4	1,981.6	1,801.6
thereof attributable to Vonovia shareholders	1,165.6	1,292.0	1,624.4	1,895.0	1,717.8
thereof attributable to Vonovia hybrid capital investors	40.0	40.0	30.0	-	-
thereof attributable to non-controlling interests	13.0	16.2	40.0	86.6	83.8
Group FFO after non-controlling interests	1,205.6	1,332.0	1,654.4	1,895.0	1,717.8
Group FFO per share (continuing operations) in €**	2.11	2.23	2.18	2.51	2.23
Group FFO (discontinued operations)*				54.0	45.5
Income from fair value adjustments of investment properties*	4,131.5	3,719.8	7,393.8	-1,177.6	-10,651.2
EBT*	3,138.9	5,014.4	5,092.0	-604.6	-9,185.2
Profit for the period	1,294.3	3,340.0	2,440.5	-669.4	-6,756.2
Cash flow from operating activities	1,555.9	1,430.5	1,823.9	2,084.3	1,901.2
Cash flow from investing activities	-2,505.7	-1,729.9	-19,115.8	938.2	-825.9
Cash flow from financing activities	902.8	402.6	18,125.0	-3,145.1	-961.0
Total cost of maintenance, modernization and new construction*	1,971.1	1,935.9	2,185.6	2,266.3	1,484.5
thereof for maintenance expenses and capitalized maintenance*	481.6	592.0	753.3	856.5	722.5
thereof for modernization*	996.5	908.4	792.4	837.4	470.8
thereof for new construction*	493.0	435.5	639.9	572.4	291.2
LTV (%)	43.1	39.4	45.4	45.1	47.3
Net debt/EBITDA			14.3x	15.8x	16.5x
ICR			5.8x	5.5x	4.0x

Key Balance Sheet Figures in € million	Dec. 31, 2019	Dec. 31, 2020	Dec. 31, 2021	Dec. 31, 2022	Dec. 31, 2023
Fair value of the real estate portfolio	53,316.4	58,910.7	97,845.3	94,694.5	83,927.7
EPRA NTA	29,762.2	35,488.6	48,640.8	45,744.5	38,140.9
EPRA NTA per share in €***	51.44	58.78	62.63	57.48	46.82

Non-financial Key Figures	2019	2020	2021	2022	2023
Number of units managed	494,927	489,709	636,507	621,303	617,343
thereof own apartments	416,236	415,688	565,334	548,524	545,919
thereof apartments owned by others	78,691	74,021	71,173	72,779	71,424
Number of units bought	23,987	1,711	155,145	969	63
Number of apartments sold	4,784	3,677	6,965	19,760	3,838
thereof Recurring Sales	2,607	2,442	2,803	2,710	1,590
thereof Non Core/other	2,177	1,235	4,162	17,050	2,248
Number of new apartments completed	2,092	2,088	2,200	3,749	2,425
thereof own apartments	1,301	1,442	1,373	2,071	1,309
thereof apartments for sale	791	646	827	1,678	1,116
Vacancy rate (in %)	2.6	2.4	2.2	2.0	2.0
Monthly in-place rent in €/m ²			7.33	7.49	7.74
Organic rent increase (in %)			3.8	3.3	3.8
Sustainability Performance Index (in %)****			109.0	103.0	111.0
Carbon intensity achieved in Germany (in kg CO ₂ e/m ²)	47.2	39.5	38.4	33.0	31.7
Number of employees (as of Dec. 31)*	10,345	10,622	15,871	12,117	11,977

* Figures for 2019-2021 as reported, previous year's figures (2022) comparable according to current key figure and segment definition for 2023. -> [A2] Adjustment to Prior-year Figures.

** 2019-2021 based on the shares carrying dividend rights on the reporting date, 2019/2020 prior-year values TERP-adjusted (1.067), 2022/2023 based on the weighted average number of shares carrying dividend rights.

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

**** 2021/2022 excluding Deutsche Wohnen. 2023 including Deutsche Wohnen (excluding Care segment and SYNVA).