

# Factsheet as of April 30, 2024

## Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 543,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 70,000 apartments. Its portfolio is worth approximately € 83.6 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.

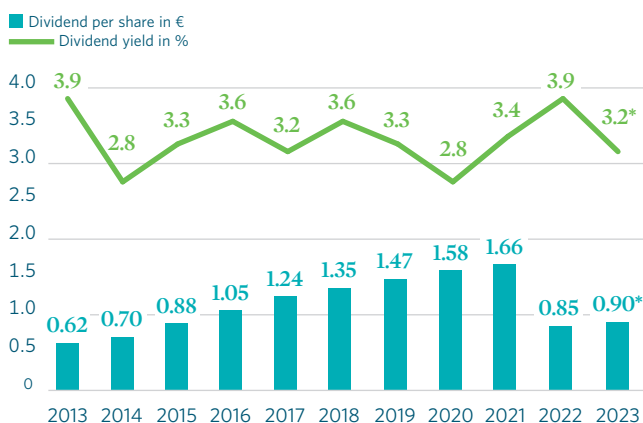
## Management Board

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 of 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

### 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

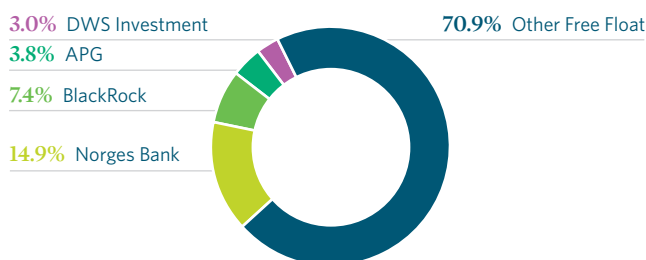
Publication of the interim statement for 9M 2024

## Share Information (as of March 31, 2024)

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 March 31, 2023)



## Key Figures

Financial Key Figures in € million	3M 2023*	3M 2024	Change in %	12M 2023
Adjusted EBITDA Total (continued operations)*	627.9	607.0	-3.3	2,583.8
Adjusted EBITDA Rental	584.2	592.9	1.5	2,401.7
Adjusted EBITDA Value-add	26.4	11.5	-56.4	105.5
Adjusted EBITDA Recurring Sales	21.8	9.1	-58.3	63.4
Adjusted EBITDA Development*	-4.5	-6.5	44.4	13.2
Adjusted EBITDA from discontinued operations	13.0	14.5	11.5	53.9
Adjusted EBT (continued operations)*	449.1	416.5	-7.3	1,866.2
Adjusted EBT (continued operations) per share in €**	0.56	0.51	-9.4	2.31
Adjusted EBT (continued operations) after minorities	421.5	375.2	-11.0	1,730.2
Adjusted EBT (continued operations) after minorities per share in €**	0.53	0.46	-13.0	2.12
Income from fair value adjustments of investment properties*	-3,612.2	-	-100.0	-10,651.2
Earnings before tax (EBT)*	-3,193.9	409.8	-	-9,185.2
Profit for the period	-2,088.1	335.5	-	-6,756.2
Operating Free Cash-Flow	404.0	501.0	24.0	1,414.8
Cash flow from operating activities	516.4	620.0	20.1	1,901.2
Cash flow from investing activities	-61.1	69.0	-	-825.9
Cash flow from financing activities	-460.3	-611.2	32.8	-961.0
Total Sum of Maintenance, Modernization, Portfolio Investments and New Construction	344.9	316.6	-8.2	1,484.5
thereof for maintenance measures*	168.9	161.0	-4.7	722.5
thereof for modernization & portfolio investments*	122.0	107.8	-11.6	470.8
thereof for new construction*	54.0	47.8	-11.5	291.2

Key Balance Sheet Figures/Financial Covenants in € million	Dec. 31, 2023	Mar. 31, 2024	Change in %
Fair value of the real estate portfolio	83,927.7	83,663.8	-0.3
EPRA NTA	38,140.9	38,062.9	-0.2
EPRA NTA per share in €***	46.82	46.72	-0.2
LTV (%)	47.3	46.9	-0.8
Net debt/EBITDA	15.6x	15.7x	0.1x
ICR	4.0x	3.8x	-0.2x

Non-financial Key Figures	3M 2023	3M 2024	Change in %	12M 2023
Number of units managed	618,951	613,306	-0.9	617,343
thereof own apartments	548,368	543,427	-0.9	545,919
thereof apartments owned by others	70,583	69,879	-1.0	71,424
Number of units bought	63	-	-100.0	63
Number of apartments sold	663	2,816	>100	3,838
thereof Recurring Sales	282	407	44.3	1,590
thereof Non Core/other	381	2,409	>100	2,248
Number of new apartments completed	779	845	8.5	2,425
thereof own apartments	675	153	-77.3	1,309
thereof apartments for sale	104	692	>100	1,116
Vacancy rate (in %)	2.2	2.2	-	2.0
Monthly in-place rent in €/m <sup>2</sup>	7.54	7.78	3.2	7.74
Organic rent increase (in %)	3.4	3.8	0.4 pp	3.8
Carbon intensity achieved in Germany (in kg CO <sub>2</sub> e/m <sup>2</sup> )	33.0	31.7	-3.9	31.7
Number of employees (as of Mar. 31/Dec. 31)*	12,009	11,999	-0.1	11,977

\* Previous year's values (2023) adjusted to current key figure and segment definition.

\*\* Based on the weighted average number of shares carrying dividend rights.

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