

Factsheet as of November 6, 2024

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently around 542,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 73,000 apartments. Its portfolio is worth approximately € 82.5 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 Bochum based company has been listed on the stock exchange since 2013. Since September 2015 Vonovia has been a constituent in the DAX. 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.

Financial Calendar

November 6, 2024

Publication of the interim statement for 9M 2024

Management Board

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

Supervisory Board

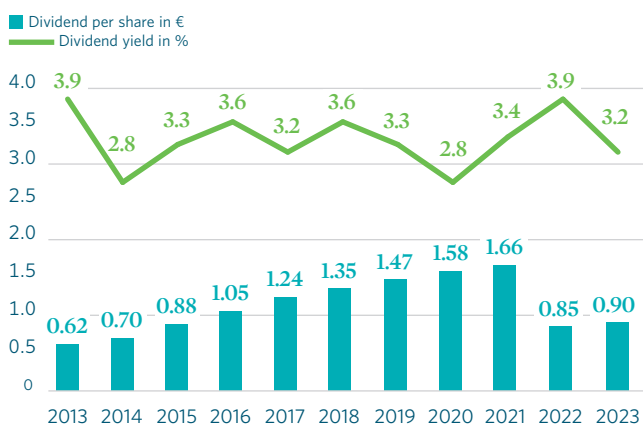
Clara-Christina Streit; Vitus Eckert; Birgit M. Bohle; Jürgen Fenk; Dr. Florian Funck; Dr. Ute Geipel-Faber; Dr. Daniela Gerd tom Markotten; Matthias Hünlein; Hildegard Müller; Dr. Ariane Reinhart

Share Information (as of September 30, 2024)

First day of trading	July 11, 2013
Subscription price	€ 16.50 € 14.71*
Total number of shares	822,852,925
Share capital	€ 822,852,925
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

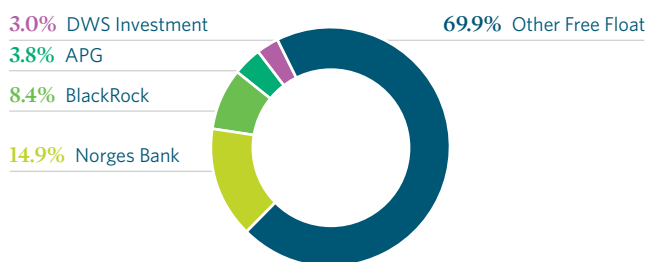
* TERP-adjusted.

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).

Major Shareholders (as of September 30, 2024)



Key Figures

Financial Key Figures in € million	9M 2023*	9M 2024	Change in %	12M 2023
Adjusted EBITDA Total (continuing operations)*	1,958.4	1,986.7	1.4	2,583.8
Adjusted EBITDA Rental	1,818.6	1,801.9	-0.9	2,401.7
Adjusted EBITDA Value-add	73.3	145.9	99.0	105.5
Adjusted EBITDA Recurring Sales	51.6	38.9	-24.6	63.4
Adjusted EBITDA Development*	14.9	0.0	-100.0	13.2
Adjusted EBITDA from discontinued operations	38.5	37.6	-2.3	53.9
Adjusted EBT (continuing operations)*	1,420.2	1,363.9	-4.0	1,866.2
Adjusted EBT (continuing operations) per share in €**	1.77	1.67	-5.7	2.31
Adjusted EBT (continuing operations) after minorities	1,325.4	1,242.5	-6.3	1,730.2
Adjusted EBT (continuing operations) after minorities per share in €**	1.65	1.52	-7.9	2.12
Income from fair value adjustments of investment properties*	-6,318.2	-1,426.3	-77.4	-10,651.2
Earnings before tax (EBT)*	-5,351.1	-502.0	-90.6	-9,185.2
Profit for the period	-3,808.9	-592.1	-84.5	-6,756.2
Operating Free Cash-Flow	995.7	1,379.7	38.6	1,414.8
Cash flow from operating activities	1,282.7	1,645.5	28.3	1,901.2
Cash flow from investing activities	-584.1	232.8	-	-825.9
Cash flow from financing activities	-1,044.2	-1,134.2	8.6	-961.0
Total sum of maintenance, modernization, portfolio investments and new construction*	1,095.4	1,051.3	-4.0	1,527.0
thereof for maintenance measures*	495.1	523.8	5.8	722.5
thereof for modernization & portfolio investments*	378.4	410.2	8.4	513.3
thereof for new construction*	221.9	117.3	-47.1	291.2

Key Balance Sheet Figures/Financial Covenants in € million

	Dec. 31, 2023	Sep. 30, 2024	Change in %
Fair value of the real estate portfolio	83,927.7	82,636.5	-1.5
EPRA NTA	38,140.9	36,746.3	-3.7
EPRA NTA per share in €***	46.82	44.66	-4.6
LTV (%)	47.3	47.9	0.6 pp
Adjusted Net debt/Adjusted EBITDA total	15.6x	15.7x	0.1x
ICR	4.0x	3.7x	-0.3x

Non-financial Key Figures	9M 2023	9M 2024	Change in %	12M 2023
Number of units managed	618,679	614,977	-0.6	617,343
thereof own apartments	547,998	541,619	-1.2	545,919
thereof apartments owned by others	70,681	73,358	3.8	71,424
Number of units bought	63	-	-100.0	63
Number of apartments sold	1,713	5,429	>100	3,838
thereof Recurring Sales	958	1,516	58.2	1,590
thereof Non Core/other	755	3,913	>100	2,248
Number of new apartments completed	1,799	2,409	33.9	2,425
thereof own apartments	1,292	875	-32.3	1,309
thereof apartments for sale	507	1,534	>100	1,116
Vacancy rate (in %)	2.1	2.1	-	2.0
Monthly in-place rent in €/m ²	7.67	7.94	3.5	7.74
Organic rent increase (in %)	3.8	3.8	-	3.8
Carbon intensity achieved in Germany (in kg CO ₂ e/m ²)	32.3	31.1	-3.7	31.7
Number of employees*	11,937	12,010	0.6	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.