

# Portfolio Information

Vonovia manages its own real estate portfolio with a fair value of € 82.3 billion as of March 31, 2025. The vast majority of our residential units are located in regions with positive economic and demographic development prospects.

## Portfolio Structure

	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m <sup>2</sup> )**
	(in € million)	(in €/m <sup>2</sup> )			
Strategic	63,538.6	2,316	438,030	1.7	7.99
Urban Quarters	48,022.7	2,314	336,185	1.6	7.89
Urban Clusters	15,515.8	2,321	101,845	2.0	8.30
Recurring Sales	3,841.3	2,309	23,645	2.9	7.80
Non Core	1,612.8	1,475	12,896	4.9	7.09
<b>Vonovia Germany</b>	<b>68,992.6</b>	<b>2,285</b>	<b>474,571</b>	<b>1.8</b>	<b>7.96</b>
Vonovia Sweden	6,792.8	2,216	39,646	4.3	11.49
Vonovia Austria	2,662.8	1,607	20,349	4.4	5.72
<b>Vonovia total</b>	<b>78,448.1</b>	<b>2,247</b>	<b>534,566</b>	<b>2.1</b>	<b>8.15</b>

In order to boost the level of transparency in the presentation of our portfolio, we also break our portfolio down into 15 regional markets. These markets are core towns/cities and their surroundings, the majority of which are urban areas.

Our decision to focus on the regional markets that are particularly relevant to Vonovia is our way of looking ahead to the future and provides an overview of our strategic core portfolio in Germany.

## Breakdown of Strategic Housing Stock by Regional Market

Regional market	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m <sup>2</sup> )**
	(in € million)	(in €/m <sup>2</sup> )			
Berlin	22,782.6	2,678	138,372	0.8	8.00
Rhine Main Area	6,445.1	2,784	35,825	2.2	9.80
Southern Ruhr Area	5,107.0	1,909	42,808	2.4	7.37
Rhineland	5,001.9	2,377	31,233	1.9	8.43
Dresden	4,950.7	1,860	43,298	2.2	7.02
Hamburg	3,215.3	2,513	19,998	1.3	8.39
Hanover	2,813.9	1,980	21,975	2.4	7.76
Kiel	2,674.1	1,822	24,854	1.7	7.70
Munich	2,619.6	3,821	10,323	1.1	9.92
Stuttgart	2,219.1	2,638	13,084	1.6	9.14
Leipzig	2,044.3	1,951	14,758	2.9	6.96
Northern Ruhr Area	1,987.5	1,325	24,095	2.7	6.72
Bremen	1,390.1	1,929	11,627	2.2	6.98
Westphalia	1,109.1	1,791	9,402	2.7	7.45
Freiburg	731.3	2,723	3,840	0.8	8.85
Other strategic locations	3,293.0	1,903	26,877	3.5	7.82
<b>Total strategic locations Germany</b>	<b>68,384.5</b>	<b>2,291</b>	<b>472,369</b>	<b>1.8</b>	<b>7.96</b>

\* Fair value of the developed land excluding € 3,883.5 million, of which € 902.2 million for undeveloped land and inheritable building rights granted, € 376.5 million for assets under construction, € 1,819.5 million for development, € 362.6 million for nursing care properties (discontinued operations) and € 422.7 million for other.

\*\* Based on the country-specific definition.

Total Vonovia Housing Portfolio

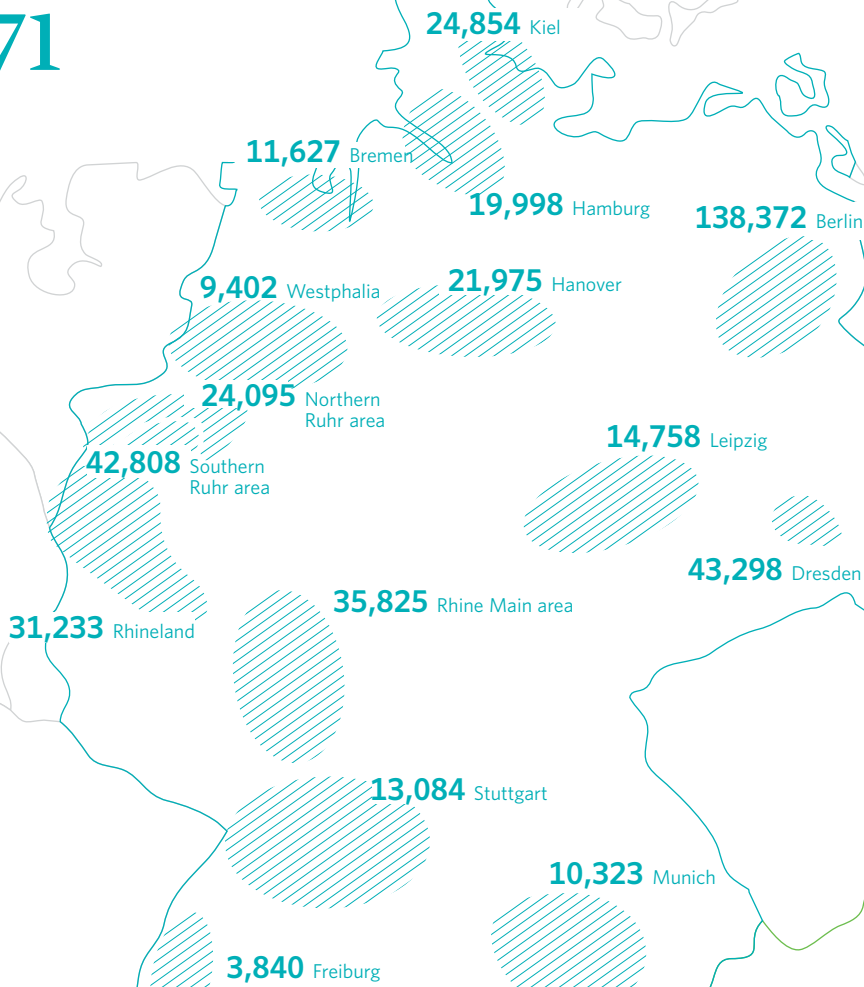
534,566

Sweden

39,646  
units

Germany

474,571  
units\*



Austria

20,349  
units

\* Including 26,877 residential units at other strategic locations and 2,202 residential units at non-strategic locations.

# Financial Calendar

# Contact

## **May 7, 2025**

Publication of the interim statement for the first three months of 2025

## **May 28, 2025**

Annual General Meeting (virtual)

## **August 6, 2025**

Publication of the interim financial report for the first half of 2025

## **November 5, 2025**

Publication of the interim statement for the first nine months of 2025

For information on all of the reporting dates that are already set, please also refer to our [financial calendar](#).

## **Vonovia SE**

Universitätsstraße 133  
44803 Bochum, Germany  
Phone +49 234 314-0  
Fax +49 234 314-1314  
[impressum@vonovia.de](mailto:impressum@vonovia.de)  
[www.vonovia.com](http://www.vonovia.com)

## **Contact**

### ***Investor Relations***

Rene Hoffmann  
Head of Investor Relations  
Phone +49 234 314-1629  
Fax +49 234 314-2995  
Email: [rene.hoffmann@vonovia.de](mailto:rene.hoffmann@vonovia.de)

### ***Corporate Communications***

Klaus Markus  
Head of Corporate Communications  
Phone +49 234 314-1149  
Fax +49 234 314-1309  
Email: [klaus.markus@vonovia.de](mailto:klaus.markus@vonovia.de)

**Note**

This interim financial report is published in German and English. The German version is always the authoritative text. This interim financial report can be found at [www.vonovia.com](http://www.vonovia.com). EPRA is a registered trademark of the European Public Real Estate Association.

**Disclaimer**

This interim financial report contains forward-looking statements. These statements are based on the current experiences, assumptions and forecasts of the Management Board as well as information currently available to the Management Board. The forward-looking statements are not guarantees of the future developments and results mentioned therein. The future developments and results depend on a large number of factors. They involve certain risks and uncertainties and are based on assumptions that may prove to be inaccurate. These risk factors include but are not limited to those discussed in the risk report of the 2023 Annual Report. We do not assume any obligation to update the forward-looking statements contained in this interim report. This interim report does not constitute an offer to sell or the solicitation of an offer to subscribe for or buy any securities of Vonovia SE.

**Imprint**

Published by  
The Management Board of Vonovia SE

Concept and Realization:  
Berichtsmanufaktur GmbH, Hamburg

Translation:  
EnglishBusiness GmbH, Hamburg

As of: May 2025  
© Vonovia SE, Bochum