

Notes

Section (A): Principles of the Consolidated Financial Statements

1 General Information

Vonovia SE has its registered office in Germany and has been registered in the commercial register in Bochum under commercial register number HRB 16879 since 2017. The company's registered office is located at Universitaetsstrasse 133, 44803 Bochum, Germany. The company operates in the real estate sector.

The interim consolidated financial statements as of June 30, 2025, were prepared in line with the International Financial Reporting Standards (IFRS) as they are to be applied in the European Union for interim financial statements in accor-

dance with IAS 34. They encompass Vonovia SE and its subsidiaries.

In accordance with IAS 34, the scope of Vonovia's interim consolidated financial statements as of June 30, 2025, is condensed compared with the consolidated financial statements as of December 31, 2024.

The Management Board of Vonovia SE prepared the interim consolidated financial statements on July 30, 2025, and approved them for submission to the Supervisory Board.

2 Currency Translation

The exchange rates of the currencies relevant to the Vonovia Group have developed as follows:

	Closing rate		Average for period	
	Dec. 31, 2024	Jun. 30, 2025	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025
Basis: € 1				
CHF — Swiss franc	0.94	0.93	0.96	0.94
GBP — Great British pound	0.83	0.86	0.85	0.84
NOK — Norwegian krone*	-	11.83	-	11.64
SEK — Swedish krona	11.46	11.15	11.39	11.10

* Currency exchange rates for the Norwegian krone shown for the first time from 2025 due to the bond issue in NOK in 2025.

3 Business Combinations

Acquisition of QUARTERBACK München GmbH

On January 2, 2025, Vonovia acquired all of the shares in BUWOG Bauträger Süd GmbH (formerly QUARTERBACK München GmbH) via its wholly owned subsidiary Deutsche Annington Acquisition Holding GmbH. The provisional purchase price is around € 11 million. The company has 44 employees that provide development services in southern Germany. The purchase will further expand Vonovia's development organization in southern Germany.

Vonovia obtained control over BUWOG Bauträger Süd GmbH on January 2, 2025. The transaction was classed as a business combination in accordance with IFRS 3.

The final allocation of the total purchase price of € 11.0 million to the acquired assets and liabilities (PPA) of QUARTERBACK München GmbH as of the date of first-time consolidation is based on the financial statements of BUWOG Bauträger Süd GmbH as of December 31, 2024, and on the known necessary adjustments to the fair values of the assets and liabilities.

The assets and liabilities assumed in the course of the business combination had the following fair values as of the date of first-time consolidation:

in € million	
Property, plant and equipment	5.9
Financial assets	10.7
Cash and cash equivalents	1.2
Fair value of other assets	1.2
Total assets	19.0
Lease liabilities	4.6
Fair value of other liabilities	3.4
Total liabilities	8.0
Fair value net assets	11.0
Consideration	11.0
Goodwill	0.0

The acquired trade receivables are fully recoverable as of the acquisition date. The gross amount of the acquired trade receivables is € 0.8 million. The net carrying amount, which corresponds to the fair value, was € 0.8 million.

4 Accounting Policies

Recognition and measurement, as well as the explanatory information and notes, are generally based on the same recognition and measurement methods that were used to prepare the consolidated financial statements for the 2024 fiscal year. There were no seasonal or economic influences that had an impact on Vonovia's business activities in the reporting period. The operating business was stable as expected.

The new standards and interpretations to be applied as of January 1, 2025, do not have any material effects on Vonovia's consolidated financial statements.

For detailed information on the effects in the 2024 fiscal year, please refer to note [\(A\) Principles of the Consolidated Financial Statements](#) in Vonovia's published 2024 Annual Report.

5 Subsequent Events

The law for a tax-based immediate-action investment program was approved in the Bundestag (lower house of parliament) on June 26, 2025, and in the upper house of parliament (Bundesrat) on July 11, 2025. For an overview of the expected effects in the 2025 fiscal year, please refer to chapter → [\[B.17\] Income Taxes](#):

On July 29, 2025, Vonovia and Apollo concluded the agreement from September 30, 2024, to establish a company that is to hold 20% of the shares in Deutsche Wohnen SE. In addition to Vonovia, with a 49% stake, long-term investors advised by Apollo will hold a total stake of 51% in this company.

Section (B): Profit for the Period

6 Revenue from Property Management

in € million	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025
Rental income	1,653.8	1,696.3
Ancillary costs	795.1	736.9
Revenue from property letting	2,448.9	2,433.2
Other revenue from property management	73.0	82.9
	2,521.9	2,516.1

7 Profit on the Disposal of Properties

in € million	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025
Income from the disposal of properties	105.4	107.9
Carrying amount of properties sold	-82.0	-74.1
Profit from the disposal of investment properties	23.4	33.8
Income from the sale of assets held for sale	411.2	959.4
Retirement carrying amount of assets held for sale	-411.2	-1,012.7
Change in value from properties sold	27.8	21.7
Profit from the disposal of assets held for sale	27.8	-31.6
	51.2	2.2

The increase in income from the sale of assets held for sale mainly results from the sale of the portfolio in Berlin, comprising around 4,500 residential units, in the first quarter of 2025. Further information on the sale of the portfolio in Berlin (linked transaction) is available in → [\[D23\] Assets and Liabilities Held for Sale](#).

The fair value adjustment of properties held for sale where sales efforts have progressed to the point that a sale within one year can be expected resulted in a gain of € 21.7 million as of June 30, 2025 (H1 2024: € 27.8 million).

8 Profit on Disposal of Real Estate Inventories

Revenue from the disposal of real estate inventories amounting to € 199.5 million (H1 2024: € 70.1 million) comprises € 39.9 million (H1 2024: € 47.4 million) in period-related revenue together with € 159.7 million (H1 2024: € 22.7 million) in time-related revenue from the disposal of real estate inventories. Again, the year-on-year increase is largely due to the sale of the portfolio in Berlin. Further information on the sale of the portfolio in Berlin (linked transaction) is available in → [\[D23\] Assets and Liabilities Held for Sale](#).

As of the reporting date, contract assets of € 32.6 million (December 31, 2024: € 88.1 million) are recognized within other assets in connection with revenue recognized over time. As of the reporting date, this amount includes advance payments received of € 86.6 million (December 31, 2024: € 64.9 million).

9 Net Income from Fair Value Adjustment of Investment Properties

The measurement of the investment properties led to a valuation gain as of June 30, 2025, of € 520.3 million (H1 2024: € -1,432.0 million) (see explanatory information in chapter → [\[D20\] Investment Properties](#)). This includes € -16.3 million (H1 2024: € -12.9 million) for the measurement of right-of-use assets (IFRS 16).

Buildings under construction (New construction/Development to hold) were completed during the reporting period and moved to the Rental portfolio. A fair value measurement is performed for the first time when the properties are completed. This resulted in a valuation effect of € 0.5 million as of June 30, 2025 (H1 2024: € 2.6 million).

The recognition and valuation of investment properties are explained in detail in the consolidated financial statements for 2024.

10 Cost of Materials

in € million	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025
Expenses for ancillary costs	761.2	690.3
Expenses for maintenance and modernization	281.5	329.6
Other cost of purchased goods and services	92.3	86.9
	1,135.0	1,106.8

11 Personnel Expenses

Personnel expenses as of June 30, 2025, include the provision set up, as an expense, in connection with Mr. Buch's resignation as CEO of Vonovia and the cancellation of his contract of employment, which was set to run until 2028. In addition to a fixed one-off payment due on the date Mr. Buch leaves the company at the end of 2025, a variable component in the form of virtual shares has been agreed to fall due on December 31, 2027. The virtual shares will be allocated as of January 1, 2026. The amount of the payout will be based on the average price of Vonovia's shares over the six weeks prior to maturity, adjusted to reflect Vonovia's dividend payments during the period from January 1, 2026, to December 31, 2027.

12 Other Operating Income

Other operating income includes the reversal of impairments in the amount of € 4.5 million (H1 2024: € 10.1 million), largely associated with Development to hold projects on which impairment losses were recognized last year. Reversal of impairments on Development to sell properties were not recognized in the reporting period (H1 2024: € 3.9 million).

13 Other Operating Expenses

The increase in other operating expenses is due primarily to provisions set up for the purchased land to build on and old stock of the QUARTERBACK Immobilien Group amounting to € 85.2 million. The relevant purchase agreement has already been signed, but the benefits and encumbrances will not be transferred until the second half of 2025.

Other operating expenses include impairment losses on Development to sell properties in the amount of € 3.4 million (H1 2024: € 7.7 million).

14 Interest Income

in € million	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025
Income from non-current securities and non-current loans	34.7	6.4
Interest income - finance leases	-	1.5
Interest received and similar income	22.6	24.0
Other interest and similar income	10.2	7.3
	67.5	39.2

The income from non-current securities and non-current loans relates primarily to income from loans extended to the QUARTERBACK Immobilien Group. The drop is due to the impairment loss on receivables resulting from interest.

The change in interest received and similar income is due primarily to the increase in interest on credit balances paid by (savings) banks.

15 Interest Expenses

in € million	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025
Interest expense from non-derivative financial liabilities	410.1	405.8
Swaps (current interest expense for the period)	-27.0	-2.1
Effects from the valuation of non-derivative financial instruments	-4.9	-2.0
Effects from the valuation of swaps	21.7	32.1
Capitalization of interest on borrowed capital regarding development	-0.1	-3.4
Prepayment penalties and commitment interest	5.0	4.7
Interest expenses from partial redemptions and repurchases of bonds	-	53.8
Interest accretion to provisions	8.3	8.7
Interest from leases	10.2	10.6
Other financial expenses	1.2	1.1
	424.5	509.3

The increase in interest expenses is due primarily to the partial buyback of bonds with a total volume of € 800 million in June 2025.

16 Other Financial Result

in € million	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025
Income from other investments	24.5	26.1
Transaction costs	-0.4	-0.6
Purchase price liabilities from put options/rights to reimbursement	-2.0	-7.8
Result from derivative valuation in connection with equity instruments	63.0	-88.0
Result from currency translation	-0.3	0.2
Miscellaneous other financial result	-0.1	0.1
	84.7	-70.0

Net income from the valuation of derivatives in connection with equity instruments resulted from the subsequent measurement of the long-term call options that Vonovia received as part of the sale of two minority stakes in the Südwed portfolio and the northern Germany portfolio.

The income from investments includes financial income resulting from the collection of profits from the investment in AVW GmbH & Co. KG, Hamburg, in the amount of € 20.9 million (H1 2024: € 19.4 million) for the previous fiscal year in each case. This item is related to housing-related services in the Value-add segment.

17 Income Taxes

Deferred taxes of the Group companies are measured at the tax rates that apply, or are expected to apply, to the period when the tax asset is realized or the liability is settled based on the current legislation in the countries in question. The temporary differences of the Group companies are predominantly attributable to residential property. As a result of the gradual cut in the corporate income tax rate from the current level of 15% to 10% by 2032 adopted by the legislator in Germany during the period covered by these financial statements, and given the very long-term nature of the temporary differences, deferred taxes are largely to be measured at the corporate income tax rate of 10% that will apply as of 2032. The resulting drop in deferred tax liabilities is estimated to result in deferred tax income of between € 2.2 billion and € 2.3 billion in 2025. This was not yet to be reported in the half-year financial statements as of June 30, 2025.

Section (C): Other Disclosures on the Results of Operations

18 Segment Reporting

Vonovia is an integrated residential real estate company with operations across Europe. Its corporate strategy is focused on sustainably increasing the value of the company. This is achieved by managing the company's own portfolio sustainably and with a view to enhancing its value, investing in existing residential properties in order to create value, building new residential buildings and selling individual apartments, as well as by engaging in active portfolio management and offering extensive property-related services. For the purposes of managing the company, we made a distinction at the end of the reporting period between four segments: **Rental**, **Value-add**, **Recurring Sales** and **Development**. We also report the **Other** segment, which is not relevant from a corporate management perspective, in our segment reporting. This segment includes the sale, as and when the right opportunities present themselves, of entire buildings or land (Non Core/Other) that are likely to have below-average development potential in terms of rent growth in the medium term and are located in areas that can be described as peripheral compared with Vonovia's overall portfolio and in view of future acquisitions. The expenses for ancillary costs are reported separately under "Other", with the corresponding ancillary costs income being reported under external income.

The sale of the Care segment was certified by a notary in the 2024 fiscal year. In the course of 2024 and at the beginning of 2025, the nursing care properties and nursing care businesses were successfully sold as planned. Ownership of 19 nursing care properties and the Katharinenhof nursing care businesses was transferred in the first quarter of 2025. The purchase agreement concluded on October 2, 2024, involves the sale of a total of 27 nursing care properties and the Katharinenhof nursing care businesses. Ownership of a further two nursing care properties was transferred in the second quarter of 2025. All remaining activities will be finalized in the 2025 fiscal year, meaning that there are still earnings contributions from discontinued operations.

The **Rental** segment combines all the business activities that are aimed at the value-enhancing management of our own residential real estate. This segment includes property management activities in Germany, Austria and Sweden. The consolidation of property management activities in Germany, Austria and Sweden to form one single reporting segment is based on the similarities that we see in the property management business in these three countries. This applies to the way in which services are provided and the individual service processes that form part of the property management business as well as to the customers in the residential rental market and the type of customer acquisition used. Overall, the residential rental market in all three countries is characterized by a shortage of housing and is subject to statutory requirements, resulting in return expectations that are similar in the long term.

The **Value-add** segment bundles all the housing-related services that we have expanded our core rental business to include. These services include both the maintenance and modernization work on our residential properties and additional services that are closely related to the rental business. Activities relating to the craftsmen's and residential environment organization, the condominium administration business, the cable TV business, metering services, energy supplies and insurance services are allocated to the Value-add segment.

The **Recurring Sales** segment includes the regular and sustainable disposals of individual condominiums and single-family houses from our own portfolio. The consolidation of sales activities in Germany and Austria to form one reporting segment is based on the similarities that we see in the property management business in these two countries. The segment does not include the sale of entire buildings or land (Non Core/Other). These properties are sold as and when the right opportunities present themselves, meaning that the sales do not form part of the Recurring Sales segment. These opportunistic sales are reported in the "**Other**" column of the segment report.

The **Development** segment combines cross-country development activities and includes the project development of new residential buildings. The consolidation of development activities in Germany, Austria and Sweden to form one single reporting segment is based on the similarities that we see in the business in these three countries. The business spans the entire value chain, from the purchase of land without a development plan or dedicated purpose to the completion and sale of new buildings and the construction of new buildings on our own land. The finished properties are either incorporated into our own portfolio or sold to third parties.

Planning and controlling systems ensure that resources are efficiently allocated and their successful use is monitored on a regular basis. Reporting to the chief decision-makers and the assessment of economic performance as well as the allocation of resources are performed on the basis of this segmentation. Asset and liability items are not reported separately by segment. Internal reporting is based on the IFRS Accounting Standards in general.

As the chief decision-makers of Vonovia, the Management Board members monitor the contribution made by the segments to the company's performance on the basis of the Adjusted EBITDA.

Adjusted EBITDA Total is the result before interest, taxes, impairment, depreciation and amortization (including income from other operational investments and intragroup profits/losses) adjusted for effects that do not relate to the period, recur irregularly and are atypical of business operations, and for net income from fair value adjustments to investment properties.

Non-recurring items include the development of new fields of business and business processes, acquisition projects, expenses for refinancing and equity increases (where not treated as capital procurement costs) as well as expenses for pre-retirement part-time work arrangements and sever-

ance payments. The Adjusted EBITDA Total is derived from the sum of Adjusted EBITDA for Rental, Adjusted EBITDA for Value-add, Adjusted EBITDA for Recurring Sales and Adjusted EBITDA for Development. The following table shows the segment information for the reporting period:

in € million	Rental	Value-add	Recurring Sales	Development	Segments total	Other*	Consolidation*	Group
Jan. 1 – Jun. 30, 2025								
Segment revenue (continuing operations)	1,692.7	731.2	215.0	212.5	2,851.4	1,579.6	-648.1	3,782.9
thereof external revenue	1,692.7	69.6	215.0	212.5	2,189.8	1,579.6	13.5	3,782.9
thereof internal revenue		661.6			661.6		-661.6	
Carrying amount of assets sold			-185.8	-5.0	-190.8	-896.0		
Revaluation from disposal of assets held for sale			19.7		19.7	5.6		
Expenses for maintenance	-237.7				-237.7			
Cost of Development to sell				-133.9	-133.9			
Operating expenses	-229.4	-630.5	-10.2	-19.6	-889.7	-52.4	632.7	
Ancillary costs						-690.3		
Adjusted EBITDA total (continuing operations)	1,225.6	100.7	38.7	54.0	1,419.0	-53.5	-15.4	1,350.1
Non-recurring items								-149.5
Period adjustments from assets held for sale								-3.6
Income from investments in other real estate companies/other								5.2
Net income from fair value adjustments of investment properties								520.3
Depreciation and amortization (reduced by reversals in previous years)								-397.4
Net income from investments accounted for using the equity method								-7.9
Income from other investments								-26.1
Interest income								39.2
Interest expenses								-509.3
Other financial result								-70.0
Earnings before tax (EBT)								751.0
Income taxes								44.2
Profit from continuing operations								795.2
Profit from discontinued operations								16.0
Profit for the period								811.2

* The revenue for the Rental, Value-add, Recurring Sales and Development segments constitutes income that is regularly reported to the Management Board as the chief operating decision-maker and that reflects Vonovia's sustainable business. The revenue/costs in the "Other" and "Consolidation" columns are not part of the Management Board's segment management.

in € million	Rental	Value-add	Recurring Sales	Development	Segments total	Other*	Consolidation*	Group
Jan. 1 - Jun. 30, 2024								
Segment revenue (continuing operations)	1,650.4	635.3	163.9	73.2	2,522.8	1,147.8	-562.0	3,108.6
thereof external revenue	1,650.4	59.9	163.9	73.2	1,947.4	1,147.8	13.4	3,108.6
thereof internal revenue		575.4			575.4		-575.4	
Carrying amount of assets sold			-141.3		-141.3	-351.9		
Revaluation from disposal of assets held for sale			9.3		9.3	-0.7		
Expenses for maintenance	-225.3				-225.3			
Cost of Development to sell				-59.6	-59.6			
Operating expenses	-233.5	-578.5	-9.7	-17.7	-839.4	-44.8	559.1	
Ancillary costs						-761.2		
Adjusted EBITDA total (continuing operations)	1,191.6	56.8	22.2	-4.1	1,266.5	-10.8	-2.9	1,252.8
Non-recurring items								-45.4
Period adjustments from assets held for sale								19.2
Income from investments in other real estate companies/other								5.2
Net income from fair value adjustments of investment properties								-1,432.0
Depreciation and amortization (reduced by reversals in previous years)								-72.8
Net income from investments accounted for using the equity method								-18.5
Income from other investments								-24.5
Interest income								67.5
Interest expenses								-424.5
Other financial result								84.7
Earnings before tax (EBT)								-588.3
Income taxes								80.1
Profit from continuing operations								-508.2
Profit from discontinued operations								-21.0
Profit for the period								-529.2

* The revenue for the Rental, Value-add, Recurring Sales and Development segments constitutes income that is regularly reported to the Management Board as the chief operating decision-maker and that reflects Vonovia's sustainable business. The revenue/costs in the "Other" and "Consolidation" columns are not part of the Management Board's segment management.

The expenses for maintenance include the cost of materials relevant to management of the Rental segment and the expenses charged for maintenance work performed by in-house craftsmen. Operating expenses largely include personnel expenses, the cost of purchased goods and services, non-staff administrative expenses and other costs of materials. Capitalized internal expenses have the opposite effect. To show the development of operating performance

and to ensure comparability with previous periods, adjusted EBITDA is calculated for each of the Rental, Value-add, Recurring Sales and Development segments. The sum of these key figures produces the Adjusted EBITDA Total for the continuing operations.

The adjustments made include items that are not related to the period, items that recur irregularly and items that are

atypical of business operation. The non-recurring items include expenses for pre-retirement part-time work arrangements and severance payments, the development of new fields of business and business processes, acquisition projects including integration costs, research and development and expenses for refinancing and equity increases (where not treated as capital procurement costs).

In the 2025 reporting period, the non-recurring items eliminated in the Adjusted EBT for the continuing operations came to € 149.5 million (H1 2024: € 45.4 million).

Transactions in the first half of 2025 include provisions set up for the purchased land to build on and old stock of the QUARTERBACK Immobilien Group amounting to € 85.2 million. The relevant purchase agreement has already been signed, but the benefits and encumbrances will not be transferred until the second half of 2025.

The increase in HR-related special effects is due to the provision set up in connection with Mr. Buch's resignation as CEO of Vonovia and the cancellation of his contract of employment, which was set to run until 2028. In addition to a fixed one-off payment due on the date Mr. Buch leaves the company at the end of 2025, a variable component in the form of virtual shares has been agreed to fall due on December 31, 2027. The virtual shares will be allocated as of January 1, 2026. The amount of the payout will be based on the average price of Vonovia's shares over the six weeks prior to maturity, adjusted to reflect Vonovia's dividend payments during the period from January 1, 2026, to December 31, 2027.

The following table gives a detailed list of the non-recurring items:

in € million	Jan. 1 – Jun. 30, 2024	Jan. 1 – Jun. 30, 2025
Transactions*	12.9	113.0
Personnel matters	14.7	22.0
Business model optimization	14.4	12.4
Research & development	2.9	2.0
Refinancing and equity measures	0.5	0.1
Total non-recurring items	45.4	149.5

* Including one-time expenses in connection with acquisitions, such as HR measures relating to the integration process and other follow-up costs.

The breakdown of non-Group revenue from contracts with customers (pursuant to IFRS 15.114f.) and other revenue as well as its allocation to the segments referred to above is as follows:

in € million	Rental	Value-add	Recurring Sales	Development	Other	Total
Jan. 1 – Jun. 30, 2025						
Revenue from ancillary costs (IFRS 15)					656.2	656.2
Revenue from the disposal of real estate inventories			-	199.5		199.5
Other revenue from contracts with customers	13.1	64.4		0.4		77.9
Revenue from contracts with customers	13.1	64.4	-	199.9	656.2	933.6
thereof period-related				39.9		39.9
thereof time-related	13.1	64.4	-	160.0	656.2	893.7
Revenue from rental income (IFRS 16)	1,692.7	0.2		3.4		1,696.3
Revenue from letting cable networks (IFRS 16)		5.0				5.0
Revenue from ancillary costs (IFRS 16)*					80.7	80.7
Other revenue	1,692.7	5.2	-	3.4	80.7	1,782.0
Revenue	1,705.8	69.6	-	203.3	736.9	2,715.6
Jan. 1 – Jun. 30, 2024						
Revenue from ancillary costs (IFRS 15)					705.6	705.6
Revenue from the disposal of real estate inventories				70.1		70.1
Other revenue from contracts with customers	13.2	59.8				73.0
Revenue from contracts with customers	13.2	59.8	-	70.1	705.6	848.7
thereof period-related				47.4		47.4
thereof time-related	13.2	59.8	-	22.7	705.6	801.3
Revenue from rental income (IFRS 16)	1,650.4	0.3		3.1		1,653.8
Revenue from letting cable networks (IFRS 16)		-				-
Revenue from ancillary costs (IFRS 16)*					89.5	89.5
Other revenue	1,650.4	0.3	-	3.1	89.5	1,743.3
Revenue	1,663.6	60.1	-	73.2	795.1	2,592.0
* Includes land tax and buildings insurance.						

External income and non-current assets, excluding financial instruments, deferred taxes, post-employment benefits and rights under insurance contracts, are distributed among Vonovia's country of origin and other countries as follows. The revenue and the assets are allocated based on the registered office of the unit providing the service.

in € million	Revenue		Assets	
	Jan. 1 – Jun. 30, 2024	Jan. 1 – Jun. 30, 2025	Dec. 31, 2024	Jun. 30, 2025
Germany	2,299.3	2,401.0	71,168.7	72,768.4
Austria	109.1	114.9	3,034.1	3,147.6
Sweden	183.6	199.7	6,575.5	6,866.5
Total	2,592.0	2,715.6	80,778.3	82,782.5

Section (D): Assets

19 Goodwill

The carrying amount of goodwill came to €1,391.7 million as of June 30, 2025 (December 31, 2024: €1,391.7 million). There was no change in goodwill, all of which relates to the Value-add segment, as against December 31, 2024. An ad hoc impairment test was conducted as of March 31, 2025, due to the latest market developments (the market capitalization value was lower than the value of shareholders' reported equity). No triggering event within the meaning of IAS 36 was applicable as of June 30, 2025, and therefore nor was there a need for an impairment test. What is more, the market capitalization value was higher than the value of shareholders' reported equity again. As a result, the statements and figures below relate exclusively to the impairment test as of March 31, 2025.

For the purposes of the ad hoc impairment test on goodwill as of March 31, 2025, the five-year plan for the Value-add segment for the fiscal years from 2025 to 2029 was taken as a basis. This also forms part of the five-year plan for the Group as a whole as approved by the Management Board and acknowledged by the Supervisory Board. The plan is based on assessments regarding the development of the operating business areas in terms of future revenue, expenses and margins, and taking current market developments into account.

The value of the goodwill for the Value-add group of CGUs was ultimately confirmed by the impairment test. The impairment test is performed by comparing the carrying amount of the Value-add CGU against its value in use. Developments in the Value-add segment are characterized primarily by the extension of existing business areas (craftsmen's organization, multimedia, management of residential property, smart metering, energy service, etc.). On the other hand, there is an increase in operating expenses, taking into account the rate of inflation. The development in these values is in line with past experiences of business model development.

The cash flows based on the average for the extended planning period, i.e., planning years six to ten, were derived to calculate the perpetual annuity.

A constant growth rate of 1.5% (December 31, 2024: 1.5%) was assumed for the Value-add group of CGUs.

The weighted average cost of capital before tax is based on the risk-free interest rate calculated as a three-month average using the Svensson method, a market risk premium and a levered beta. The levered beta and the equity ratios used are determined on the basis of a peer comparison. The main parameters are shown in the following table:

Parameters for WACC Calculation for the Value-add Segment

	Dec. 31, 2024	Mar. 31, 2025
Risk-free interest rate in %	2.50	2.75
Market risk premium in %	6.75	6.25
Levered beta	0.78	0.91
WACC (before tax) in %	6.62	7.11

An increase in the cost of capital would result in the following need for impairment:

	Value-add segment
Goodwill as of Jun. 30, 2025 in € million	1,391.7
Headroom as of Mar. 31, 2025 in € million	2,050.8
Impairment starts with an increase of the WACC (compared to Mar. 31, 2025) in percentage points	3.66
Full impairment in the event of an increase in the WACC (compared to Mar. 31, 2025) in %	25.89
Goodwill as of Dec. 31, 2024 in € million	1,391.7
Headroom in € million	2,418.8
Impairment starts with an increase of the WACC in percentage points	3.85
Full impairment in the event of an increase in the WACC in %	23.62

In the event of a drop in the planned sustainable rate of increase by 0.5 percentage points, there would be no impairment losses in the Value-add segment.

In the previous year, a drop of 0.5 percentage points in the planned sustainable growth rate would not have resulted in any impairment losses in the Value-add segment.

20 Investment Properties

in € million

As of Jan. 1, 2025	78,343.1
Additions	1,168.5
Capitalized modernization costs	440.0
Grants received	-2.7
Transfer from property, plant and equipment	1.1
Transfer from down payments made	288.9
Transfer to real estate inventories	-17.6
Transfer from assets held for sale	3.5
Disposals	-78.7
Net income from fair value adjustments of investment properties	520.3
Impairment of investment properties measured at cost	-343.2
Reversal of impairments of investment properties measured at cost	1.8
Revaluation of assets held for sale	21.7
Revaluation from currency effects	182.3
As of Jun. 30, 2025	80,529.0
As of Jan. 1, 2024	81,120.3
Additions	233.1
Capitalized modernization costs	767.2
Grants received	-7.2
Transfer to property, plant and equipment	-22.3
Transfer from property, plant and equipment	17.1
Transfer from down payments made	197.8
Transfer from real estate inventories	10.2
Transfer to assets held for sale	-1,941.6
Disposals	-313.7
Net income from fair value adjustments of investment properties	-1,559.0
Impairment of investment properties measured at cost	-2.0
Reversal of impairments of investment properties measured at cost	7.4
Revaluation of assets held for sale	42.8
Revaluation from currency effects	-207.0
As of Dec. 31, 2024	78,343.1

The values as of June 30, 2025, include assets of € 878.8 million (December 31, 2024: € 426.0 million) that are measured at cost, as their fair value cannot be reliably calculated on a continuing basis. In the reporting period, a need for impairment in the amount of € 343.2 million (H1 2024: € 2.9 million) was identified on these project developments, and impairment losses of € 1.8 million (H1 2024: € 5.9 million) were reversed. The impairment losses were reported under depreciation and amortization losses, with the reversal of impairment losses being disclosed under Other operating income.

Fair Values

Vonovia determines fair value in accordance with the requirements of IAS 40 in conjunction with IFRS 13. We refer to the detailed information set out in the consolidated financial statements for 2024.

Vonovia measures its portfolio in Germany, Sweden and Austria internally on the basis of the discounted cash flow (DCF) method. Under the DCF methodology, the expected future cash inflows and outflows associated with a property are forecast over a period of ten years and discounted to the date of valuation as the net present value. Furthermore, the terminal value of the property at the end of the ten-year period is determined based on the expected stabilized net operating income and again discounted to the date of valuation as the net present value. In addition, the valuation of the portfolio in Austria is based on the assumption of sales strategies for the recurring sales of apartments for a subportfolio. Attainable revenues are calculated based on sales prices for comparable apartments (market approach) and are reported in the appropriate period in the DCF model. In order to take the sales potential into account, the DCF detailed period is extended to 100 years for the Austrian portfolios and no terminal value is used.

In order to reflect changes in value during the year, Vonovia performs a new valuation on the existing residential real estate portfolio at the time of the half-year financial statements.

The value developments and values for the real estate assets in Germany, Sweden and Austria were also subjected to a plausibility check performed by the experts CBRE GmbH and Savills Sweden SE. They confirmed that the portfolio value as of June 30, 2025, is plausible and consistent with the market.

The real estate portfolio of Vonovia is included in the items investment properties, property, plant and equipment (owner-occupied properties), real estate inventories, contractual assets and assets held for sale. The fair value of the portfolio comprising residential buildings, commercial properties, garages and parking spaces, project developments, as well as undeveloped land and any inheritable building rights granted was € 82,903.9 million as of June 30, 2025 (December 31, 2024: € 81,971.4 million). This corresponds to a net initial yield for the real estate portfolio of 3.0 % (December 31, 2024: 3.0 %). For Germany, this results in an in-place rent multiplier of 24.0 for the portfolio (December 31, 2024: 24.1) and a fair value per m² of € 2,311 (December 31, 2024: € 2,278 per m²). The in-place rent multiplier for the Swedish portfolio comes to 17.1 (December 31, 2024: 17.5) and a fair value per m² of € 2,186 (December 31, 2024: € 2,094 per m²), for Austria to 21.9 (December 31, 2024: 21.4) and a fair value per m² of € 1,657 (December 31, 2024: € 1,606 per m²). We report the in-place rents as well as other key indicators relevant to the valuation of our portfolio in the Portfolio Structure section of the management report, broken down by regional market.

The inflation rate used in the valuation is 2.0 % (H1 2024: 2.0 %). For the Austrian portfolio, a sales strategy with an average selling price of € 2,577 per m² (H1 2024: € 2,406) was assumed for 63.8 % (H1 2024: 48.6%) of the portfolio. We report the net rents excluding ancillary expenses, as well as other key indicators relevant to the valuation of our portfolio in the Portfolio Structure section of the management report, broken down by regional market.

Net income from the valuation of investment properties amounted to € 520.3 million in the first half of 2025 (H1 2024: € -1,432.0 million).

The material valuation parameters for the investment properties (Level 3) in the residential real estate portfolio are as follows as of June 30, 2025, on average, broken down by regional markets:

Regional market	Valuation results*		
	Fair value (in € million)	thereof investment properties (in € million)	thereof other asset classes (in € million)
June 30, 2025			
Berlin	22,720.6	22,559.2	161.4
Rhine Main Area	6,421.5	6,227.0	194.4
Southern Ruhr Area	5,224.4	5,212.2	12.2
Rhineland	5,139.6	5,128.1	11.5
Dresden	5,019.4	4,944.1	75.3
Hamburg	3,232.9	3,214.7	18.2
Hanover	2,869.8	2,806.8	63.0
Munich	2,735.3	2,727.9	7.4
Kiel	2,687.3	2,681.2	6.1
Stuttgart	2,251.4	2,248.8	2.6
Leipzig	2,101.8	2,099.7	2.2
Northern Ruhr Area	2,051.3	2,036.4	15.0
Bremen	1,400.0	1,396.7	3.3
Westphalia	1,131.2	1,129.1	2.1
Freiburg	745.9	743.5	2.4
Other strategic locations	3,339.2	3,328.4	10.9
Total strategic locations	69,071.8	68,484.0	587.8
Non-strategic locations**	604.0	600.3	3.7
Vonovia Germany	69,675.8	69,084.3	591.5
Vonovia Sweden***	6,701.9	6,701.9	0.0
Vonovia Austria***	2,730.2	2,687.9	42.2

* Fair value of the developed land excl. € 3,796.0 million for Development and nursing care properties (discontinued operations), undeveloped land, inheritable building rights granted and other; € 1,606.2 million of this amount relates to investment properties. The investment properties balance sheet item also includes the present value in connection with payments for right-of-use assets in the amount of € 448.7 million.

** Fair value including nursing care properties in the amount of € 285.3 million

*** The valuation methods used for the portfolio in Austria and Sweden use and provide valuation parameters that are only partially comparable.

Valuation parameters for investment properties (Level 3)

	Management costs residential (€/residential unit p. a.)	Maintenance costs total residential (€/m ² p. a.)	Market rent residential (€/m ² per month)	Market rent increase residential	Stabilized vacancy rate residential	Discount rate total	Capitalized interest rate total
	324	17.41	9.38	2.3%	0.5%	5.1%	3.0%
	349	16.94	10.94	2.2%	1.1%	5.3%	3.3%
	344	15.22	8.31	1.9%	2.4%	5.0%	3.4%
	346	16.61	9.64	2.0%	1.5%	5.2%	3.4%
	311	16.56	7.72	2.0%	1.8%	5.1%	3.4%
	335	16.73	9.77	2.1%	1.0%	5.1%	3.2%
	334	16.50	8.70	2.0%	1.7%	5.3%	3.6%
	336	17.11	13.94	2.3%	0.5%	5.3%	3.3%
	336	17.33	9.03	2.0%	1.5%	5.7%	3.9%
	351	17.43	10.42	2.1%	1.1%	5.3%	3.4%
	329	17.11	7.78	2.0%	1.8%	5.0%	3.3%
	345	15.69	7.30	1.6%	2.9%	5.3%	4.0%
	341	15.54	8.05	2.0%	1.6%	5.2%	3.4%
	341	15.45	8.45	2.0%	1.7%	5.5%	3.7%
	349	17.37	9.82	2.1%	0.6%	5.0%	3.0%
	341	16.66	8.56	1.9%	2.3%	5.4%	3.7%
	334	16.73	9.12	2.1%	1.4%	5.2%	3.3%
	364	17.81	8.70	1.9%	2.8%	6.0%	4.2%
	334	16.74	9.12	2.1%	1.4%	5.2%	3.3%
	383	13.28	10.92	2.0%	2.0%	6.2%	4.2%
	n.a.	21.38	6.44	1.7%	2.4%	6.2%	n.a.

Regional market	Valuation results*		
	Fair value (in € million)	thereof investment properties (in € million)	thereof other asset classes (in € million)
Dec. 31, 2024			
Berlin	23,446.4	22,577.3	869.1
Rhine Main Area	6,436.5	6,181.7	254.8
Southern Ruhr Area	5,096.0	5,080.6	15.4
Rhineland	5,001.7	4,981.7	20.0
Dresden	4,899.8	4,657.1	242.6
Hamburg	3,204.4	3,099.2	105.2
Hanover	2,799.7	2,796.2	3.5
Munich	2,623.7	2,610.8	13.0
Kiel	2,673.9	2,665.9	7.9
Stuttgart	2,215.7	2,212.2	3.5
Leipzig	1,928.3	1,925.1	3.2
Northern Ruhr Area	1,987.7	1,975.8	11.9
Bremen	1,399.6	1,382.8	16.7
Westphalia	1,106.1	1,104.6	1.5
Freiburg	730.3	727.4	3.0
Other strategic locations	3,270.5	3,259.5	11.0
Total strategic locations	68,820.3	67,237.9	1,582.4
Non-strategic locations**	610.8	581.4	29.4
Vonovia Germany	69,431.1	67,819.3	1,611.9
Vonovia Sweden***	6,418.2	6,418.2	0.0
Vonovia Austria***	2,671.4	2,632.9	38.5

* Fair value of the developed land excl. € 3,450.7 million for Development and nursing care properties (discontinued operations), undeveloped land, inheritable building rights granted and other; € 1,024.0 million of this amount relates to investment properties. The investment properties balance sheet item also includes the present value in connection with payments for right-of-use assets in the amount of € 448.7 million.

** Fair value including nursing care properties in the amount of € 287.2 million

*** The valuation methods used for the portfolio in Austria and Sweden use and provide valuation parameters that are only partially comparable.

Sensitivity Analyses

The sensitivity analyses performed on Vonovia's real estate portfolio show the impact of value drivers dependent upon market developments. Those influenced in particular are the market rents and their development, the amount of recognized administrative and maintenance expenses, cost increases, the vacancy rate and interest rates. The effect of possible fluctuations in these parameters is shown separately for each parameter according to regional market in the following.

Interactions between the parameters are possible but cannot be quantified owing to the complexity of the interrelationships. The vacancy and market rent parameters, for example, can influence each other. If rising demand for

housing is not met by adequate supply developments, then this can result in lower vacancy rates and, at the same time, rising market rents. If, however, the rising demand is compensated for by a high vacancy reserve in the location in question, then the market rent level does not necessarily change.

Changes in the demand for housing can also impact the risk associated with the expected payment flows, which is then reflected in adjusted amounts recognized for discounting and capitalized interest rates. The effects do not, however, necessarily have to have a favorable impact on each other, for example, if the changes in the demand for residential real estate are overshadowed by macroeconomic developments.

Valuation parameters for investment properties (Level 3)

	Management costs residential (€ per residential unit p. a.)	Maintenance costs total residential (€/m ² p. a.)	Market rent residential (€/m ² per month)	Market rent increase residential	Stabilized vacancy rate residential	Discount rate total	Capitalized interest rate total
	322	17.28	9.19	2.3%	0.5%	5.1%	3.0%
	347	16.77	10.70	2.2%	1.2%	5.3%	3.3%
	342	14.97	8.06	1.9%	2.4%	5.0%	3.4%
	343	16.42	9.42	2.1%	1.5%	5.3%	3.4%
	309	16.43	7.40	2.0%	1.8%	5.1%	3.3%
	332	16.46	9.68	2.1%	1.1%	5.1%	3.2%
	331	16.36	8.43	2.0%	1.7%	5.3%	3.6%
	333	16.97	13.72	2.3%	0.5%	5.3%	3.3%
	334	17.30	8.93	2.1%	1.5%	5.7%	3.9%
	349	17.35	10.22	2.1%	1.1%	5.3%	3.4%
	326	17.13	7.49	2.0%	2.1%	5.0%	3.3%
	343	15.50	7.15	1.7%	3.0%	5.4%	4.1%
	339	15.40	7.95	2.0%	1.8%	5.2%	3.4%
	339	15.29	8.32	2.1%	1.7%	5.6%	3.8%
	346	17.27	9.69	2.1%	0.7%	5.0%	3.1%
	339	16.49	8.41	2.0%	2.4%	5.4%	3.7%
	331	16.58	8.92	2.1%	1.4%	5.2%	3.3%
	362	17.86	8.60	2.0%	2.2%	6.1%	4.2%
	332	16.59	8.92	2.1%	1.4%	5.2%	3.3%
	386	13.34	10.49	2.1%	2.0%	6.2%	4.1%
	n.a.	21.90	6.50	1.7%	2.4%	6.2%	n.a.

In addition, factors other than demand can have an impact on these parameters. Examples include changes in the portfolio, in seller and buyer behavior, political decisions and developments on the capital market.

Due to the special situation in Sweden, where changes in inflation will have a considerable impact on future rent increases, it has been assumed that at least one-third of any change in inflation will spill over into rental growth.

The table below shows the percentage impact on values in the event of a change in the valuation parameters. The absolute impact on values is calculated by multiplying the percentage impact by the fair value of the investment properties.

	Change in value as a % under varying parameters		
	Management costs residential	Maintenance costs residential	Cost increase/inflation
Regional market	-10%/10%	-10%/10%	-0.5%/+0.5% points
June 30, 2025			
Berlin	0.6/-0.6	1.8/-1.9	4.6/-4.7
Rhine Main Area	0.5/-0.5	1.5/-1.5	3.3/-3.5
Southern Ruhr Area	0.9/-0.9	2.3/-2.3	5.1/-5.2
Rhineland	0.6/-0.6	1.8/-1.8	4.1/-4.2
Dresden	0.8/-0.8	2.3/-2.3	5.1/-5.2
Hamburg	0.6/-0.6	1.8/-1.8	4.2/-4.3
Hanover	0.7/-0.7	2.1/-2.1	4.5/-4.6
Munich	0.4/-0.4	1.2/-1.2	3.1/-3.2
Kiel	0.8/-0.8	2.2/-2.2	4.3/-4.4
Stuttgart	0.5/-0.5	1.7/-1.7	3.4/-3.6
Leipzig	0.8/-0.8	2.5/-2.5	5.4/-5.5
Northern Ruhr Area	1.1/-1.1	3.0/-3.0	5.7/-5.7
Bremen	0.9/-0.9	2.3/-2.3	5.4/-5.4
Westphalia	0.7/-0.7	2.2/-2.2	4.6/-4.7
Freiburg	0.6/-0.6	1.8/-1.8	4.4/-4.5
Other strategic locations	0.8/-0.8	2.2/-2.2	4.5/-4.5
Total strategic locations	0.7/-0.7	2.0/-2.0	4.5/-4.6
Non-strategic locations	0.7/-0.6	2.1/-2.0	3.9/-4.0
Vonovia Germany	0.7/-0.7	2.0/-2.0	4.5/-4.6
Vonovia Sweden*	0.6/-0.6	1.5/-1.5	4.1/-4.3
Vonovia Austria*	n.a./n.a.	0,2/-0,2	0.2/-0.2

* The valuation methods used for the portfolio in Austria and Sweden use and provide valuation parameters that are only partially comparable.

Change in value as a % under varying parameters

	Market rent residential	Market rent increase residential	Stabilized vacancy rate residential	Discounting and capitalized interest rates total
	-2%/+2%	-0.2%/+0.2% points	-1%/+1% points	-0.25%/+0.25% points
	-2.4/2.4	-8.0/9.4	0.7/-1.8	9.4/-7.9
	-2.4/2.3	-6.8/7.8	1.0/-1.6	8.1/-7.0
	-2.6/2.5	-7.5/8.7	2.0/-2.0	8.2/-7.0
	-2.4/2.4	-7.1/8.2	1.6/-1.7	8.4/-7.2
	-2.5/2.4	-7.3/8.4	1.9/-1.9	8.3/-7.1
	-2.4/2.4	-7.5/8.7	1.2/-1.8	8.8/-7.5
	-2.5/2.5	-7.1/8.1	1.9/-1.9	7.9/-6.8
	-2.1/2.1	-7.0/8.1	0.7/-1.5	8.9/-7.6
	-2.6/2.6	-6.6/7.5	1.9/-1.9	7.2/-6.3
	-2.3/2.4	-6.7/7.7	1.3/-1.6	7.9/-6.8
	-2.5/2.5	-7.6/8.8	1.9/-2.0	8.6/-7.3
	-2.8/2.8	-6.8/7.8	2.3/-2.3	6.8/-6.0
	-2.5/2.5	-7.6/8.9	2.0/-2.0	8.3/-7.1
	-2.5/2.4	-6.8/7.7	1.8/-1.9	7.4/-6.5
	-2.4/2.6	-7.6/9.0	0.9/-1.7	8.9/-7.5
	-2.6/2.5	-6.8/7.7	1.8/-1.9	7.4/-6.5
	-2.5/2.4	-7.4/8.6	1.3/-1.8	8.5/-7.3
	-2.2/2.4	-6.1/7.2	1.8/-1.7	7.1/-6.2
	-2.5/2.4	-7.4/8.6	1.3/-1.8	8.5/-7.3
	-3.1/3.0	-7.2/8.1	0.6/-1.1	6.8/-6.0
	-0.2/0.2	-0.5/0.5	0.8/-0.8	3.5/-3.2

	Change in value as a % under varying parameters		
	Management costs residential	Maintenance costs residential	Cost increase/inflation
Regional market	-10%/10%	-10%/10%	-0.5%/+0.5% points
Dec. 31, 2024			
Berlin	0.6/-0.6	1.9/-1.9	4.7/-4.8
Rhine Main Area	0.5/-0.5	1.5/-1.5	3.4/-3.5
Southern Ruhr Area	0.9/-0.9	2.4/-2.4	5.4/-5.4
Rhineland	0.6/-0.6	1.9/-1.9	4.1/-4.2
Dresden	0.8/-0.8	2.5/-2.5	5.5/-5.5
Hamburg	0.6/-0.6	1.8/-1.8	4.1/-4.3
Hanover	0.8/-0.8	2.2/-2.2	4.6/-4.7
Munich	0.4/-0.4	1.2/-1.2	3.1/-3.2
Kiel	0.8/-0.8	2.2/-2.2	4.2/-4.4
Stuttgart	0.6/-0.6	1.7/-1.7	3.6/-3.7
Leipzig	0.8/-0.8	2.6/-2.6	5.8/-5.9
Northern Ruhr Area	1.1/-1.1	3.0/-3.0	5.6/-5.6
Bremen	0.9/-0.9	2.4/-2.3	5.5/-5.4
Westphalia	0.8/-0.7	2.2/-2.2	4.5/-4.6
Freiburg	0.6/-0.6	1.9/-1.9	4.2/-4.3
Other strategic locations	0.8/-0.8	2.3/-2.3	4.5/-4.6
Total strategic locations	0.7/-0.7	2.0/-2.0	4.6/-4.7
Non-strategic locations	0.6/-0.7	2.1/-2.1	3.8/-3.9
Vonovia Germany	0.7/-0.7	2.0/-2.0	4.6/-4.7
Vonovia Sweden*	0.6/-0.6	1.5/-1.5	4.2/-4.4
Vonovia Austria*	n.a./n.a.	0.4/-0.4	0.3/-0.4

* The valuation methods used for the portfolio in Austria and Sweden use and provide valuation parameters that are only partially comparable.

21 Financial Assets

Due to the subsequent measurement of the call options that Vonovia received as part of the sale of two minority stakes in the Südwego portfolio in Baden-Württemberg and in the northern Germany portfolio, the balance sheet value fell by € 88.0 million to € 643.0 million (December 31, 2024: € 731.0 million) as of June 30, 2025. The higher WACC is the main factor responsible for the drop. In a sensitivity analysis, the WACC was changed by +0.5%/-0.5% for the call options, which would result in a change in equity affecting net income of € -77.0 million/€ +90.0 million (December 31, 2024: € -89.0 million/€ +108.0 million).

Financial assets include current loan receivables, taking into account the expected credit loss of € 119.4 million (December 31, 2024: € 476.8 million) from the QUARTERBACK Immobilien Group, granted in line with standard market conditions. The drop in the first half of 2025 is due to the offsetting of loan receivables as part of the acquisition of land to build on and property management units from the QUARTERBACK Immobilien Group.

Other investments include, among others, € 197.2 million (December 31, 2024: € 190.2 million) in shares in the Vesteda Residential Fund FGR, Amsterdam.

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22 Financial Assets Accounted for Using the Equity Method

As of the reporting date, Vonovia held interests in 17 joint ventures and 14 associates (December 31, 2024: 17 joint ventures and 14 associates).

Gropyus AG

The at-equity adjustment of the investment in Gropyus AG results in a negative result of € -2.1 million in the first half of 2025 (H1 2024: € - million). Due to the conversion of the subscribed convertible bond into shares, Vonovia's shareholding had risen to 26.8% as of June 30, 2025.

The table below shows financial information for Gropyus AG as of June 30, 2025.

in € million	Dec. 31, 2024 Gropyus AG	Jun. 30, 2025 Gropyus AG
Non-current assets	77.7	70.4
Current assets		
Cash and cash equivalents	14.4	13.3
Other current assets	38.8	50.7
Total current assets	53.2	64.0
Non-current liabilities	7.9	7.8
Current liabilities	56.2	68.5
Equity (100%)	66.8	58.1
Group share in %	23.9%	26.8%
Group share of net assets	16.0	15.5
Group adjustments	94.8	109.7
Carrying amount of share in joint venture	110.8	125.2
Revenues	22.8	0.2
Interest income	0.6	0.1
Depreciation and amortization	-2.5	-0.3
Other operating expenses	-37.3	-2.1
Interest expenses	-2.2	-
Total results and comprehensive income for the fiscal year (100%)	-49.8	-8.2

As data was not available as of June 30, 2025, the carrying amount adjustment was based on the data available as of March 31, 2025.

Mosaik fund

In August 2024, Vonovia had sold eleven development projects for € 489.0 million to a fund launched by HHH Invest, Projekt Mosaik GmbH & Co. KG. A transfer of six properties with a purchase price of € 302.2 million had been made by December 31, 2024. Another property with a purchase price of € 55.1 million had been transferred by June 30, 2025.

In October 2024, Vonovia had sold a further ten additional development projects for around € 515.9 million to another fund launched by HHH Invest, Projekt Mosaik II GmbH & Co. KG. Properties worth € 69.6 million had been transferred by December 31, 2024, within this context.

Vonovia has a 49.2% stake in both funds. Interim losses from the disposal of real estate inventories in the amount of € 0.4 million (H1 2024: € - million) were eliminated within the consolidated results as part of the sale.

In the first half of 2025, the funds contributed € -14.0 million (H1 2024: € - million) to Vonovia's consolidated results. In addition to pro rata result of € 5.5 million, this figure includes adjustments associated with finalizing the figures reported by the Mosaik companies in their financial statements after the preparation date.

The table below provides financial information for Projekt Mosaik GmbH & Co. KG and Projekt Mosaik II GmbH & Co. KG as of June 30, 2025:

in € million	Dec. 31, 2024 * Projekt Mosaik GmbH & Co. KG	Dec. 31, 2024 * Projekt Mosaik II GmbH & Co. KG	Jun. 30, 2025 Projekt Mosaik GmbH & Co. KG	Jun. 30, 2025 Projekt Mosaik II GmbH & Co. KG
Non-current assets	341.3	68.7	386.5	68.5
Total current assets	239.4	30.1	229.0	100.9
Non-current liabilities	174.9	30.6	198.2	120.5
Current liabilities	194.7	25.1	189.8	6.6
Equity (100%)	211.1	43.1	227.5	42.3
Group share in %	49.2%	49.2%	49.2%	49.2%
Group share of net assets	103.8	21.2	111.9	20.8
Group adjustments	-4.5	0.4	-4.1	0.3
Carrying amount of share in joint venture	99.3	21.6	107.8	21.1
Interest income	0.4	0.1	1.6	0.5
Other operating expenses	-0.1	-0.1	-0.6	-0.1
Interest expenses	0.0	0.0	-3.0	-1.0
Total results and comprehensive income for the fiscal year (100%)	-8.5	-4.3	-11.0	0.1

* Previous year's presentation was adjusted

QUARTERBACK Immobilien Group and QUARTERBACK New Energy Holding GmbH

The 40% stake in the non-listed QUARTERBACK Immobilien AG (QBI), QBI's eleven non-listed financial investments, in which Vonovia holds stakes ranging between 44% and 50% and the 40% stake in the non-listed QUARTERBACK New Energy Holding GmbH were adjusted based on the financial information as of March 31, 2025 that was available on the preparation cut-off date.

in € million	Dec. 31, 2024 QUARTER- BACK Immobilien AG	Jun. 30, 2025 QUARTER- BACK Immobilien AG	Dec. 31, 2024 QUARTER- BACK New Energy Holding GmbH	Jun. 30, 2025 QUARTERBACK New Energy Holding GmbH	Dec. 31, 2024 QUARTER- BACK- Objektge- sellschaften	Jun. 30, 2025 QUARTERBACK- Objektge- sellschaften
Non-current assets	235.1	211.5	70.0	84.4	20.8	21.2
Current assets						
Cash and cash equivalents	86.2	61.3	7.3	8.8	9.4	4.8
Other current assets	1,855.3	1,123.6	139.0	143.4	660.9	668.2
Total current assets	1,941.5	1,184.9	146.3	152.2	670.3	673.0
Non-current liabilities	371.1	178.1	69.7	79.3	102.5	102.1
Current liabilities	1,746.6	1,213.7	146.5	164.0	462.8	471.4
Non-controlling interests	36.0	27.9	-	-1.7	9.8	9.9
Equity	22.9	-23.3	0.1	-5.0	116.0	110.8
Group share in %	40%	40%	40%	40%	44% to 50%	44% to 50%
Group share of net assets	9.2	-9.3	-	-2.0	52.8	50.2
Group adjustments	-9.2	9.3	-	2.0	4.1	3.4
Carrying amount of share in joint venture	0.0	0.0	-	0.0	56.9	53.6
Revenues	493.2	426.8	2.3	1.9	76.2	16.9
Change in inventories	-56.1	-609.1	70.0	3.8	-9.2	-6.4
Interest income	5.7	2.3	0.1	-	5.7	1.6
Depreciation and amortization	-5.6	-1.3	-0.5	0.3	-0.1	0.0
Interest expenses	-121.1	-21.5	-8.2	-5.3	-32.5	-7.0
Income taxes	4.5	-26.1	-1.1	-0.6	5.1	0.3
Total results and comprehensive income for the fiscal year (100%)	-154.6	-47.9	-10.6	-5.2	-56.3	-5.2

The at-equity adjustment of the investments in the QUARTERBACK Group results in a negative result of € -1.6 million as of June 30, 2025 (H1 2024: € -18.4 million).

As part of the planned further acquisitions of land to build on from the QUARTERBACK Immobilien Group, further purchase contracts with a volume of around € 165 million were concluded on April 14, 2025. The conclusion of these purchase contracts covered the planned total volume of the transaction.

Other Investments Accounted for Using the Equity Method

In addition to these investments, Vonovia also holds interests in 15 (December 31, 2024: 15) other entities that are accounted for using the equity method and are currently of minor importance; quoted market prices are not available.

The interests were adjusted for these entities provided that corresponding financial information was available.

The following table shows, in aggregated form, the carrying amount and the share of profit and other comprehensive income of these companies:

in € million	Dec. 31, 2024	Jun. 30, 2025
Carrying amount of shares in companies accounted for using the equity method	49.3	59.9
Group share of net income from companies not accounted for using the equity method	10% to 50%	10% to 50%
Pro rata total comprehensive income	-5.6	9.8

The figures include a currency effect for the Swedish investments of € 0.7 million in the first half of 2025.

With regard to the other 15 entities, Vonovia has no significant financial obligations or guarantees with respect to joint ventures and associates.

23 Assets and Liabilities Held for Sale and Assets and Liabilities of Discontinued Operations

Assets and Liabilities Held for Sale

The portfolio in Berlin comprising around 4,500 residential units, which was sold in the previous year, was transferred, in economic terms, effective January 1, 2025. This reduced assets held for sale by around € 700 million and also reduced debt (largely deferred tax liabilities) by € 203.1 million. Within the assets sold, cash and cash equivalents of € 8.2 million were sold as part of the disposal group. The transaction includes both existing buildings and land for development, reported under real estate inventories in the balance sheet. As the sale of the existing buildings and the land for development were agreed as a single transaction, they are treated as a linked transaction. The fair value measurement of the corresponding portfolio therefore means that the sale in the first half of 2025 does not result in any proceeds overall. As the purchase price was split between the two affected property-holding companies, however, a positive effect is generated by the sale of real estate inventories in the amount of around € 53.3 million (see → [B8] Profit on Disposal of Real Estate Inventories) and, with the opposite effect, the effect from the disposal of properties (€ -53.3 million) (see → [B7] Profit on the Disposal of Properties).

The further drop in assets held for sale in the first half of 2025 resulted, in particular, from disposals of real estate portfolios in the Rental segment. The purchase price estimates/offers for the properties that were reclassified as of June 30, 2025, are slightly higher than the carrying amounts recognized.

Impairment Losses on the Disposal Group

The management currently expects the purchase price to match the balance of IFRS 5 assets and liabilities less costs to sell.

Assets and Liabilities Held for Sale of the Discontinued Operation

As part of the strategic review, the management decided to sell the Care segment. In the course of 2024 and at the beginning of 2025, the properties and nursing care businesses were successfully sold as planned. Ownership of 19 nursing care properties and the “Katharinenhof” nursing care businesses was transferred in the first quarter of 2025. Ownership of a further two nursing care properties was transferred in the second quarter of 2025. The remaining portion of the properties and businesses sold in the former Care segment will be presented as discontinued operations until the transfer of title. The related assets and liabilities of the discontinued Care operation are shown accordingly in the balance sheet as a separate disposal group of a discontinued operation.

As of June 30, 2025, the assets and liabilities of the discontinued Care segment were as follows:

in € million	Dec. 31, 2024	Jun. 30, 2025
Intangible assets	9.3	8.6
Property, plant and equipment	34.3	22.7
Investment properties	606.0	346.8
Trade receivables	-	84.4
Other assets	4.0	6.2
Total non-current assets of discontinued operations	653.6	468.7
Inventories	0.5	0.1
Trade receivables	25.9	22.7
Other assets	5.9	1.4
Income tax receivables	0.5	0.1
Cash and cash equivalents	43.5	29.6
Total current assets of discontinued operations	76.3	53.9
Total assets of discontinued operations	729.9	522.6

On October 2, 2024, the sale of 27 nursing care properties and the nursing care businesses was concluded by way of a purchase agreement. Ownership of 19 nursing care properties and the "Katharinenhof" nursing care businesses was transferred in the first quarter of 2025. Ownership of a further two nursing care properties was transferred in the second quarter of 2025. The drop in non-current assets and

liabilities of the discontinued operation is due to the sale of Care properties generating proceeds on disposal of € 264.7 million (H1 2024: € - million) with a carrying amount of € 264.9 million (H1 2024: € - million). This was offset primarily by capitalizable maintenance and modernization expenses within investment properties.

in € million	Dec. 31, 2024	Jun. 30, 2025
Provisions	32.4	30.5
Lease liabilities	1.7	1.2
Deferred tax liabilities	5.0	1.5
Total non-current liabilities of discontinued operations	39.1	33.2
Provisions	13.3	16.9
Trade payables	6.4	1.9
Lease liabilities	1.8	0.3
Current income taxes	0.3	0.0
Other liabilities	16.5	10.1
Total current liabilities of discontinued operations	38.3	29.2
Total liabilities of discontinued operations	77.4	62.4

The earnings contribution from discontinued operations is comprised as follows.

in € million	Jan. 1–Jun. 30, 2024	Jan. 1–Jun. 30, 2025	Apr. 1– Jun. 30, 2024	Apr. 1– Jun. 30, 2025
Revenue from property letting	–	–	–	–
Other revenue from property management	145.6	106.5	73.8	40.7
Revenue from property management	145.6	106.5	73.8	40.7
Income from disposal of properties	87.7	264.7	87.7	19.0
Carrying amount of properties sold	-90.8	-264.9	-90.8	-19.2
Profit from the disposal of properties	-3.1	-0.2	-3.1	-0.2
Net income from fair value adjustments of investment properties	-22.2	–	-22.2	–
Cost of materials	-26.4	-21.4	-11.9	-9.6
Personnel expenses	-90.5	-67.2	-47.0	-25.2
Depreciation and amortization	-9.6	–	-9.6	–
Other operating income	8.9	6.0	3.7	2.8
Net income from the derecognition of financial assets measured at amortized cost	0.1	0.1	–	0.0
Other operating expenses	-9.4	-10.3	-4.9	-2.2
Interest income	–	1.1	–	0.1
Interest expenses	-0.7	-0.5	0.1	-0.3
Earnings before tax	-7.3	14.1	-21.1	6.2
Income taxes	-0.4	-2.6	1.3	-1.2
Profit for the period from discontinued operations (before valuation of discontinued operations)	-7.7	11.4	-19.8	5.0
Gain or loss recognized on the measurement and on the disposal of the discontinued operations	-13.4	4.6	-13.4	–
Profit for the period from discontinued operations	-21.1	16.0	-33.2	5.0

Net Income from the Measurement of the Discontinued Operations

The valuation of the disposal group at the lower of carrying amount and fair value less costs to sell has not produced any impairment losses (H1 2024: € 13.4 million).

Net Income from the Disposal of the Discontinued Operations

The disposal of the “Katharinenhof” nursing care businesses in the first quarter of 2025 resulted in a profit of € 4.6 million (H1 2024: € - million). The profit from the disposal of the discontinued operations includes a gain from the derecognition of deferred taxes in the amount of € 1.3 million (H1 2024: € - million).

Cumulative Income or Expenses Included in Other Comprehensive Income

A cumulative result from the measurement of actuarial gains and losses in connection with the discontinued operations in the amount of € -11.3 million taking into account deferred tax effects (December 31, 2024: € -10.0 million), and € -13.6 million excluding tax effects (December 31, 2024: € -11.9 million), is included in other comprehensive income.

€ -1.1 million (H1 2024: € 2.4 million) of the gains and losses recognized in other comprehensive income during the period, or € -1.5 million (H1 2024: € 2.7 million) excluding tax effects, are attributable to Vonovia’s shareholders and € -0.2 million (H1 2024: € 0.3 million), or € -0.2 million (H1 2024: € 0.4 million) excluding tax effects, is attributable to non-controlling shareholders.

Earnings per Share

Earnings per share attributable to the profit for the period for the discontinued operations amount to € 0.01 as of June 30, 2025 (H1 2024: € -0.02).

Cash Flows from the Discontinued Operation

Key Data from the Statement of Cash Flows

in € million	Jan. 1–Jun. 30, 2024	Jan. 1–Jun. 30, 2025
Cash flow from operating activities	27.5	21.7
Cash flow from investing activities	48.2	-16.0
Cash flow from financing activities	-70.6	-19.6
Net changes in cash and cash equivalents of discontinued operations	5.1	-13.9
Cash and cash equivalents at the beginning of the period	44.4	43.5
Cash and cash equivalents at the end of the period of discontinued operations	49.5	29.6

Section (E): Capital Structure

24 Total Equity

Development of the Subscribed Capital

in €

As of Dec. 31, 2024	822,852,925.00
Capital increase against non-cash contributions on Jun. 24, 2025 (scrip dividend)	12,768,562.00
As of Jun. 30, 2025	835,621,487.00

Development of the Capital Reserves

in €

As of Dec. 31, 2024	2,451,083,465.14
Premium from capital increase for scrip dividend on Jun. 24, 2025	343,959,523.14
Other changes not affecting net income	-2,406,545.82
As of Jun. 30, 2025	2,792,636,442.46

Dividend

The Annual General Meeting held on May 28, 2025, resolved to pay a dividend for the 2024 fiscal year of € 1.22 per share, amounting to € 1,003,880,568.50 in total.

As in previous years, shareholders were offered the option of choosing between being paid the dividend in cash or being granted new shares. During the subscription period, shareholders holding a total of 35.53% of the shares carrying dividend rights opted for the scrip dividend instead of the cash dividend. As a result, 12,768,562 new shares were issued using the company's authorized capital pursuant to Section 5b of the Articles of Association ("2022 authorized capital") at a subscription price of € 27.938, i.e., a total amount of € 356,728,085.14. The total amount of the dividend distributed in cash therefore came to € 647,152,483.36.

Authorized Capital

After being used in connection with the capital increase in the amount of € 12,768,562.00, the 2022 authorized capital fell from € 205,997,072.00 to € 193,228,510.00 as of June 30, 2025. Shareholder subscription rights for the 2022 authorized capital can be excluded.

Retained Earnings and Non-controlling Interests

The neutral effects in retained earnings and non-controlling interests are due largely to transactions with the co-investor Apollo Capital Management L.P. An amount of € 165.2 million was distributed to the non-controlling interests in the first six months of the year. As a result, the ratio of equity to retained earnings and non-controlling interests was adjusted by € 98.7 million.

25 Non-derivative Financial Liabilities

in € million	Dec. 31, 2024		Jun. 30, 2025	
	non-current	current	non-current	current
Non-derivative financial liabilities				
Liabilities to banks	13,189.2	1,725.2	12,737.0	1,893.3
Liabilities to other creditors	24,259.1	3,205.5	23,634.6	3,574.0
Deferred interest from non-derivative financial liabilities	-	272.0	-	164.1
	37,448.3	5,202.7	36,371.6	5,631.4

The NOK and SEK bonds issued in the first half of 2025 and the existing CHF and GBP bonds were translated at the exchange rate at the end of the reporting period in line with applicable IFRS provisions. Allowing for the hedging rate prescribed through the interest hedging transaction entered into, these financial liabilities would be € 2.7 million (December 31, 2024: € 19.8 million) lower overall than the recognized value.

The nominal obligations of the liabilities to banks and the liabilities to other creditors developed as follows:

in € million	Dec. 31, 2024	Jun. 30, 2025
Bond (CHF)*	407.1	407.1
Bond (GBP)*	465.1	465.1
Bond (NOK)*	-	88.3
Bond (SEK)*	184.0	275.2
Bond (EMTN)*	16,650.0	15,735.4
Bond (EMTN Green Bond)*	2,136.9	1,772.6
Bond (EMTN Social Bond)*	2,925.7	3,240.0
Bond (Deutsche Wohnen)*	1,760.7	1,171.0
Registered bonds*	600.0	600.0
Bearer bonds*	1,260.2	1,260.2
Convertible Bonds	-	1,300.0
Promissory note loan*	1,045.0	1,045.0
Mortgages**	15,005.6	14,717.1
	42,440.3	42,077.0

* Under the conditions of existing loan agreements, Vonovia is obliged to fulfill certain financial covenants, which it fulfilled.

** For a portion of the mortgages, Vonovia is obliged to fulfill certain financial covenants, which it fulfilled.

Of the nominal obligations to creditors, € 12,738.7 million (December 31, 2024: € 12,963.4 million) is secured by land charges and other collateral (account pledge agreements, assignments, pledges of company shares and guarantees of Vonovia SE or other Group companies). In the event that payment obligations are not fulfilled, the securities provided are used to satisfy the claims of the banks.

Repayment of Bonds Under the European Medium-Term Notes Program (EMTN)

A bond in the amount of € 485.4 million was repaid as scheduled on March 31, 2025.

Another bond with an outstanding nominal volume of € 429.2 million was also repaid as scheduled on June 29, 2025.

The partial buyback of bonds with a total volume of € 800 million was completed on June 6, 2025. This involved buying back a social bond with an issue volume of € 750.0 million and a term expiring in 2027 in the amount of € 435.7 million (selling price € 454.3 million). This bond has a 4.75% coupon rate. A further bond, a green bond, with an issue volume of € 750.0 million and a term expiring in 2030 was bought back in the amount of € 364.3 million (selling price € 399.5 million). This bond has a 5.00% coupon rate.

Repayment of Deutsche Wohnen Bonds

Deutsche Wohnen repaid a bond in the amount of € 589.7 million as planned on April 30, 2025.

Bonds Under the European Medium Term Notes Program (EMTN)

Vonovia issued a floating-rate 2NC1 bond in the amount of € 750.0 million on April 14, 2025. After interest rate hedging, the coupon for one year is 2.89%.

Foreign Currency Bonds

On April 1, 2025, Vonovia issued an NOK 1.0 billion (approx. € 88.3 million) bond with an eight-year term and a coupon of 5.51% p.a. (4.12% p.a. after currency hedging).

On June 13, 2025, Vonovia issued two green bonds in Swedish krona, each with a volume of SEK 500.0 million (around € 45.6 million). Both bonds will run until June 2028. The first bond is a floating-rate bond, with Vonovia paying a fixed coupon of 3.0885% after currency hedging. The second bond has an original fixed coupon of 3.308%. SEK 200.0 million of the nominal volume was hedged using a foreign currency derivative (3.1455 % p.a. after currency hedging).

Convertible Bonds

On May 13, 2025, Vonovia placed two new convertible bonds with a total volume of € 1.3 billion. The first bond in the amount of € 650.0 million will mature in May 2030 and does not bear any periodic interest. The second bond – also with a volume of € 650.0 million – will fall due in May 2032 and has a coupon rate of 0.875% p.a. The bonds can either be converted into shares in Vonovia or settled in cash. The bond terms and conditions are such that the convertible bonds are treated as borrowed capital in full. For accounting purposes, the conversion rights are separated, as a derivative component, from the debt transaction and are measured and reported separately as a derivative within financial liabilities. Upon initial recognition not affecting net income, the value of the derivative came to € 143.7 million. The value came to € 165.3 million as of June 30, 2025. The change in value in the period since initial recognition was recognized affecting net income in the amount of € 21.6 million in other interest result from derivatives.

Secured Deutsche Wohnen Financing

Secured financing of around € 582 million fell due for repayment in the Deutsche Wohnen subgroup as of June 30, 2025. Of that amount, € 338.0 million was refinanced with the same lenders, with the remaining € 244.0 million being repaid.

26 Leases

The following table shows the development of right-of-use assets arising from leases within the meaning of IFRS 16 as of June 30, 2025, compared with December 31, 2024.

Development of Right-of-use Assets

in € million	Dec. 31, 2024	Jun. 30, 2025
Right-of-use assets		
Leasehold contracts	1,600.0	1,587.6
Interim rental agreements	0.5	0.4
Right-of-use assets within investment properties	1,600.5	1,588.0
Leasing of land for the construction of owner-occupied commercial properties	32.3	32.1
Lease agreements for commercial premises	57.4	54.0
Contracting	66.9	60.6
Vehicle leases	6.0	6.7
Leases for IT equipment	0.9	1.0
Metering technology	17.3	15.2
Right-of-use assets within property, plant and equipment	180.8	169.6
	1,781.3	1,757.6

The following table shows the development of current and non-current lease liabilities within the meaning of IFRS 16 as of June 30, 2025, compared with December 31, 2024.

Development of Lease Liabilities

in € million	Dec. 31, 2024		Jun. 30, 2025	
	Non-current	Current	Non-current	Current
Lease liabilities				
Leasehold contracts (IAS 40)	475.7	12.8	487.1	12.5
Interim rental agreements	-	0.4	0.0	0.3
Leasing of land for the construction of owner-occupied commercial properties	33.8	0.2	33.2	0.2
Lease agreements for commercial premises	45.8	14.0	42.3	14.2
Contracting	57.8	10.3	53.7	8.3
Vehicle leases	3.2	2.9	3.5	3.3
Leases for IT equipment	0.6	0.4	0.6	0.4
Metering technology	13.7	4.1	12.1	3.9
	630.6	45.1	632.5	43.1

Section (F): Corporate Governance Disclosures

27 Related Party Transactions

Vonovia had business relationships with unconsolidated investees and subsidiaries as of June 30, 2025. These transactions are shown in the table below:

in € million	Provided services		Purchased services		Receivables		Liabilities		Advance payments	
	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025	Jan. 1 - Jun. 30, 2024	Jan. 1 - Jun. 30, 2025	Dec. 31, 2024	Jun. 30, 2025	Dec. 31, 2024	Jun. 30, 2025	Dec. 31, 2024	Jun. 30, 2025
Subsidiaries (not consolidated)	0.0	0.0	0.1	0.0	-	0.0	0.0	0.0	-	-
Associates	26.3	56.5	1.1	17.0	403.1	150.7	3.1	151.6	217.1	589.0
Joint ventures	7.6	5.2	44.6	48.5	140.5	70.4	0.3	0.4	33.3	35.9
Other non-consolidated subsidiaries	-	-	-	-	-	-	-	0.0	-	-
	33.9	61.7	45.8	65.5	543.6	221.1	3.4	152.0	250.4	624.9

Further explanatory information on the QUARTERBACK Group can be found in chapters → [\[D20\] Investment Properties](#) and → [\[D21\] Financial Assets](#).

With regard to the Management Board contracts of employment and the IFRS 2 program that they include, please refer to the IFRS consolidated financial statements as of December 31, 2024, as well as the information in chapter → [\[D11\] Personnel Expenses](#).

Section (G): Additional Financial Management Disclosures

28 Additional Financial Instrument Disclosures

Measurement categories and classes:

in € million

Carrying amounts
Jun. 30, 2025

Assets

Cash and cash equivalents

Cash on hand and deposits at banking institutions

1,655.7

Trade receivables

280.0

Financial assets

Finance lease receivables

83.7

Loans to other investments

73.7

Other non-current loans

5.3

Other non-current loans to associates and joint ventures

171.2

Securities

339.9

Other investments

269.6

Derivative financial assets

Cash flow hedges – no classification in accordance with IFRS 9

25.1

Call option on equity instruments

643.0

Stand-alone interest rate swaps and interest rate caps

34.3

Liabilities

Trade payables

541.7

Bonds

24,181.6

Other non-derivative financial liabilities

17,821.4

Derivatives and put options

Purchase price liabilities from put options/rights to reimbursement

279.8

Option component of the convertible bonds

165.3

Stand-alone interest rate swaps and interest rate caps

29.0

Cash flow hedges – no classification in accordance with IFRS 9

51.6

Lease liabilities

675.6

Liabilities from tenant financing

150.6

Liabilities to non-controlling interests

207.1

Amounts recognized in balance sheet in accordance with IFRS 9				Hedge accounting – no classification in accordance with IFRS 9	Amounts recognized in balance sheet in acc. with IFRS 16	Fair value Jun. 30, 2025	Fair value hierarchy level
Amortized cost	Fair value affecting net income	Fair value recognized in equity without reclassification					
1,655.7						1,655.7	n.a.
280.0						280.0	n.a.
					83.7		n.a.
73.7						78.1	2
5.3						5.3	2
171.2						171.2	2
332.3		7.6				339.9	1
		269.6				269.6	3
	-1.6			26.7		25.1	2
	643.0					643.0	3
	34.3					34.3	2
541.7						541.7	n.a.
24,181.6						22,461.8	1
17,821.4						17,023.8	2
279.8						214.4	3
	165.3					165.3	2
	29.0					29.0	2
	11.6			40.0		51.6	2
					675.6		n.a.
150.6						150.6	n.a.
207.1						207.1	n.a.

Measurement categories and classes:

in € million

Carrying amounts
Dec. 31, 2024**Assets**

Cash and cash equivalents	
Cash on hand and deposits at banking institutions	1,756.7
Trade receivables	584.6
Financial assets	
Finance lease receivables	77.1
Loans to other investments	49.7
Other non-current loans	5.8
Other non-current loans to associates and joint ventures	522.0
Securities	333.6
Other investments	271.6
Derivative financial assets	
Cash flow hedges – no classification in accordance with IFRS 9	20.7
Call option on equity instruments	731.0
Stand-alone interest rate swaps and interest rate caps	36.4

Liabilities

Trade payables	530.2
Bonds	24,410.7
Other non-derivative financial liabilities	18,240.3
Derivatives and put options	
Purchase price liabilities from put options/rights to reimbursement	311.2
Stand-alone interest rate swaps and interest rate caps	19.8
Cash flow hedges – no classification in accordance with IFRS 9	40.9
Lease liabilities	675.7
Liabilities from tenant financing	150.6
Liabilities to non-controlling interests	208.8

The section below provides information on the financial assets and financial liabilities not covered by IFRS 9:

- > Employee benefits in accordance with IAS 19: gross presentation of right to reimbursement arising from transferred pension obligations in the amount of € 1.9 million (December 31, 2024: € 2.0 million).
- > Amount by which the fair value of plan assets exceeds the corresponding obligation of € 1.3 million (December 31, 2024: € 1.7 million).
- > Provisions for pensions and similar obligations: € 479.4 million (December 31, 2024: € 499.8 million).

Amounts recognized in balance sheet in accordance with IFRS 9							
	Amortized cost	Fair value affecting net income	Fair value recognized in equity without reclassification	Hedge accounting – no classification in accordance with IFRS 9	Amounts recognized in balance sheet in acc. with IFRS 16	Fair value Dec. 31, 2024	Fair value hierarchy level
	1,756.7					1,756.7	n.a.
	584.6					584.6	n.a.
					77.1		n.a.
	49.7					55.0	2
	5.8					5.8	2
	522.0					522.0	2
	327.2		6.4			333.6	1
			271.6			271.6	3
		-0.8		21.5		20.7	2
		731.0				731.0	3
		36.4				36.4	2
	530.2					530.2	n.a.
	24,410.7					22,317.8	1
	18,240.3					17,417.4	2
	311.2					232.2	3
		19.8				19.8	2
		9.9		31.0		40.9	2
					675.7		n.a.
	150.6					150.6	n.a.
	208.8					208.8	n.a.

The following table shows the assets and liabilities that are recognized in the balance sheet at fair value and their classification according to the fair value hierarchy:

in € million	Jun. 30, 2025	Level 1	Level 2	Level 3
Assets				
Investment properties	80,529.0			80,529.0
Financial assets				
Non-current securities	7.6	7.6		
Other investments	269.6			269.6
Assets held for sale				
Investment properties	474.6		474.6	
Derivative financial assets				
Cash flow hedges	25.1		25.1	
Call option on equity instruments	643.0			643.0
Stand-alone interest rate swaps and caps	34.3		34.3	
Liabilities				
Derivative financial liabilities				
Cash flow hedges	51.6		51.6	
Option component of the convertible bonds	165.3		165.3	
Stand-alone interest rate swaps and caps	29.0		29.0	

in € million	Dec. 31, 2024	Level 1	Level 2	Level 3
Assets				
Investment properties	78,343.1			78,343.1
Financial assets				
Non-current securities	6.4	6.4		
Other investments	271.6			271.6
Assets held for sale				
Investment properties	1,498.7		1,498.7	
Derivative financial assets				
Cash flow hedges	20.7		20.7	
Call option on equity instruments	731.0			731.0
Stand-alone interest rate swaps and caps	36.4		36.4	
Liabilities				
Derivative financial liabilities				
Cash flow hedges	40.8		40.8	
Stand-alone interest rate swaps and caps	19.8		19.8	

In general, Vonovia measures its investment properties on the basis of the discounted cash flow (DCF) methodology (Level 3). The material valuation parameters and valuation results can be found in chapter → **[D27] Investment Properties** of the consolidated financial statements as of December 31, 2024.

The investment properties classified as assets held for sale are recognized at the time of their transfer to assets held for sale at their new fair value, the agreed purchase price (Level 2).

No financial instruments were reclassified to different hierarchy levels vis-à-vis the comparative period.

Securities are generally measured using the quoted prices in active markets (Level 1).

For the measurement of derivative financial instruments, cash flows are first calculated and then discounted. In addition to the tenor-specific EURIBOR/STIBOR rates (3M; 6M), the respective credit risk is taken as a basis for discounting. Depending on the expected cash flows, either Vonovia's own credit risk or the counterparty risk is taken into account in the calculation.

Due to the interest rate environment, counterparty risk premiums were relevant for the interest rate swaps in the consolidated financial statements alongside Vonovia's own credit risk. As with Vonovia's own risk, they are derived from rates observable on the capital markets and ranged from 10 to 190 basis points, depending on the residual maturities. Vonovia's own risk premiums were trading at between 30 and 180 basis points on the same cut-off date, depending on the maturities. Risk premiums of 141 basis points (GBP bonds), 72 basis points (SEK bonds), 126 basis points (NOK bond) and between 60 and 85 basis points (CHF bonds) are applied to the market values of the cross currency swaps.

As part of the valuation of the current cross currency swaps, the currency cash flows are converted into EUR using the EUR/GBP, EUR/SEK, EUR/NOK or EUR/CHF FX forward curve, after which all EUR cash flows are discounted using the EUR ESTR curve (Level 2).

The fair values of the cash and cash equivalents, trade receivables and other financial receivables approximate their carrying amounts at the reporting date owing to their mainly short maturities. The amount of the estimated impairment loss on cash and cash equivalents was calculated based on the losses expected over a period of twelve months. It was determined that the cash and cash equivalents have a low risk of default due to the external ratings and short residual maturities and that there is no need for any material impairment of cash and cash equivalents.

Risk in the area of rent receivables was examined through an analysis of the reduced general creditworthiness (as a special forward-looking parameter of impairment losses for financial assets as defined by IFRS 9). As Vonovia receives rent payments mostly in advance, only deferred rents and similar receivables are affected. Since these receivables are in any case very quickly subject to a specific valuation allowance, an additional need for impairment loss is currently not foreseeable. The further development of the receivables is continuously monitored.

The maximum default risk on the receivables from the sale of properties is limited to the margin and the transaction unwinding costs as the title to the properties remains with Vonovia as security until receipt of payment.

Contingent liabilities exist at Vonovia for cases in which Vonovia SE and its subsidiaries give guarantees to various contractual counterparties. These have not changed to any significant extent since the consolidated financial statements dated December 31, 2024.

Vonovia is involved in a number of legal disputes resulting from normal business activities. In particular, these involve tenancy, construction and sales law disputes and, in individual cases, company law disputes (mainly following structuring processes). None of the legal disputes, taken in isolation, will have any material effects on the net assets, financial position or results of operations of Vonovia.

29 Information on the Consolidated Statement of Cash Flows

€ 286.5 million (H1 2024: € -31.3 million) of the change in working capital of € 417.3 million (H1 2024: € 3.8 million) is attributable to Development to sell projects. Including reclassifications between investment properties and real estate inventories of € -17.6 million (H1 2024: € -4.2 million)/ advance payments made for real estate projects (to sell) of € +76.1 million (H1 2024: € 0.0 million), the change in capital commitment Development to sell comes to € 345.0 million (H1 2024: € -35.5 million).

30 Other Financial Obligations

Other financial obligations have not changed to any significant extent since the consolidated financial statements dated December 31, 2024, with the exception of the matter outlined below.

The acquisitions made reduced the purchase obligations resulting from the transactions concluded with the QUARTERBACK Immobilien Group.

Bochum, July 30, 2025



Rolf Buch
(CEO)



Arnd Fittkau
(CRO)



Philip Grosse
(CFO)



Daniel Riedl
(CDO)



Ruth Werhahn
(CHRO)