

# Factsheet

as of November 5, 2025

## Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 533,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 75,100 apartments. Its portfolio is worth approximately € 83.2 billion. As a modern service provider, Vonovia focuses on customer orientation and tenant satisfaction. Offering tenants affordable, attractive and livable homes is a prerequisite for the company's successful development. Therefore, Vonovia makes long-term investments in the maintenance, modernization and senior-friendly conversion of its properties. The company is also creating more and more new apartments by realizing infill developments and adding to existing buildings.

The company, which is based in Bochum, has been listed on the stock exchange since 2013. Since September 2015 Vonovia has been a constituent in the DAX 30 (today DAX 40). Vonovia SE is also a constituent of additional national and international indices, including DAX 50 ESG, Dow Jones Sustainability Index Europe, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe, and GPR 250 World. Vonovia has a workforce of approximately 12,500 employees.

## Management Board

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

## Supervisory Board

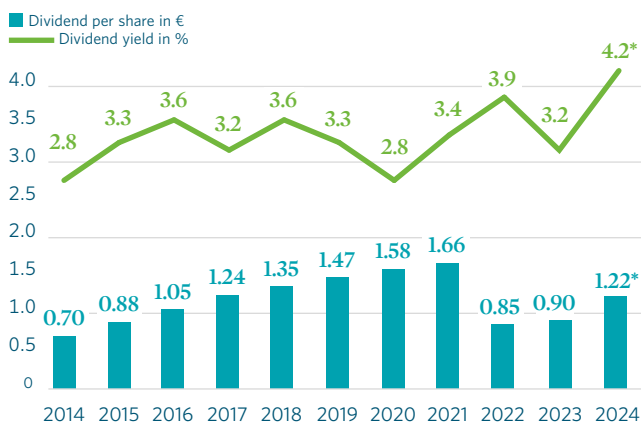
Clara-Christina Streit; Vitus Eckert; Birgit M. Bohle; Jürgen Fenk;  
Dr. Florian Funck; Dr. Daniela Gerd tom Markotten;  
Matthias Hünlein; Dr. Ariane Reinhart; Michael Rüdiger;  
Dr. Marcus Schenck

## Share Information (as of September 30, 2025)

First day of trading	July 11, 2013
Subscription price	€ 16.50   € 14.71*
Total number of shares	840,747,948
Share capital	€ 840,747,948
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 Best-in-Class Europe Index, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe and GPR 250 World

\* TERP-adjusted.

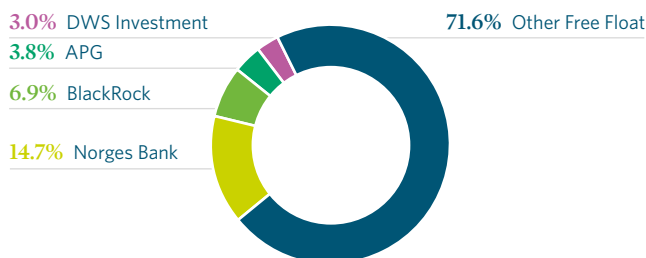
## Dividend Development\*



Source: Annual Report 2024; dividend yield is based on the closing prices as at December 31 of the respective financial year; dividends 2014 - 2023 are based on Group FFO per share (2022 and 2023 with reduced payout ratio due to adjusted capital allocation).

\* Planned dividend proposed to the 2025 Annual General Meeting.

## Major Shareholders (as of September 30, 2025)



## Key Figures

Financial Key Figures in € million	9M 2024	9M 2025	Change in %	12M 2024
Adjusted EBITDA Total (continuing operations)	1,986.7	2,114.7	6.4	2,625.1
Adjusted EBITDA Rental	1,801.9	1,847.0	2.5	2,385.7
Adjusted EBITDA Value-add	145.9	150.1	2.9	168.4
Adjusted EBITDA Recurring Sales	38.9	56.6	45.5	57.6
Adjusted EBITDA Development	0.0	61.0	-	13.4
Adjusted EBT (continuing operations)	1,363.9	1,456.2	6.8	1,799.6
Adjusted EBT (continuing operations) per share in €*	1.67	1.76	5.5	2.20
Adjusted EBT (continuing operations) after minorities	1,242.5	1,321.9	6.4	1,633.6
Adjusted EBT (continuing operations) after minorities per share in €*	1.52	1.60	5.1	1.99
Income from fair value adjustments of investment properties	-1,426.3	516.2	-	-1,559.0
Earnings before tax (EBT)*	-502.0	1,226.2	-	-603.4
Profit for the period	-592.1	3,408.6	-	-962.3
Operating Free Cash-Flow**	1,157.8	1,475.3	27.4	1,840.3
Cash flow from operating activities	1,645.5	1,948.0	18.4	2,401.6
Cash flow from investing activities	232.8	-91.0	-	-187.6
Cash flow from financing activities	-1,134.2	-660.8	-41.7	-1,821.0
Total sum of maintenance, modernization, portfolio investments and new construction (to hold)	1,051.3	1,356.5	29.0	1,601.0
thereof for maintenance measures	523.8	565.1	7.9	764.7
thereof for modernization & portfolio investments	410.2	590.5	44.0	611.8
thereof for new construction (to hold)	117.3	200.9	71.3	224.5

Key Balance Sheet Figures/Financial Covenants in € million	Dec. 31, 2024	Sep. 30, 2025	Change in %****
Fair value of the real estate portfolio	81,971.4	83,182.6	1.5
EPRA NTA	37,215.6	37,596.6	1.0
EPRA NTA per share in €***	45.23	44.72	-1.1
LTV (%)	47.7	45.9	-1.7 pp
Adjusted Net debt/Adjusted EBITDA Total	15.1x	14.0x	-1.1x
ICR	3.7x	3.8x	0.1x

Non-financial Key Figures	9M 2024	9M 2025	Change in %****	12M 2024
Number of units managed	614,977	608,250	-1.1	613,153
thereof own apartments	541,619	532,558	-1.7	539,753
thereof apartments owned by others	73,358	75,692	3.2	73,400
Number of units bought	-	1,694	-	-
Number of units sold	5,429	9,038	66.5	7,654
thereof Recurring Sales	1,516	1,553	2.4	2,470
thereof Non Core/other	3,913	7,485	91.3	5,184
Number of new units completed	2,409	1,555	-35.5	3,747
thereof own units	875	531	-39.3	1,276
thereof units for sale	1,534	1,024	-33.2	2,471
Vacancy rate (in %)	2.1	2.2	0.1 pp	2.0
Monthly in-place rent in €/m²	7.94	8.28	4.3	8.01
Organic rent increase (in %)	3.8	4.2	0.4 pp	4.1
Carbon intensity achieved in Germany (in kg CO₂e/m²)	31.1	30.7	-1.3	31.2
Number of employees (continuing operations)	12,010	12,521	4.3	12,056

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

\*\* In accordance with the current definition of key figures including intragroup profits/losses and reclassification of capital commitment.

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

\*\*\*\* Unless otherwise specified.