

Factsheet as of May 7, 2026

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 530,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 76,000 apartments. Its portfolio is worth approximately € 84.7 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 13,000 employees.

Management Board

Luka Mucic; Arnd Fittkau; Philip Grosse; Daniel Riedl; Ruth Werhahn; Katja Wünschel

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

Financial Calendar

May 21, 2026

Annual General Meeting

August 5, 2026

Publication of the interim financial report for 6M of 2026

November 4, 2026

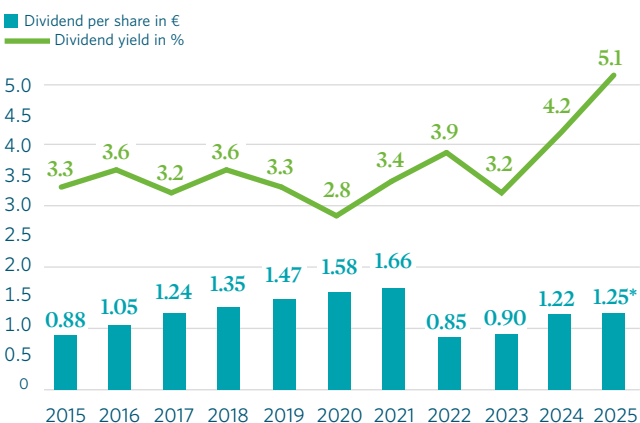
Publication of the interim statement for 9M of 2026

Share Information (as of March 31, 2026)

First day of trading	July 11, 2013
Subscription price	€ 16.50 € 14.71*
Total number of shares	848,425,239
Share capital	€ 848,425,239
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.

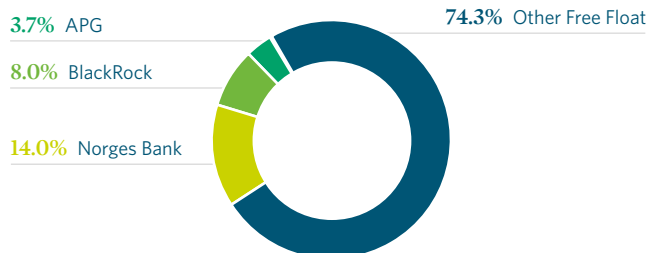
Dividend development



Source: Annual Report 2025; 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 2026 Annual General Meeting.

Major Shareholders (as of March 31, 2026)



Key Figures

Financial Key Figures in € million	3M 2025	3M 2026	Change in %	12M 2025
Adjusted EBITDA Total (continuing operations)*	701.9	711.6	1.4	2,800.8
Adjusted EBITDA Rental	592.6	629.7	6.3	2,445.0
Adjusted EBITDA Value-add	38.5	50.1	30.1	197.5
Adjusted EBITDA Recurring Sales	19.1	18.2	-4.7	83.2
Adjusted EBITDA Development*	51.7	13.6	-73.7	75.1
Adjusted EBT (continuing operations)*	482.1	462.2	-4.1	1,904.3
Adjusted EBT (continuing operations) per share in €**	0.59	0.54	-7.0	2.29
Adjusted earnings for the period attributable to minorities	33.7	50.7	50.4	165.5
Adjusted earnings for the period attributable to Vonovia's shareholders	394.0	365.6	-7.2	1,541.0
Adjusted earnings for the period attributable to Vonovia's shareholders per share in €**	0.48	0.43	-10.0	1.85
Income from fair value adjustments of investment properties	-	-	-	1,390.0
Earnings before tax (EBT)	338.8	388.0	14.5	2,527.7
Profit for the period	515.4	250.3	-51.4	4,185.5
Operating Free Cash-Flow***	633.6	363.9	-42.6	1,778.5
Cash flow from operating activities	804.3	553.1	-31.2	2,448.3
Cash flow from investing activities	353.8	-109.7	-	-127.1
Cash flow from financing activities	-764.3	-1,897.4	>100	-878.4
Total sum of maintenance, modernization, portfolio investments and new construction (to hold)	409.6	441.9	7.9	1,972.7
thereof for maintenance measures	175.1	175.6	0.3	811.2
thereof for modernization & portfolio investments	181.7	202.2	11.3	807.5
thereof for new construction (to hold)	52.8	64.1	21.4	354.0

Key Balance Sheet Figures/Financial Indicators in € million

	Dec. 31, 2025	Mar. 31, 2026	Change in %*****
Fair value of the real estate portfolio	84,448.2	84,698.1	0.3
EPRA NTA	39,253.7	39,514.2	0.7
EPRA NTA per share in €****	46.28	46.57	0.6
LTV (%)	45.4	45.1	-0.3 pp
Adjusted Net debt/Adjusted EBITDA Total	13.8x	13.7x	-0.1x
ICR (Adj. EBITDA Total/Adj. financial result)	3.8x	3.7x	-0.1x

Non-financial Key Figures	3M 2025	3M 2026	Change in %*****	12M 2025
Number of units managed	607,404	606,145	-0.2	607,234
thereof own apartments	534,566	530,506	-0.8	530,979
thereof apartments owned by others	72,838	75,639	3.8	76,255
Number of units bought	1,081	761	-29.6	2,082
Number of units sold	6,060	1,250	-79.4	11,306
thereof Recurring Sales	689	348	-49.5	2,333
thereof Non Core/Other	5,371	902	-83.2	8,973
Number of new units completed	86	303	>100	2,090
thereof own units	38	21	-44.7	800
thereof units for sale	48	282	>100	1,290
Vacancy rate (in %)	2.1	2.3	0.2 pp	2.1
Monthly in-place rent in €/m²	8.15	8.46	3.8	8.38
Organic rent increase (in %)	4.3	4.0	-0.3 pp	4.1
Carbon intensity achieved in Germany (in kg CO ₂ e/m²)	31.0	30.9	-0.3	30.7
Number of employees (continuing operations)	12,306	12,898	4.8	12,708

* In accordance with the current definition of key figures including restatements for impairment losses/reversals of impairment losses from development-to-sell projects (previous year adjustment: +€ 3.4 million).

** 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 specification of net working capital.

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

***** Unless otherwise specified.