Portfolio Information

Vonovia manages its own real estate portfolio with a fair value of € 84.7 billion as of March 31, 2026. The vast majority of our residential units are located in regions with positive economic and demographic development prospects.

Portfolio Structure

	Fair value*				
Mar. 31, 2026	(in € million)	(in €/m²)	Residential units	Vacancy (in %)	In-place rent (in €/m²)**
Strategic	65,439.1	2,412	432,375	1.8	8.30
Urban Quarters	49,777.0	2,411	334,062	1.7	8.20
Urban Clusters	15,662.2	2,417	98,313	2.2	8.62
Recurring Sales	3,770.2	2,438	22,551	2.8	8.28
Non Core	1,924.3	1,451	15,860	4.8	7.07
Vonovia Germany	**71,133.7**	**2,371**	**470,786**	**1.9**	**8.26**
Vonovia Sweden	6,991.2	2,272	39,787	5.0	11.96
Vonovia Austria	2,756.9	1,699	19,933	4.5	5.84
Vonovia total	**80,881.8**	**2,331**	**530,506**	**2.3**	**8.46**

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

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

Breakdown of Strategic Housing Stock by Regional Market

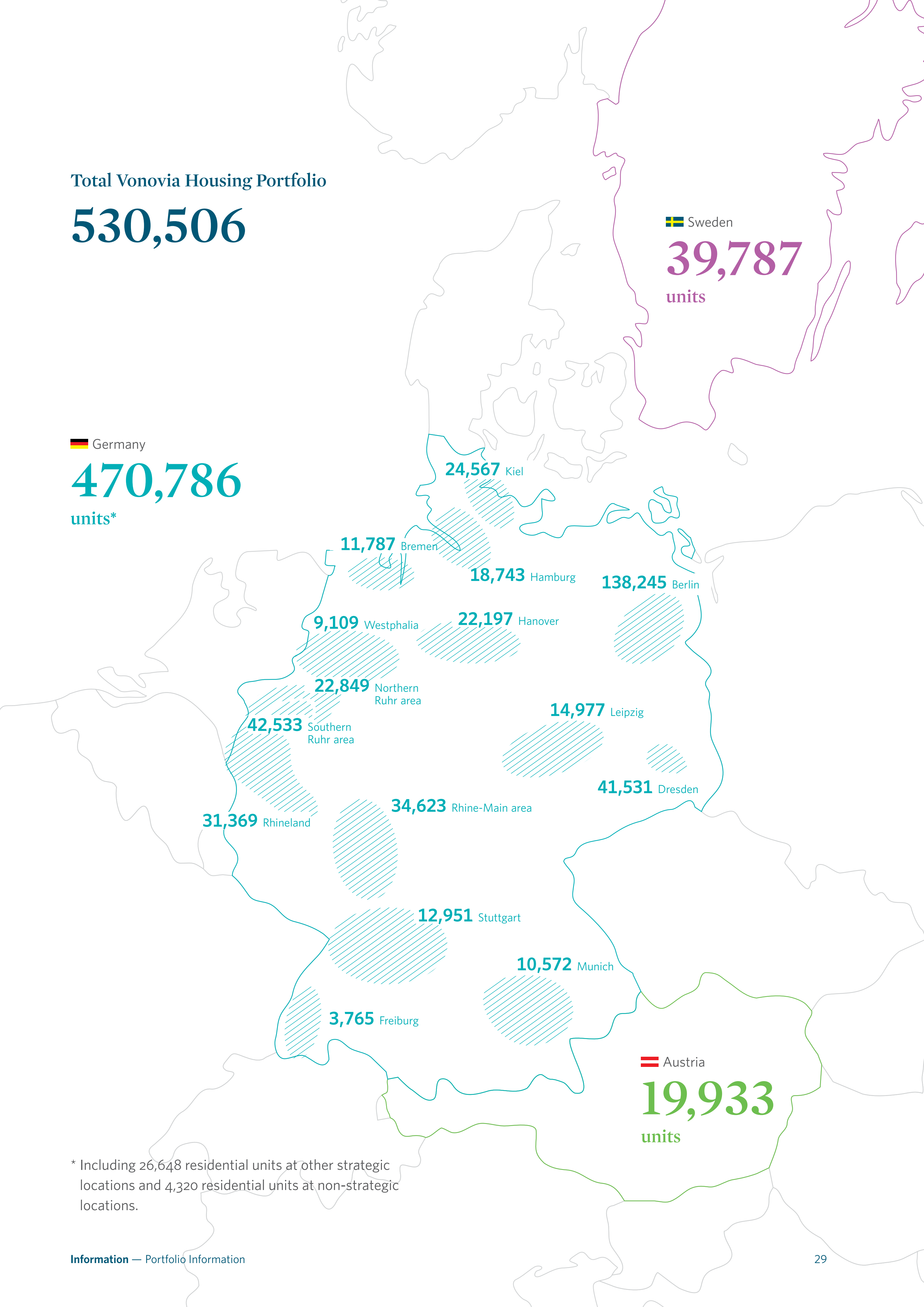
	Fair value*				
Mar. 31, 2026	(in € million)	(in €/m²)	Residential units	Vacancy (in %)	In-place rent (in €/m²)**
Regional market					
Berlin	23,242.7	2,733	138,245	0.8	8.23
Rhine Main Area	6,417.2	2,877	34,623	2.2	10.19
Southern Ruhr Area	5,371.0	2,022	42,533	2.6	7.68
Rhineland	5,240.6	2,482	31,369	2.0	8.76
Dresden	5,072.2	1,984	41,531	2.1	7.41
Hamburg	3,163.9	2,634	18,743	1.3	8.66
Hanover	2,964.9	2,067	22,197	3.3	8.01
Munich	2,870.2	4,040	10,572	1.1	10.57
Kiel	2,736.1	1,885	24,567	2.2	8.09
Stuttgart	2,258.4	2,709	12,951	2.7	9.50
Leipzig	2,166.1	2,018	14,977	3.0	7.39
Northern Ruhr Area	2,026.8	1,424	22,849	2.8	6.91
Bremen	1,443.6	1,976	11,787	2.2	7.27
Westphalia	1,146.1	1,913	9,109	3.1	7.71
Freiburg	745.8	2,822	3,765	1.1	9.16
Other strategic Locations	3,425.7	1,989	26,648	3.3	8.09
Total strategic locations Germany	**70,291.4**	**2,383**	**466,466**	**1.9**	**8.26**

* Fair value of the developed land excluding € 3,816.4 million, of which € 995.6 million for undeveloped land and inheritable building rights granted, € 436.2 million for assets under construction, € 1,967.6 million for development and € 417.0 million for other.

** Based on the country-specific definition.

Total Vonovia Housing Portfolio

530,506



* Including 26,648 residential units at other strategic locations and 4,320 residential units at non-strategic locations.

Financial Calendar

May 7, 2026
Publication of the interim statement for the first three months of 2026

May 21, 2026
Annual General Meeting

August 5, 2026
Publication of the interim financial report for the first six months of 2026

November 4, 2026
Publication of the interim statement for the first nine months of 2026

For information on all of the reporting dates that are already set, please also refer to our **financial calendar**.

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Note

This interim financial report is published in German and English. The German version is always the authoritative text. This interim financial report can be found at www.vonovia.com.
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Disclaimer

This interim financial report contains forward-looking statements. These statements are based on the current experiences, assumptions and forecasts of the Management Board as well as information currently available to the Management Board. The forward-looking statements are not guarantees of the future developments and results mentioned therein. The future developments and results depend on a large number of factors. They involve certain risks and uncertainties and are based on assumptions that may prove to be inaccurate. These risk factors include but are not limited to those discussed in the risk report of the 2025 Annual Report. We do not assume any obligation to update the forward-looking statements contained in this interim report. This interim report does not constitute an offer to sell or the solicitation of an offer to subscribe for or buy any securities of Vonovia SE.

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