Factsheet as of August 5, 2026

Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 528,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 75,000 apartments. Its portfolio is worth approximately € 85.7 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;
Ruth Werhahn; Katja Wünschel

Supervisory Board

Clara-Christina Streit; Vitus Eckert; Birgit M. Bohle;
Jürgen Fenk; Dr. Florian Funck; Dr. Daniela Gerd tom Markotten; Dr. Anne-Marie Großmann-Minkwitz,
Dr. Ariane Reinhart; Michael Rüdiger; Dr. Marcus Schenck

Financial Calendar

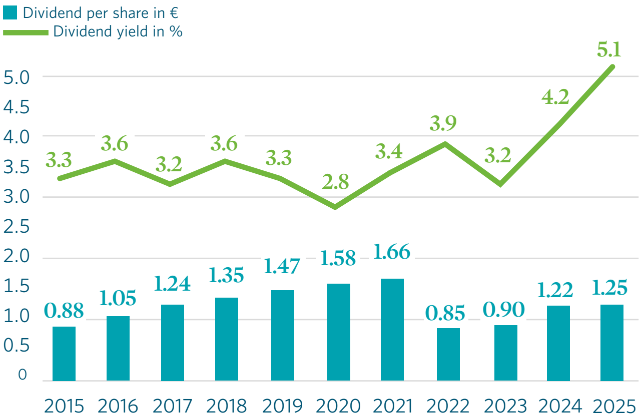
November 4, 2026
Publication of the interim statement for 9M 2026

Share Information (as of June 30, 2026)

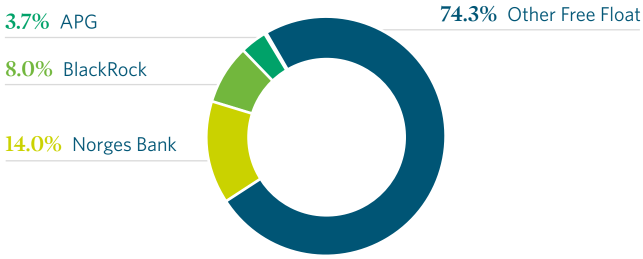
First day of trading	July 11, 2013
Subscription price	€ 16.50 | € 14.71*
Total number of shares	848,435,117
Share capital	€ 848,435,117
ISIN	DE000A1ML7J1
WKN	A1ML7J
Ticker symbol	VNA
Common code	94567408
Share class	Registered shares with no par value
Stock exchange	Frankfurt Stock Exchange
Market segment	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



Major Shareholders (as of June 30, 2026)



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).

Key Figures

Financial Key Figures in € million	H1 2025	H1 2026	Change in %	12M 2025
Adjusted EBITDA Total (continuing operations)*	1,422.4	1,456.5	2.4	2,800.8
Adjusted EBITDA Rental	1,225.6	1,268.6	3.5	2,445.0
Adjusted EBITDA Value-add	100.7	128.5	27.6	197.5
Adjusted EBITDA Recurring Sales	38.7	39.3	1.6	83.2
Adjusted EBITDA Development*	57.4	20.1	-65.0	75.1
Adjusted EBT (continuing operations)*	987.7	962.3	-2.6	1,904.3
Adjusted EBT (continuing operations) per share in €**	1.20	1.13	-5.4	2.29
Adjusted earnings for the period attributable to minorities	75.9	101.2	33.3	165.5
Adjusted earnings for the period attributable to Vonovia's shareholders	811.5	771.6	-4.9	1,541.0
Adjusted earnings for the period attributable to Vonovia's shareholders per share in €**	0.99	0.91	-7.7	1.85
Income from fair value adjustments of investment properties	520.3	848.1	63.0	1,390.0
Earnings before tax (EBT)	751.0	1,664.8	>100	2,527.7
Profit for the period	811.2	1,065.3	31.3	4,185.5
Operating Free Cash-Flow*	1,113.1	607.5	-45.4	1,778.5
Cash flow from operating activities	1,590.1	1,118.0	-29.7	2,448.3
Cash flow from investing activities	80.8	-279.6	–	-127.1
Cash flow from financing activities	-1,796.6	-2,238.2	24.6	-878.4
Total sum of maintenance measures, modernization & portfolio investments, new construction (to hold)	856.4	933.2	9.0	1,972.7
thereof for maintenance measures	356.5	379.6	6.5	811.2
thereof for modernization & portfolio investments	368.3	441.4	19.8	807.5
thereof for new construction (to hold)	131.6	112.2	-14.7	354.0

Key Balance Sheet Figures/Financial Indicators in € million	Dec. 31, 2025	Jun. 30, 2026	Change in %****
Fair value of the real estate portfolio	84,448.2	85,675.7	1.5
EPRA NTA	39,253.7	39,212.0	-0.1
EPRA NTA per share in €***	46.28	46.22	-0.1
LTV (%)	45.4	46.0	0.5 pp
Adjusted Net debt/Adjusted EBITDA Total	13.8x	14.0x	0.2x
ICR (Adj. EBITDA Total/Adj. financial result)	3.8x	3.6x	-0.2x

Non-financial Key Figures	H1 2025	H1 2026	Change in %****	12M 2025
Number of units managed	608,133	603,518	-0.8	607,234
thereof own apartments	533,064	528,370	-0.9	530,979
thereof apartments owned by others	75,069	75,148	0.1	76,255
Number of units bought	1,615	842	-47.9	2,082
Number of units sold	8,285	3,589	-56.7	11,306
thereof Recurring Sales	1,134	687	-39.4	2,333
thereof Non Core/Other	7,151	2,902	-59.4	8,973
Number of new units completed	615	634	3.1	2,090
thereof own units	335	84	-74.9	800
thereof units for sale	280	550	96.4	1,290
Vacancy rate (in %)	2.1	2.3	0.2 pp	2.1
Monthly in-place rent in €/m²	8.22	8.51	3.5	8.38
Organic rent increase (in %)	4.4	3.6	-0.8 pp	4.1
Carbon intensity achieved in Germany (in kg CO_2e/m^2)	31.4	29.3	-6.7	30.7
Number of employees (continuing operations)	12,393	13,120	5.9	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 H1 2025: +€ 3.4 million).
** Based on the weighted average number of shares carrying dividend rights.
*** Based on the shares carrying dividend rights on the reporting date.
**** Unless otherwise specified.