Portfolio Information

Vonovia manages its own real estate portfolio with a fair value of **€ 85.8 billion** as of September 30, 2026. The vast majority of our residential units are located in regions with positive economic and demographic development prospects. The fair value shown in the information below is the fair value of the developed land excluding € 3,892.9 million, of which € 897.2 million is for undeveloped land and inheritable building rights granted, € 612.5 million for assets under construction, € 2,049.8 million for development and € 333.4 million for other. The information on in-place rent is based on the country-specific definition.

Portfolio and Fair Value by Country

	Fair value				
Sep. 30, 2026	(in € million)	(in €/m²)	Residential units	Vacancy (in %)	In-place rent (in €/m²)
Vonovia Germany	72,232.9	2,423	467,865	2.0	8.41
Vonovia Sweden	6,828.2	2,219	39,786	4.5	11.60
Vonovia Austria	2,796.0	1,732	19,837	4.8	5.87
Vonovia total	**81,857.1**	**2,372**	**527,488**	**2.3**	**8.57**

Portfolio Structure

	Fair value				
Sep. 30, 2026	(in € million)	(in €/m²)	Residential units	Vacancy (in %)	In-place rent (in €/m²)
Strategic	**72,800.5**	**2,454**	**466,111**	**2.0**	**8.71**
Germany	66,745.4	2,462	432,144	1.8	8.45
Urban Quarters	50,842.2	2,462	334,148	1.7	8.36
Urban Clusters	15,903.2	2,462	97,996	2.2	8.74
Sweden	6,055.2	2,365	33,967	4.0	11.67
Recurring Sales	**6,528.7**	**2,087**	**41,953**	**4.1**	**7.15**
Germany	3,732.8	2,465	22,116	3.4	8.41
Austria	2,796.0	1,732	19,837	4.8	5.87
Non Core	**2,527.8**	**1,481**	**19,424**	**6.2**	**8.43**
Germany	1,754.8	1,474	13,605	5.6	7.18
Sweden	773.1	1,496	5,819	7.5	11.14

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				
Sep. 30, 2026	(in € million)	(in €/m²)	**Residential units**	**Vacancy (in %)**	**In-place rent (in €/m²)**
Regional market					
Berlin	23,506.0	2,773	137,842	0.8	8.40
Rhine Main Area	6,559.5	2,948	34,557	2.2	10.31
Southern Ruhr Area	5,558.3	2,103	42,334	2.8	7.80
Rhineland	5,302.5	2,517	31,302	1.9	8.90
Dresden	5,108.9	2,070	39,806	2.1	7.53
Hamburg	3,247.7	2,706	18,741	1.3	8.86
Hanover	3,032.3	2,115	22,185	3.6	8.13
Munich	2,912.0	4,101	10,568	1.1	10.87
Kiel	2,754.3	1,915	24,433	2.2	8.25
Stuttgart	2,287.1	2,745	12,942	2.9	9.67
Leipzig	2,195.4	2,061	14,943	2.1	7.52
Northern Ruhr Area	2,047.9	1,453	22,694	2.9	7.05
Bremen	1,477.8	2,026	11,767	2.5	7.42
Westphalia	1,176.6	1,964	9,104	2.9	7.78
Freiburg	759.1	2,877	3,758	1.0	9.33
Other strategic locations	3,497.2	2,032	26,662	3.5	8.23
Total strategic locations Germany	**71,422.5**	**2,436**	**463,638**	**2.0**	**8.41**

Total Vonovia Housing Portfolio

527,488

Sweden

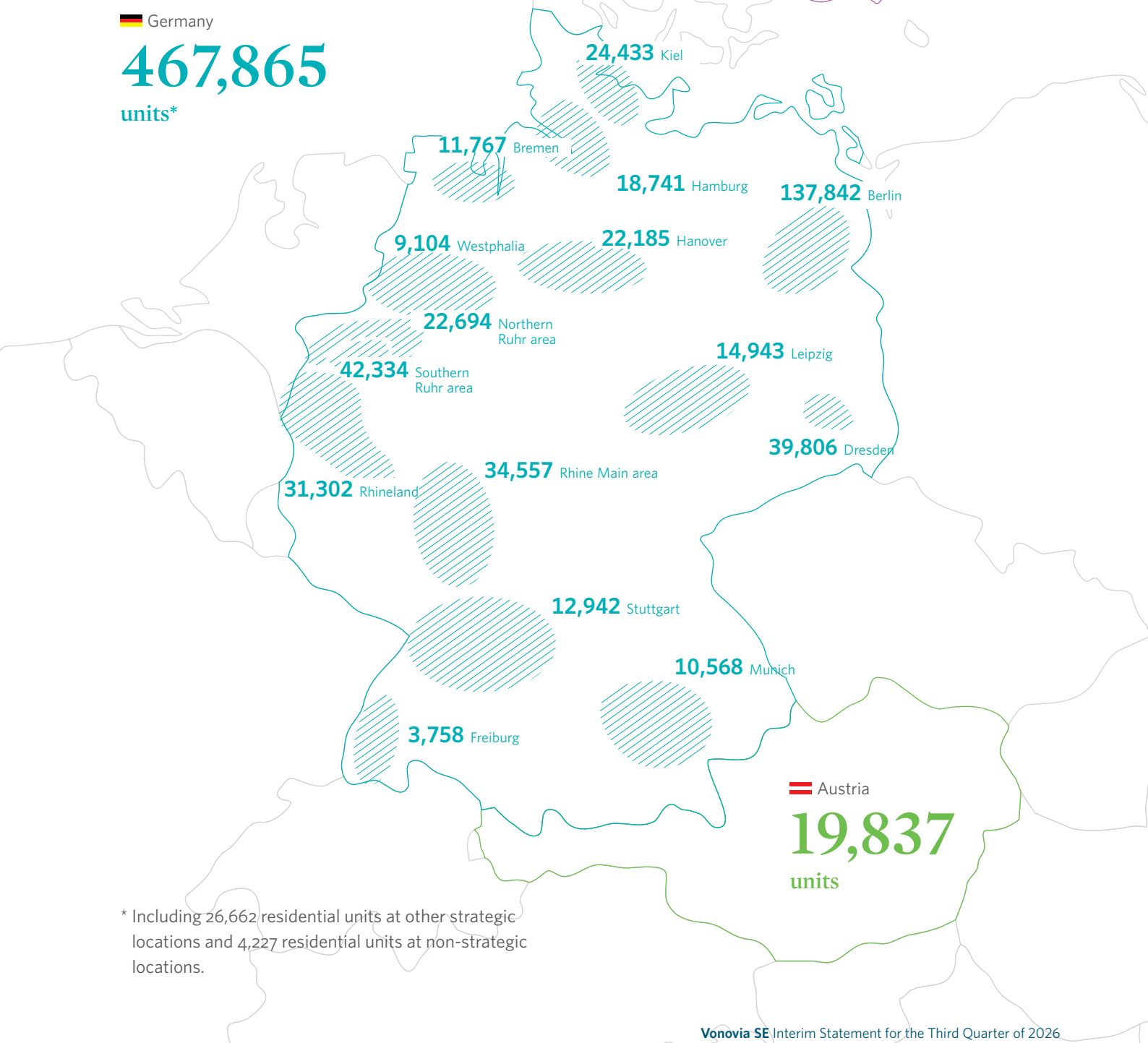
39,786

units

Germany

467,865

units*



Austria

19,837

units

* Including 26,662 residential units at other strategic locations and 4,227 residential units at non-strategic locations.

Financial Calendar

February 18, 2027
Publication of the preliminary annual figures for 2026

March 5, 2027
Publication of the 2026 Annual Report

April 30, 2027
Publication of the interim statement for the first three months of 2027

June 2, 2027
Annual General Meeting (face-to-face event)

July 30, 2027
Publication of the interim financial report for the first half of 2027

November 4, 2027
Publication of the interim statement for the first nine months of 2027

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

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Note

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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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