

# Key Figures

Financial Key Figures in € million	2017	2018	2019	2020	2021
Total Segment Revenue	2,822.0	3,610.7	4,111.7	4,370.0	5,179.9
Adjusted EBITDA Total	1,319.7	1,554.8	1,760.1	1,909.8	2,269.3
Adjusted EBITDA Rental	1,148.7	1,315.1	1,437.4	1,554.2	1,648.0
Adjusted EBITDA Value-add	102.1	121.2	146.3	152.3	148.8
Adjusted EBITDA Recurring Sales	62.2	79.1	91.9	92.4	114.0
Adjusted EBITDA Development	6.7	39.4	84.5	110.9	187.7
Adjusted EBITDA Deutsche Wohnen	-	-	-	-	170.8
Group FFO	975.0	1,132.0	1,218.6	1,348.2	1,672.0
thereof attributable to Vonovia shareholders	920.4	1,069.7	1,165.6	1,292.0	1,605.0
thereof attributable to Vonovia hybrid capital investors	40.0	40.0	40.0	40.0	38.4
thereof attributable to non-controlling interests	14.6	22.3	13.0	16.2	28.6
Group FFO per share in €*	1.88	2.04	2.11	2.23	2.15
Income from fair value adjustments of investment properties	3,434.1	3,517.9	4,131.5	3,719.8	7,393.8
EBT	4,007.4	3,874.3	3,138.9	5,014.4	5,482.4
Profit for the period	2,566.9	2,402.8	1,294.3	3,340.0	2,830.9
Cash flow from operating activities	946.0	1,132.5	1,555.9	1,430.5	1,823.9
Cash flow from investing activities	-1,350.1	-3,892.5	-2,505.7	-1,729.9	-19,115.8
Cash flow from financing activities	-870.5	3,041.5	902.8	402.6	18,125.0
Total cost of maintenance, modernization and new construction	1,124.8	1,569.4	1,971.1	1,935.9	2,185.6
thereof for maintenance expenses and capitalized maintenance	346.2	430.4	481.6	592.0	666.4
thereof for modernization	712.9	904.7	996.5	908.4	758.6
thereof for new construction	65.7	234.3	493.0	435.5	526.6
thereof Deutsche Wohnen	-	-	-	-	234.0

Key Balance Sheet Figures in € million	Dec. 31, 2017	Dec. 31, 2018	Dec. 31, 2019	Dec. 31, 2020	Dec. 31, 2021
Fair value of the real estate portfolio	33,436.3	44,239.9	53,316.4	58,910.7	97,845.3
EPRA NTA	-	-	29,762.2	35,488.6	51,826.1
EPRA NTA per share in €*	-	-	51.44	58.78	66.73
LTV (%)	39.8	42.8	43.1	39.4	45.3

Non-financial Key Figures	2017	2018	2019	2020	2021
Number of units managed	409,275	480,102	494,927	489,709	636,507
thereof own apartments	346,644	395,769	416,236	415,688	565,334
thereof apartments owned by others	62,631	84,333	78,691	74,021	71,173
Number of units bought	24,847	63,706	23,987	1,711	155,145
Number of units sold	11,780	15,102	4,784	3,677	6,870
thereof Recurring Sales	2,608	2,818	2,607	2,442	2,747
thereof Non-core Disposals	9,172	12,284	2,177	1,235	723
thereof Deutsche Wohnen	-	-	-	-	3,400
Number of new apartments completed	250	1,108	2,092	2,088	2,200
thereof own apartments	250	638	1,301	1,442	1,373
thereof apartments for sale	-	470	791	646	827
thereof Deutsche Wohnen	-	-	-	-	-
Vacancy rate (in %)	2.5	2.4	2.6	2.4	2.2
Monthly in-place rent in €/m <sup>2</sup>	6.27	6.52	6.93	7.16	7.33
Organic rent increase (in %)	4.2	4.4	3.9	3.1	3.8
Carbon intensity achieved in Germany (in kg CO <sub>2</sub> e/m <sup>2</sup> )**	50.7	48.8	47.2	39.5	38.4
Number of employees (as of Dec. 31)	8,448	9,923	10,345	10,622	15,871

EPRA Key Figures in € million	2017	2018	2019	2020	2021
EPRA NTA	-	-	29,762.2	35,488.6	51,826.1
EPRA NTA per share in €*	-	-	51.44	58.78	66.73
EPRA NRV	-	-	37,065.9	43,677.3	64,216.1
EPRA NRV per share in €*	-	-	64.06	72.34	82.69
EPRA NDV	-	-	17,161.9	20,543.4	30,155.4
EPRA Earnings	838.2	932.5	1,075.8	1,196.9	1,361.7
EPRA Net initial yield in %	3.7	3.5	3.3	3.0	2.6
EPRA Topped-up Net initial yield in %	3.7	3.5	3.3	3.0	2.6
EPRA Vacancy rate in %	2.3	2.3	2.4	2.3	2.0
EPRA Cost ratio (incl. direct vacancy costs) in %	26.3	25.9	25.8	26.8	25.5
EPRA Cost ratio (excl. direct vacancy costs) in %	24.8	24.6	24.5	25.6	24.4

\* Based on the shares carrying dividend rights on the reporting date, prior-year values TERP-adjusted (1.067).

\*\* From 2020 Change in CO<sub>2</sub>-emissions calculation (update of data sources and harmonization of emission factors), therefore limited comparability with previous years.