

Portfolio Information

Vonovia manages its own real estate portfolio with a market value of € 96.0 billion as of March 31, 2022. The majority of our apartments are located in regions with positive economic and demographic development prospects.

Portfolio Structure

Mar. 31, 2022	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Strategic	49,735.4	2,408	325,245	2.3	7.22
Urban Quarters	35,569.9	2,396	236,879	2.3	7.12
Urban Clusters	14,165.4	2,439	88,366	2.3	7.50
Recurring Sales	4,161.2	2,588	23,555	2.9	7.32
Non-core Disposals	68.6	1,082	443	13.9	6.12
Vonovia Germany	53,965.2	2,417	349,243	2.3	7.23
Vonovia Sweden	7,457.1	2,440	39,333	2.8	10.28
Vonovia Austria	2,908.1	1,674	21,330	5.4	4.90
Vonovia without Deutsche Wohnen	64,330.4	2,372	409,906	2.5	7.42
Deutsche Wohnen	26,304.2	3,007	140,590	1.9	7.34

In order to boost transparency in portfolio presentation, we also break our portfolio down into 15 regional markets. These markets are core towns/cities and their surroundings, mainly 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***

Mar. 31, 2022	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Regional market					
Berlin	8,300.1	3,027	42,003	1.1	7.16
Rhine Main area	5,625.8	3,200	27,054	1.8	8.86
Southern Ruhr area	5,331.1	1,980	43,024	3.2	6.71
Rhineland	4,846.1	2,524	28,159	2.1	7.69
Dresden	4,715.6	2,053	38,534	3.4	6.48
Hamburg	3,630.8	2,851	19,626	1.4	7.68
Kiel	3,035.0	2,097	24,402	2.2	6.93
Munich	2,760.9	4,233	9,660	1.2	8.78
Stuttgart	2,566.2	2,955	13,585	1.8	8.45
Hanover	2,414.5	2,323	16,115	2.2	7.18
Northern Ruhr area	2,183.3	1,408	24,906	2.9	6.17
Bremen	1,500.3	2,041	11,827	3.1	6.31
Leipzig	1,237.7	2,039	8,906	2.7	6.42
Westphalia	1,176.4	1,886	9,445	2.4	6.79
Freiburg	789.5	2,834	4,034	1.4	8.03
Other strategic locations	3,620.4	2,111	26,542	2.9	7.31
Total strategic locations Germany	53,733.7	2,420	347,822	2.3	7.23

* Fair value of the developed land excluding € 5,382.0 million, of which € 692.8 million for undeveloped land and inheritable building rights granted, € 1,215.6 million for assets under construction, € 977.9 million for development, € 1,209.9 million for nursing portfolio and € 1,285.8 million for other.

** Based on the country-specific definition.

*** Excl. Deutsche Wohnen portfolio.

Total Vonovia Housing Portfolio

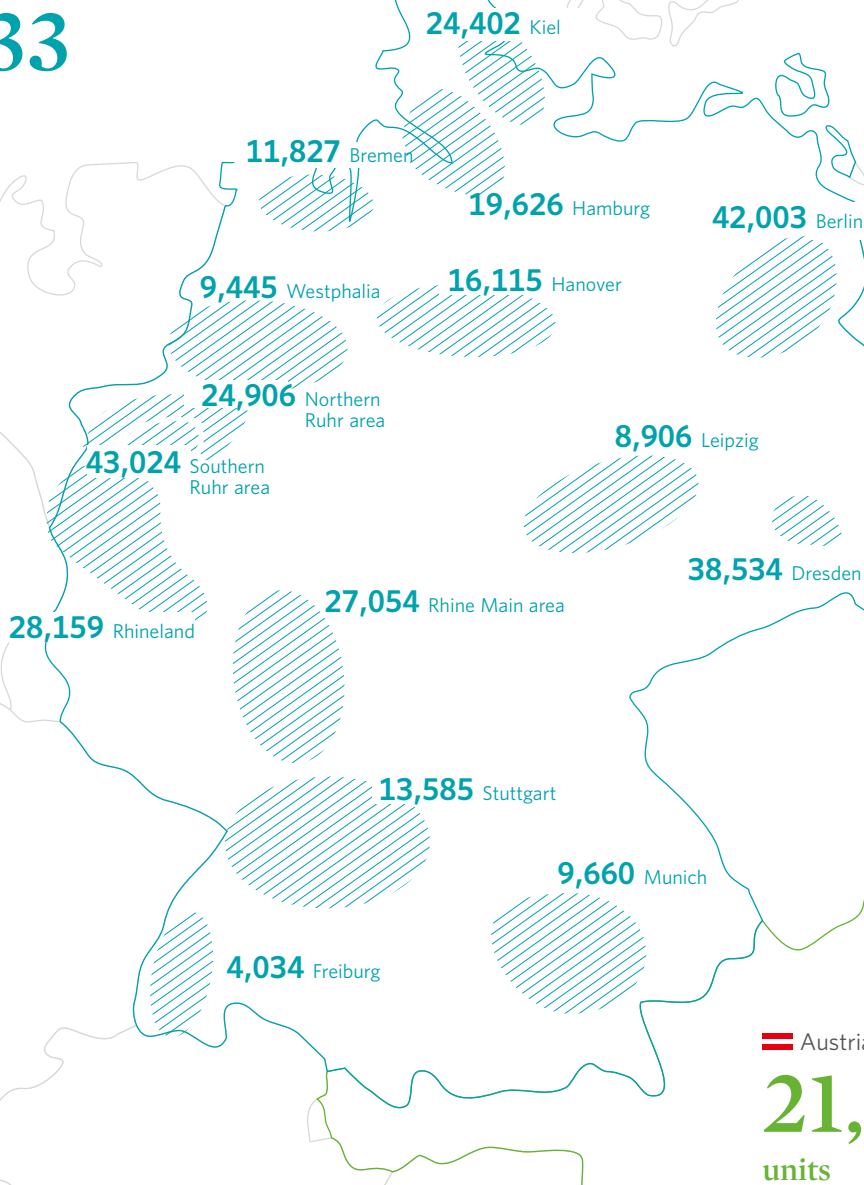
550,496

Sweden

39,333
units

Germany

489,833
units*



Austria

21,330
units

* Including 26,542 residential units at other strategic locations, 1,421 residential units at non-strategic locations and 140,590 residential units of Deutsche Wohnen.

Financial Calendar

Contact

May 5, 2022

Publication of the interim statement for the first three months of 2022

August 3, 2022

Publication of the interim financial report for the first half of 2022

November 4, 2022

Publication of the interim statement for the first nine months of 2022

For information on all of the reporting dates that are already set, please also refer to our [financial calendar](#).

Vonovia SE

Universitätsstrasse 133
44803 Bochum
Phone +49 234 314-0
Fax +49 234 314-1314
info@vonovia.de
www.vonovia.de

Your Contacts

Investor Relations

Rene Hoffmann
Head of Investor Relations
Phone +49 234 314-1629
Fax +49 234 314-2995
email: rene.hoffmann@vonovia.de

Corporate Communications

Klaus Markus
Head of Corporate Communications
Phone +49 234 314-1149
Fax +49 234 314-1309
email: klaus.markus@vonovia.de

Note

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

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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 2021 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.

Imprint

Published by
The Management Board of Vonovia SE

Concept and Realization:
Berichtsmanufaktur GmbH, Hamburg

Translation:
EnglishBusiness AG, Hamburg

As of May 2022
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