

Portfolio Information

Vonovia manages its own real estate portfolio with a market value of € 98.8 billion as of June 30, 2022. The vast majority of our apartments are located in regions with positive economic and demographic development prospects.

Portfolio Structure

June 30, 2022	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Strategic	70,029.9	2,634	423,311	1.9	7.25
Urban Quarters	57,581.8	2,727	341,610	1.8	7.26
Urban Clusters	12,448.1	2,275	81,701	2.3	7.25
Recurring Sales (Condo)	5,537.8	2,655	29,881	2.9	7.22
Recurring Sales (MFH)	6,301.0	4,057	23,310	1.7	9.12
Non-core	1,238.5	1,566	12,387	5.7	6.26
Germany total	83,107.1	2,680	488,889	2.0	7.32
Sweden	7,322.7	2,395	39,374	3.0	10.00
Austria	2,954.3	1,709	21,221	5.2	5.01

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***

June 30, 2022	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Regional market					
Berlin	8,667.9	3,163	41,978	1.6	7.26
Rhine Main Area	5,670.6	3,230	27,007	1.9	8.91
Southern Ruhr Area	5,657.2	2,099	43,026	2.7	6.76
Rhineland	4,965.3	2,589	28,113	2.0	7.73
Dresden	4,789.3	2,083	38,559	2.7	6.51
Hamburg	3,859.6	3,032	19,620	1.2	7.76
Kiel	3,335.2	2,305	24,395	2.1	6.99
Munich	2,847.4	4,371	9,656	1.2	8.83
Stuttgart	2,609.8	3,005	13,582	1.9	8.51
Hanover	2,512.8	2,419	16,103	2.2	7.23
Northern Ruhr Area	2,195.8	1,416	24,886	2.4	6.20
Bremen	1,613.9	2,196	11,815	2.4	6.38
Leipzig	1,302.1	2,157	8,868	3.1	6.45
Westphalia	1,288.6	2,066	9,445	1.7	6.84
Freiburg	791.1	2,842	4,032	1.3	8.07
Other Strategic Locations	3,623.2	2,117	26,488	2.3	7.35
Total strategic locations Germany	55,729.7	2,512	347,573	2.1	7.28

* Fair value of the developed land excluding € 5,427.1 million, of which € 666.5 million for undeveloped land and inheritable building rights granted, € 1,206.8 million for assets under construction, € 998.9 million for development, € 1,211.2 million for the nursing portfolio and € 1,343.8 million for other.

** Based on the country-specific definition.

*** Excluding Deutsche Wohnen portfolio.

Total Vonovia Housing Portfolio

549,484

Germany

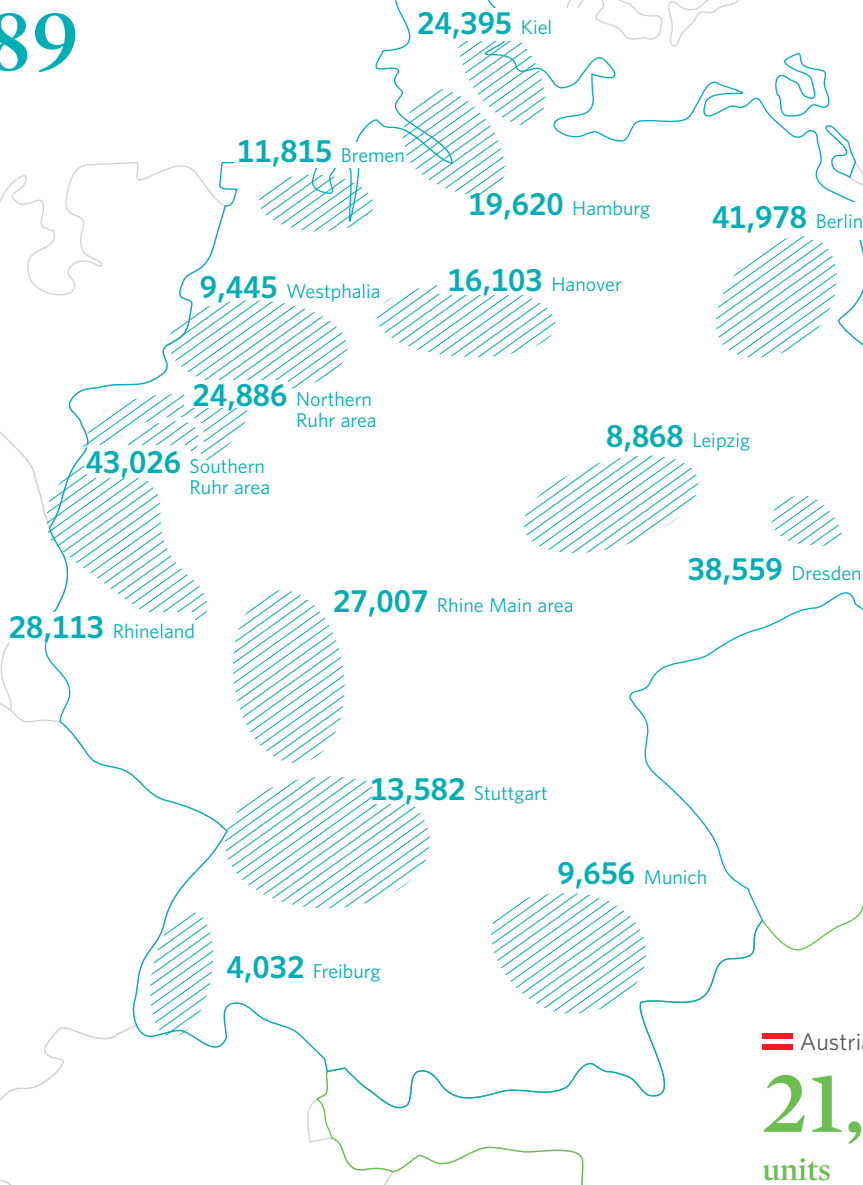
488,889

units*

Sweden

39,374

units



* Including 26,488 residential units at other strategic locations, 1,323 residential units at non-strategic locations and 139,993 residential units of Deutsche Wohnen.

Financial Calendar

Contact

August 3, 2022

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

November 4, 2022

Publication of the interim financial report 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](#).

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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

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