

Portfolio Information

Vonovia manages its own real estate portfolio with a market value of € 99.2 billion as of September 30, 2022. The vast majority of our apartments are located in regions with positive economic and demographic development prospects.

Portfolio Structure

Sep. 30, 2022	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Strategic	70,395.3	2,645	423,710	1.8	7.29
Urban Quarters	57,842.3	2,737	341,901	1.7	7.29
Urban Clusters	12,553.1	2,292	81,809	2.2	7.29
Recurring Sales	5,478.3	2,665	29,389	2.7	7.25
MFH Sales	6,307.5	4,060	23,315	1.4	9.19
Non Core	1,174.8	1,555	12,058	3.8	6.30
Germany total	83,355.9	2,691	488,472	1.9	7.36
Sweden	7,280.1	2,380	39,411	3.1	9.93
Austria	2,950.0	1,714	21,127	5.3	5.05

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***

Sep. 30, 2022	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Regional market					
Berlin	8,620.0	3,170	41,701	1.0	7.31
Rhine Main Area	5,695.5	3,245	26,996	1.9	8.96
Southern Ruhr Area	5,686.4	2,110	42,995	2.5	6.80
Rhineland	4,974.0	2,598	28,053	1.8	7.78
Dresden	4,824.0	2,096	38,599	2.4	6.55
Hamburg	3,912.9	3,060	19,700	1.1	7.83
Kiel	3,349.7	2,329	24,401	1.8	7.04
Munich	2,850.5	4,378	9,652	1.3	8.86
Stuttgart	2,597.9	2,989	13,590	1.7	8.56
Hanover	2,523.5	2,427	16,120	2.0	7.27
Northern Ruhr Area	2,209.6	1,427	24,849	2.3	6.24
Bremen	1,624.1	2,219	11,738	2.2	6.46
Leipzig	1,304.8	2,163	8,859	3.2	6.47
Westphalia	1,297.0	2,078	9,444	1.7	6.87
Freiburg	793.2	2,852	4,029	1.2	8.15
Other Strategic Locations	3,656.5	2,137	26,489	2.3	7.40
Total strategic locations Germany	55,919.7	2,524	347,215	1.9	7.33

* Fair value of the developed land excluding € 5,652.8 million, of which € 647.7 million for undeveloped land and inheritable building rights granted, € 1,175.3 million for assets under construction, € 1,131.1 million for development, € 1,187.2 million for nursing portfolio and € 1,511.5 million for other.

** Based on the country-specific definition.

*** Excluding Deutsche Wohnen portfolio.

Total Vonovia Housing Portfolio

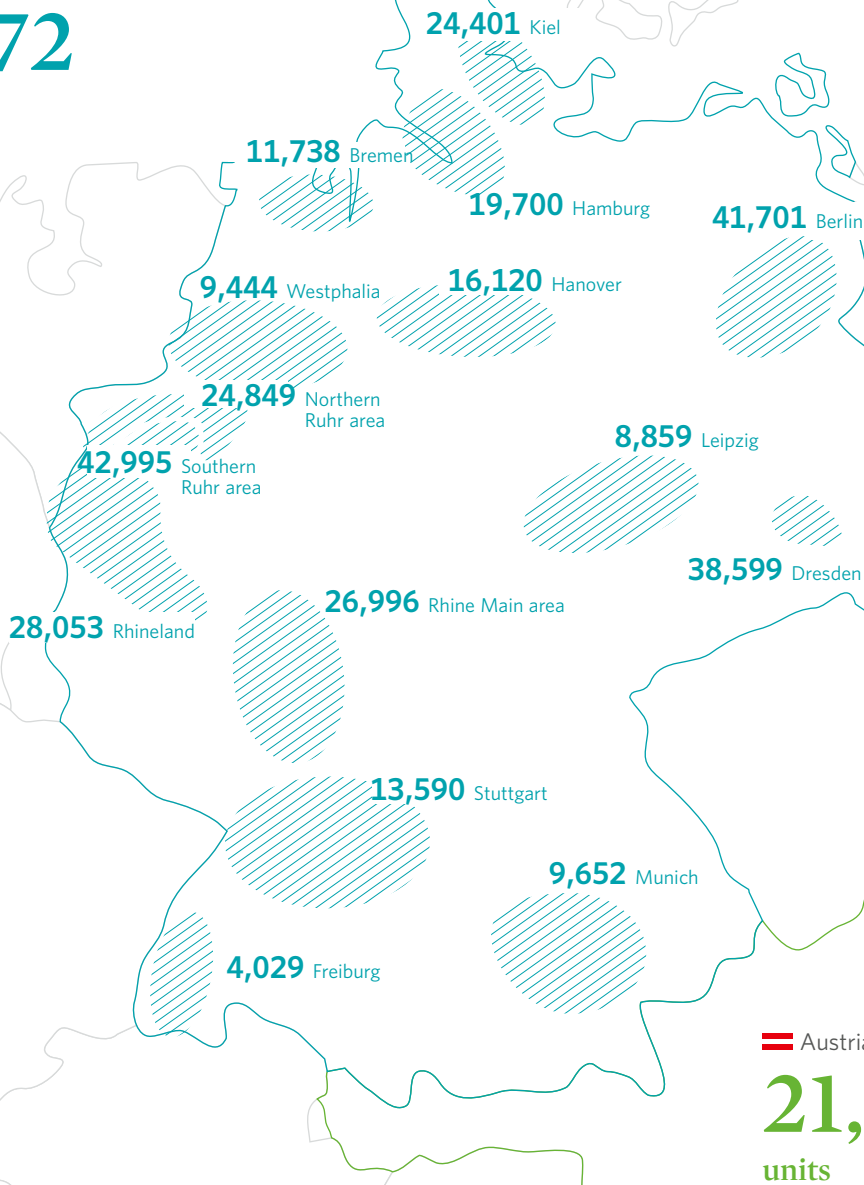
549,010

Sweden

39,411
units

Germany

488,472
units*



Austria

21,127
units

* Including 26,489 residential units at other strategic locations, 1,178 residential units at non-strategic locations and 140,079 residential units of Deutsche Wohnen.

Financial Calendar

Contact

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 November 2022
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