

Key Figures

Financial Key Figures in € million	9M 2021*	9M 2022	Change in %	12M 2021*
Total Segment Revenue	3,517.0	4,619.7	31.4	5,179.9
Adjusted EBITDA Total	1,540.5	2,110.1	37.0	2,254.4
Adjusted EBITDA Rental	1,239.6	1,247.2	0.6	1,639.4
Adjusted EBITDA Value-add	115.6	115.9	0.3	148.8
Adjusted EBITDA Recurring Sales	105.5	104.3	-1.1	114.0
Adjusted EBITDA Development	79.8	112.8	41.4	187.7
Adjusted EBITDA Deutsche Wohnen	-	529.9	-	164.5
Group FFO**	1,168.9	1,577.8	35.0	1,694.4
thereof attributable to Vonovia shareholders	1,123.1	1,515.8	35.0	1,616.0
thereof attributable to Vonovia hybrid capital investors	30.0	-	-100.0	38.4
thereof attributable to non-controlling interests	15.8	62.0	>100	40.0
Group FFO after non-controlling interests	1,153.1	1,515.8	31.5	1,654.4
Group FFO per share in €**	1.90	1.98	4.2	2.18
Income from fair value adjustments of investment properties	5,073.0	3,137.6	-38.2	7,393.8
EBT****	5,833.2	3,379.7	-42.1	5,092.0
Profit for the period****	3,869.1	2,211.7	-42.8	2,440.5
Cash flow from operating activities	1,026.3	1,488.9	45.1	1,823.9
Cash flow from investing activities	-8,625.1	923.2	-	-19,115.8
Cash flow from financing activities	9,161.5	-2,483.0	-	18,125.0
Total cost of maintenance, modernization and new construction	1,355.1	1,755.3	29.5	2,185.6
thereof for maintenance expenses and capitalized maintenance	453.5	467.1	3.0	666.4
thereof for modernization	547.8	518.8	-5.3	758.6
thereof for new construction	353.8	345.1	-2.5	526.6
thereof Deutsche Wohnen	-	424.3	-	234.0

Key Balance Sheet Figures in € million	Dec. 31, 2021	Sep. 30, 2022	Change in %
Fair value of the real estate portfolio	97,845.3	99,238.9	1.4
EPRA NTA***	48,640.8	49,771.2	2.3
EPRA NTA per share in €***	62.63	62.54	-0.2
LTV (%)****	45.4	43.4	-2.0 pp

Non-financial Key Figures	9M 2021	9M 2022	Change in %	12M 2021
Number of units managed	639,878	621,396	-2.9	636,507
thereof own apartments	568,451	549,010	-3.4	565,334
thereof apartments owned by others	71,427	72,386	1.3	71,173
Number of units bought	154,918	910	-99.4	155,145
Number of apartments sold	2,987	18,368	>100	6,870
thereof Recurring Sales	2,367	1,711	-27.7	2,747
thereof Non-core Disposals	620	4,871	>100	723
thereof Deutsche Wohnen	-	11,786	-	3,400
Number of new apartments completed	1,366	1,543	13.0	2,200
thereof own apartments	786	816	3.8	1,373
thereof apartments for sale	580	636	9.7	827
thereof Deutsche Wohnen	-	91	-	-
Vacancy rate (in %)	2.7	2.1	-0.6 pp	2.2
Monthly in-place rent in €/m ²	7.34	7.47	1.8	7.33
Organic rent increase (in %)	3.5	3.3	-0.2 pp	3.8
Number of employees (as of Sep. 30/Dec. 31)	16,051	15,851	-1.2	15,871

* Prior-year figures adjusted to new adjusted EBITDA definition (excluding results from at-equity investments).

** Based on the new 2022 definition, therefore without elimination of IFRS 16 effect, line "thereof attributable to non-controlling interests" includes non-controlling interests of Deutsche Wohnen, Group FFO per share based on the shares carrying dividend rights on the reporting date, 9M 2021 prior-year values TERP-adjusted (1,067).

*** Based on the new 2022 definition, therefore excluding real estate transfer tax, EPRA NTA per share based on the shares carrying dividend rights on the reporting date. 2021 adjusted after closing of Deutsche Wohnen PPA.

****2021 adjusted after closing of Deutsche Wohnen PPA.