

# Factsheet as of March 17, 2023

## Company Profile

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns more than 549,000 residential units (including Deutsche Wohnen) in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 72,400 apartments. Its portfolio is worth approximately € 99.2 billion. As a modern service provider, Vonovia focuses on customer orientation and tenant satisfaction. Offering tenants affordable, attractive and livable homes is a prerequisite for the company's successful development. Therefore, Vonovia makes long-term investments in the maintenance, modernization and senior-friendly conversion of its properties. The company is also creating more and more new apartments by realizing infill developments and adding to existing buildings.

The company, which is based in Bochum, has been listed on the stock exchange since 2013. Since September 2015 Vonovia has been a constituent in the DAX 30 (today DAX 40) and since September 2020 in the EURO STOXX 50. Vonovia SE is also a constituent of additional national and international indices, including DAX 50 ESG, Dow Jones Sustainability Index Europe, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe, and GPR 250 World. Vonovia has a workforce of approximately 15,900 employees.

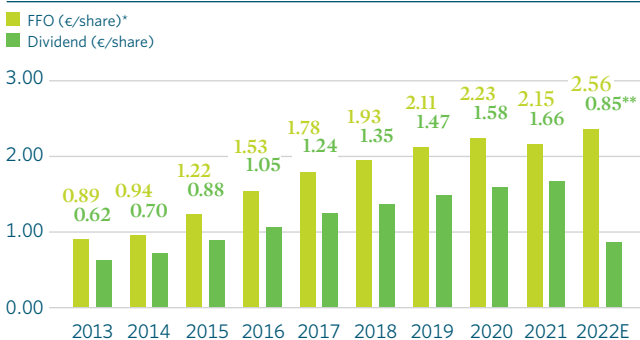
## Management Board

Rolf Buch (Chairman of the Management Board);  
Arnd Fittkau; Philip Grosse; Daniel Riedl; Helene von Roeder

## Supervisory Board

Jürgen Fitschen; Prof Dr Edgar Ernst; Vitus Eckert;  
Jürgen Fenk; Dr Florian Funck; Dr Ute Geipel-Faber;  
Matthias Hünlein; Daniel Just; Hildegard Müller;  
Dr Ariane Reinhart; Clara-Christina Streit; Christian Ulbrich

## Dividend development



\* Based on the prevailing internal management KPI, which has been FFO1 from 2013-2018 and Group FFO in 2019 and 2021; 2022E is based on the mean of the 2021 guidance and the 70% payout ratio. 2013-2020 per-share numbers TERP-adjusted.

\*\* Planned dividend proposed to the 2023 Annual General Meeting.

## Financial Calendar

### March 17, 2023

Publication of the 2022 Annual Report

### May 4, 2023

Publication of the interim statement for 3M 2023

### May 17, 2023

Annual General Meeting (virtual)

### August 4, 2023

Publication of the interim financial report for 6M 2023

### November 3, 2023

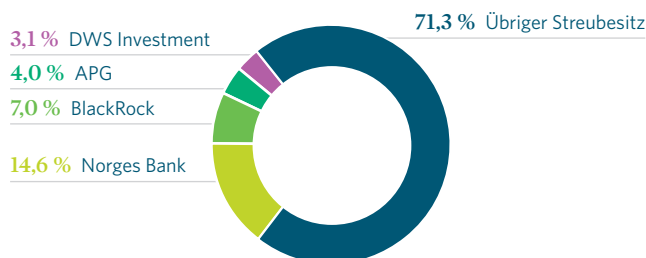
Publication of the interim statement for 9M 2023

## Share Information (as of December 31, 2022)

|                        |  |
|------------------------|--|
| First day of trading   | Jul. 11, 2013  |
| Subscription price     | € 16.50   € 14.71*   |
| Total number of shares | 795,849,997  |
| Share capital          | € 795,849,997  |
| ISIN                   | DE000A1ML7J1   |
| WKN                    | A1ML7J   |
| Ticker symbol          | VNA  |
| Common code            | 94567408   |
| Share class            | Registered shares with no par value  |
| Stock exchange         | Frankfurt Stock Exchange   |
| Market segment         | Regulated market   |
| Indices                | DAX 40, EURO STOXX 50, DAX 50 ESG, Dow Jones Sustainability Index Europe, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe and GPR 250 World |

\* TERP-adjusted.

## Major Shareholders (as of December 31, 2022)



# Factsheet

as of March 17, 2023

## Key Figures

| Financial Key Figures* in € million                           | 2018     | 2019     | 2020     | 2021      | 2022     |
|---|----------|----------|----------|-----------|----------|
| Total Segment Revenue   | 3,610.7  | 4,111.7  | 4,370.0  | 5,216.6   | 6,256.9  |
| Adjusted EBITDA Total   | 1,554.8  | 1,760.1  | 1,909.8  | 2,254.4   | 2,763.1  |
| Adjusted EBITDA Rental  | 1,315.1  | 1,437.4  | 1,554.2  | 1,778.5   | 2,233.5  |
| Adjusted EBITDA Value-add                                     | 121.2    | 146.3    | 152.3    | 153.8     | 126.7    |
| Adjusted EBITDA Recurring Sales                               | 79.1     | 91.9     | 92.4     | 113.2     | 135.1    |
| Adjusted EBITDA Development                                   | 39.4     | 84.5     | 110.9    | 185.4     | 183.2    |
| Adjusted EBITDA Nursing Business                              | -        | -        | -        | 23.5      | 84.6     |
| Group FFO   | 1,132.0  | 1,218.6  | 1,348.2  | 1,694.4   | 2,035.6  |
| thereof attributable to Vonovia shareholders                  | 1,069.7  | 1,165.6  | 1,292.0  | 1,624.4   | 1,944.3  |
| thereof attributable to Vonovia hybrid capital investors      | 40.0     | 40.0     | 40.0     | 30.0      | -        |
| thereof attributable to non-controlling interests             | 22.3     | 13.0     | 16.2     | 40.0      | 91.3     |
| Group FFO after non-controlling interests                     | 1,109.7  | 1,205.6  | 1,332.0  | 1,654.4   | 1,944.3  |
| Group FFO per share in €**                                    | 2.04     | 2.11     | 2.23     | 2.18      | 2.56     |
| Income from fair value adjustments of investment properties   | 3,517.9  | 4,131.5  | 3,719.8  | 7,393.8   | -1,269.8 |
| EBT   | 3,874.3  | 3,138.9  | 5,014.4  | 5,092.0   | -732.7   |
| Profit for the period   | 2,402.8  | 1,294.3  | 3,340.0  | 2,440.5   | -669.4   |
| Cash flow from operating activities                           | 1,132.5  | 1,555.9  | 1,430.5  | 1,823.9   | 2,084.3  |
| Cash flow from investing activities                           | -3,892.5 | -2,505.7 | -1,729.9 | -19,115.8 | 938.2    |
| Cash flow from financing activities                           | 3,041.5  | 902.8    | 402.6    | 18,125.0  | -3,145.1 |
| Total cost of maintenance, modernization and new construction | 1,569.4  | 1,971.1  | 1,935.9  | 2,185.6   | 2,300.7  |
| thereof for maintenance expenses and capitalized maintenance  | 430.4    | 481.6    | 592.0    | 753.3     | 856.2    |
| thereof for modernization                                     | 904.7    | 996.5    | 908.4    | 792.4     | 837.4    |
| thereof for new construction                                  | 234.3    | 493.0    | 435.5    | 639.9     | 607.1    |
| LTV (%)   |          | 43.1     | 39.4     | 45.4      | 45.1     |
| Net Debt/EBITDA   |          |          |          | 14.3x     | 15.8x    |
| ICR   |          |          |          | 5.8x      | 5.5x     |

| Key Balance Sheet Figures in € million  | Dec. 31, 2018 | Dec. 31, 2019 | Dec. 31, 2020 | Dec. 31, 2021 | Dec. 31, 2022 |
|---|---------------|---------------|---------------|---------------|---------------|
| Fair value of the real estate portfolio | 44,239.9      | 53,316.4      | 58,910.7      | 97,845.3      | 94,694.5      |
| EPRA NTA                                |               | 29,762.2      | 35,488.6      | 48,640.8      | 45,744.5      |
| EPRA NTA per share in €**               |               | 51.44         | 58.78         | 62.63         | 57.48         |

| Non-financial Key Figures*   | 2018    | 2019    | 2020    | 2021    | 2022    |
|--|---------|---------|---------|---------|---------|
| Number of units managed  | 480,102 | 494,927 | 489,709 | 636,507 | 621,303 |
| thereof own apartments   | 395,769 | 416,236 | 415,688 | 565,334 | 548,524 |
| thereof apartments owned by others   | 84,333  | 78,691  | 74,021  | 71,173  | 72,779  |
| Number of units bought   | 63,706  | 23,987  | 1,711   | 155,145 | 969     |
| Number of apartments sold  | 15,102  | 4,784   | 3,677   | 6,965   | 19,760  |
| thereof Recurring Sales  | 2,818   | 2,607   | 2,442   | 2,803   | 2,710   |
| thereof Non Core/other   | 12,284  | 2,177   | 1,235   | 4,162   | 17,050  |
| Number of new apartments completed   | 1,108   | 2,092   | 2,088   | 2,200   | 3,749   |
| thereof own apartments   | 638     | 1,301   | 1,442   | 1,373   | 2,071   |
| thereof apartments for sale  | 470     | 791     | 646     | 827     | 1,678   |
| Vacancy rate (in %)  | 2.4     | 2.6     | 2.4     | 2.2     | 2.0     |
| Monthly in-place rent in €/m <sup>2</sup>                                      |         |         |         | 7.33    | 7.49    |
| Organic rent increase (in %)   |         |         |         | 3.8     | 3.3     |
| Sustainability Performance Index (in%)***                                      |         |         |         | 109.0   | 103.0   |
| Carbon intensity achieved in Germany (in kg CO <sub>2</sub> e/m <sup>2</sup> ) | 48.8    | 47.2    | 39.5    | 38.4    | 33.0    |
| Number of employees (as of Dec. 31)  | 9,923   | 10,345  | 10,622  | 15,871  | 15,915  |

\* Figures 2018–2020 as reported, previous year's figures 2021 comparable according to current key figure definition/segmentation 2022.

\*\* Based on the shares carrying dividend rights on the reporting date, 2018–2020 prior-year values TERP-adjusted (1.067).

\*\*\* Excl. Deutsche Wohnen.