

Portfolio Information

Vonovia manages its own real estate portfolio with a fair value of € 91.2 billion as of March 31, 2023. The vast majority of our apartments are located in regions with positive economic and demographic development prospects.

Portfolio Structure

Mar. 31, 2023	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Strategic	64,201.6	2,443	421,396	1.8	7.38
Urban Quarters	52,622.3	2,512	339,722	1.7	7.37
Urban Clusters	11,579.3	2,170	81,674	2.3	7.45
Recurring Sales	4,919.4	2,476	28,407	2.9	7.37
MFH Sales	5,782.0	3,702	23,439	1.4	9.34
Non Core	1,673.5	1,565	14,033	3.9	6.51
Vonovia Germany	76,576.5	2,478	487,275	1.9	7.46
Vonovia Sweden	6,808.6	2,224	39,524	3.9	9.70
Vonovia Austria	3,091.8	1,770	21,569	5.0	5.26
Vonovia total	86,476.9	2,422	548,368	2.2	7.54

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, 2023	Fair value*		Residential units	Vacancy (in %)	In-place rent (in €/m ²)**
	(in € million)	(in €/m ²)			
Regional market					
Berlin	26,630.5	2,993	144,051	1.1	7.41
Rhine Main Area	7,101.5	2,992	36,636	2.7	9.17
Dresden	5,504.0	2,000	45,028	2.6	6.66
Southern Ruhr Area	5,388.5	1,998	43,016	2.5	6.93
Rhineland	5,380.9	2,509	31,774	2.0	8.05
Hamburg	3,433.5	2,656	20,125	1.0	7.93
Munich	3,020.1	4,181	10,726	1.3	9.38
Hanover	3,006.6	2,084	22,096	2.4	7.30
Kiel	2,947.3	1,961	25,327	2.0	7.16
Stuttgart	2,444.4	2,857	13,326	1.7	8.68
Northern Ruhr Area	2,161.1	1,419	24,470	2.6	6.35
Leipzig	2,020.0	1,998	14,275	3.2	6.51
Bremen	1,535.0	2,098	11,735	1.9	6.55
Westphalia	1,150.3	1,844	9,440	1.9	7.00
Freiburg	781.7	2,816	4,035	1.3	8.28
Other Strategic Locations	3,602.8	2,014	27,610	2.8	7.35
Total strategic locations Germany	76,108.1	2,484	483,670	1.9	7.46

* Fair value of the developed land excluding € 4,764.4 million, of which € 502.2 million for undeveloped land and inheritable building rights granted, € 551.1 million for assets under construction, € 2,227.1 million for development, € 1,059.4 million for nursing portfolio and € 424.6 million for other.

** Based on the country-specific definition.

Total Vonovia Housing Portfolio

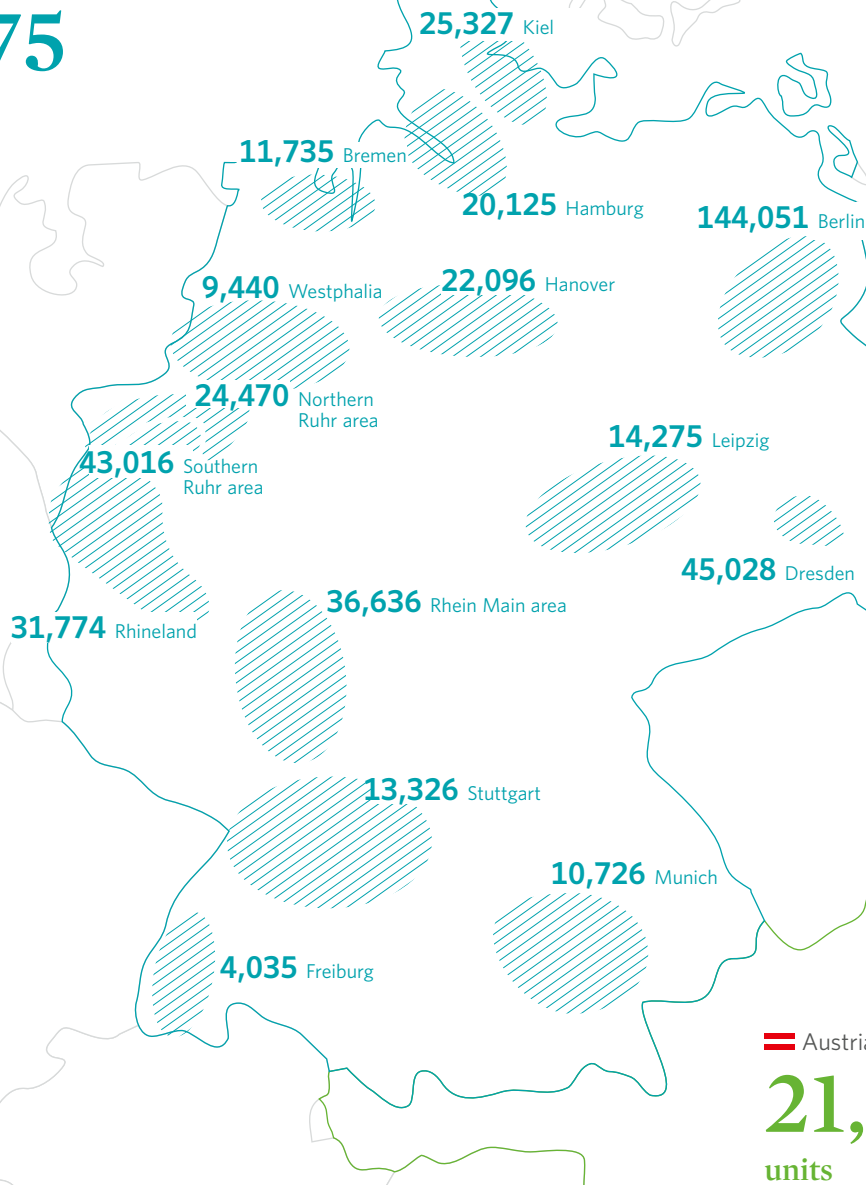
548,368

Sweden

39,524
units

Germany

487,275
units*



Austria

21,569
units

* Including 27,610 residential units at other strategic locations and 3,605 residential units at non-strategic locations.

Financial Calendar

Contact

May 4, 2023

Publication of the interim statement for the first three months of 2023

May 17, 2023

Ordinary Annual General Meeting of Vonovia SE

August 4, 2023

Publication of the interim financial report for the first half of 2023

November 3, 2023

Publication of the interim statement for the first nine months of 2023

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

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 2022 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.

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