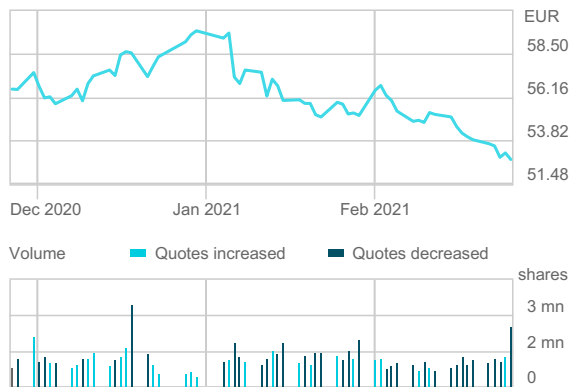


## COMPANY PROFILE

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 415,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 73,000 apartments. Its portfolio is worth approximately € 56.0 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 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, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, STOXX Europe ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe, and GPR 250 World. Vonovia has a workforce of more than 10,000 employees.

## SHARE CHART



## FINANCIAL CALENDAR

<b>Mar 04, 2021</b>	Full Year results 2020
<b>Mar 05, 2021</b>	Kempen NYC European Property Seminar (Virtual Conference) Kempen NYC European Property Seminar
<b>March, 2021</b>	Citi 2021 Global Property CEO Conference Citi 2021 Global Property CEO Conference , Miami (Virtual Conference)
<b>Mar 11, 2021</b>	Vonovia Full Year IR Roadshow (Virtual Roadshow) Vonovia Full Year IR Roadshow
<b>Mar 15, 2021</b>	Roadshow
<b>Mar 15, 2021</b>	Vonovia Full Year IR Roadshow (Virtual Roadshow) Vonovia Full Year IR Roadshow
<b>Mar 19, 2021</b>	Vonovia Full Year Roadshow (Virtual Roadshow) Vonovia Full Year Roadshow
<b>Mar 22, 2021</b>	Vonovia Full Year Roadshow with Kempen & Co. (Virtual Roadshow) Vonovia Full Year Roadshow with Kempen & Co.
<b>Mar 23, 2021</b>	Vonovia Full Year Roadshow (Virtual Roadshow) Vonovia Full Year Roadshow
<b>Mar 24, 2021</b>	J.P. Morgan Global ESG Conference (Virtual Conference) J.P. Morgan Global ESG Conference
<b>Mar 26, 2021</b>	Commerzbank German Real Estate Forum Commerzbank German Real Estate Forum London, London (Virtual Conference)
<b>Mar 26, 2021</b>	BofA EMEA Real Estate CEO Virtual Conference 2021 (Virtual Conference) BofA EMEA Real Estate CEO Virtual Conference 2021
<b>Apr 16, 2021</b>	Vonovia Annual General Meeting, Bochum (Virtual AGM)
<b>May 04, 2021</b>	Interim results for the 3M 2021
<b>May 2021</b>	Vonovia QM Roadshow (Virtual Roadshow) Vonovia

## MANAGEMENT BOARD



**Rolf Buch**  
Chairman



**Helene von Roeder**



**Arnd Fittkau**



**Daniel Riedl**

## SUPERVISORY BOARD

> <b>Daniel Just</b>	> <b>Jürgen Fitschen</b>
> <b>Prof. Dr. Edgar Ernst</b>	> <b>Burkhard Ulrich Drescher</b>
> <b>Vitus Eckert</b>	> <b>Dr. Florian Funck</b>
> <b>Dr. Ute Geipel-Faber</b>	> <b>Hildegard Müller</b>
> <b>Prof. Dr. Klaus Rauscher</b>	> <b>Dr. Ariane Reinhart</b>
> <b>Clara-Christina Streit</b>	> <b>Christian Ulbrich</b>

## STOCK FUNDAMENTALS

ISIN	DE000A1ML7J1
WKN	A1ML7J
Share type	Ordinary
Reuters Code	VNAn.DE
Ticker	VNA
Branch	real estate
Index	DAX, EURO STOXX 50, DAX 50 ESG, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, STOXX Europe ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe and GPR 250 World
Segment	Prime Standard
Last Dividend	EUR 1.57 (for 2019)
No. of shares	565,887,299
Market Cap	EUR 29.84 bn
52 week high	62.74 EUR
52 week low	36.71 EUR
Stock exchanges	Frankfurt Stock Exchange
Rating	BBB+ (Standard & Poor's)

## SHAREHOLDER STRUCTURE

BlackRock	7.3%
Norges Bank	6.3%
Fidelity	3.3%
APG	3.0%
Other Free Float	80.1%

## ANNUAL FIGURES

Financial Key Figures in € million	2019	2018	2017	2016
Rental income	2,074.9	1,894.2	1,667.9	1,538.1
Adjusted EBITDA Rental	1,437.4	1,315.1	1,148.7	1,046.2
Adjusted EBITDA Value-Add	146.3	121.2	102.1	57.0
Adjusted EBITDA Recurring Sales	91.9	79.1	62.2	
Adjusted EBITDA Development	84.5	39.4	6.7	
Adjusted EBITDA Total	1,760.1	1,554.8	1,319.7	1,186.5
EBITDA IFRS	1,579.6	1,534.4	1,271.8	1,083.7
Group FFO	1,218.6	1,132.0	975.0	
thereof attributable to Vonovia shareholders	1,165.6	1,069.7	920.4	
thereof attributable to Vonovia hybrid capital investors	40.0	40.0	40.0	
thereof attributable to non-controlling interests	13.0	22.3	14.6	
Group FFO per share in €	2.25	2.18	2.01	
Income from fair value adjustments of investment properties	4,131.5	3,517.9	3,434.1	3,236.1
EBT	3,138.9	3,874.3	4,007.4	3,859.8
Profit for the period	1,294.3	2,402.8	2,566.9	2,512.9
Cash flow from operating activities	1,555.9	1,132.5	946.0	828.9
Cash flow from investing activities	(2,505.7)	(3,892.5)	(1,350.1)	416.4
Cash flow from financing activities	902.8	3,041.5	(870.5)	(2,812.4)
Maintenance and modernization	1,971.1	1,569.4	1,124.8	792.4
thereof for maintenance expenses and capitalized maintenance	481.6	430.4	346.2	320.1
thereof for modernization	996.5	904.7	712.9	458.4
thereof new construction	493.0	234.3	65.7	13.9
<b>Key Balance Sheet Figures in € million</b>	<b>Dec. 31, 2019</b>	<b>Dec. 31, 2018</b>	<b>Dec. 31, 2017</b>	<b>Dec. 31, 2016</b>
Fair value of the real estate portfolio	53,316.4	44,239.9	33,436.3	27,115.6
Adjusted NAV	28,161.9	23,262.6	18,671.1	14,328.2
Adjusted NAV per share in €	51.93	44.90	38.49	30.75
LTV in %	43.1	42.8	39.8	41.6
<b>Non-financial Key Figures</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
Number of units managed	494,927	480,102	409,275	392,350
thereof own apartments	416,236	395,769	346,644	333,381
thereof apartments owned by others	78,691	84,333	62,631	58,969
Number of units bought	23,987	63,706	24,847	2,815
Number of units sold	4,784	15,102	11,780	26,631
thereof Recurring Sales	2,607	2,818	2,608	2,701
thereof Non-Core Disposals	2,177	12,284	9,172	23,930
Number of newly-build apartments	2,092	1,108	250	40
thereof for Vonovia's own portfolio	1,301	638	250	40
thereof for sale to third parties	791	470		
Vacancy rate in %	2.6	2.4	2.5	2.4
Monthly in-place rent in €/m <sup>2</sup>	6.93	6.52	6.27	6.02
Organic rent increase in %	3.9	4.4	4.2	3.3
Number of employees (as of Dec. 31)	10,345	9,923	8,448	7,437
<b>EPRA Key Figures in € million</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
EPRA NAV	29,654.6	26,105.0	21,284.6	17,047.1
EPRA NAV per share in €	54.69	50.39	43.88	36.58
EPRA NNNAV	18,554.8	17,669.5	14,657.5	12,034.4
EPRA earnings	785.8	685.3	572.6	450.0
EPRA net initial yield in %	3.3	3.5	3.7	4.1
EPRA topped-up net initial yield in %	3.3	3.5	3.7	4.1
EPRA vacancy rate in %	2.4	2.3	2.3	2.2
EPRA cost ratio (incl. direct vacancy costs) in %	25.8	25.9	26.3	28.4
EPRA cost ratio (excl. direct vacancy costs) in %	24.5	24.6	24.8	27.0

\*Based on the shares varying dividend rights on the reporting date.

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