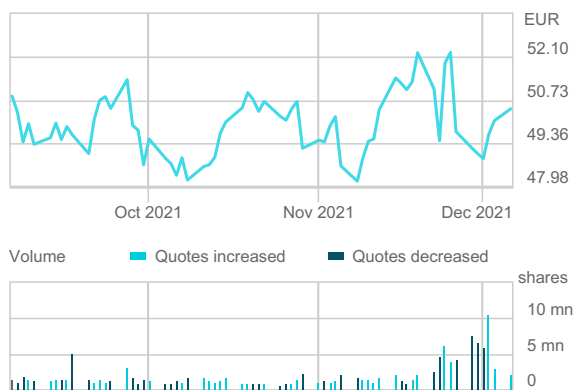


COMPANY PROFILE

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 568,000 residential units (Deutsche Wohnen included) in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 71,500 apartments. Its portfolio is worth approximately € 95.4 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, STOXX Europe ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe, and GPR 250 World. Vonovia has a workforce of more than 16,000 employees (Deutsche Wohnen included).

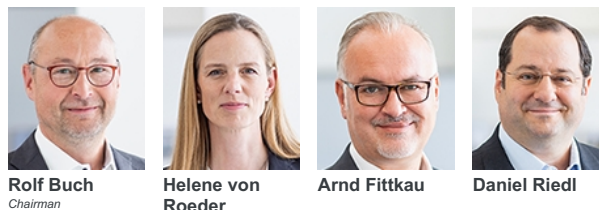
SHARE CHART



FINANCIAL CALENDAR

Dec 06 - Dec 07, 2021 HSBC Real Estate Seminar Capetown - 2021 (Virtual Conference)

MANAGEMENT BOARD



Rolf Buch
Chairman

Helene von Roeder

Arnd Fittkau

Daniel Riedl

SUPERVISORY BOARD

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

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 1.69 (for 2020)
No. of shares	776,597,389
Market Cap	EUR 39.17 bn
52 week high	57.14 EUR
52 week low	45.53 EUR
Stock exchanges	Frankfurt Stock Exchange
Rating	BBB+ (Standard & Poor's)

SHAREHOLDER STRUCTURE

Norges Bank	11.1%
BlackRock	6.6%
APG	4.0%
Other Free Float	78.3%

Status: December 2, 2021

ANNUAL FIGURES

Financial Key Figures in € million	2020	2019	2018	2017
Total Segment Revenue	4,370.0	4,111.7	3,610.7	2,822.0
Adjusted EBITDA Total	1,909.8	1,760.1	1,554.8	1,319.7
Adjusted EBITDA Rental	1,554.2	1,437.4	1,315.1	1,148.7
Adjusted EBITDA Value-Add	152.3	146.3	121.2	102.1
Adjusted EBITDA Recurring Sales	92.4	91.9	79.1	62.2
Adjusted EBITDA Development	110.9	84.5	39.4	6.7
EBITDA IFRS	1,822.4	1,579.6	1,534.4	1,271.8
Group FFO	1,348.2	1,218.6	1,132.0	975.0
thereof attributable to Vonovia shareholders	1,292.0	1,165.6	1,069.7	920.4
thereof attributable to Vonovia hybrid capital investors	40.0	40.0	40.0	40.0
thereof attributable to non-controlling interests	16.2	13.0	22.3	14.6
Group FFO per share in €	2.38	2.25	2.18	2.01
Income from fair value adjustments of investment properties	3,719.8	4,131.5	3,517.9	3,434.1
EBT	5,014.4	3,138.9	3,874.3	4,007.4
Profit for the period	3,340.0	1,294.3	2,402.8	2,566.9
Cash flow from operating activities	1,430.5	1,555.9	1,132.5	946.0
Cash flow from investing activities	(1,729.9)	(2,505.7)	(3,892.5)	(1,350.1)
Cash flow from financing activities	402.6	902.8	3,041.5	(870.5)
Total cost of maintenance, modernization and new construction	1,935.9	1,971.1	1,569.4	1,124.8
thereof for maintenance expenses and capitalized maintenance	592.0	481.6	430.4	346.2
thereof for modernization	908.4	996.5	904.7	712.9
thereof new construction	435.5	493.0	234.3	65.7
Key Balance Sheet Figures in € million	Dec. 31, 2020	Dec. 31, 2019**	Dec. 31, 2018	Dec. 31, 2017
Fair value of the real estate portfolio	58,910.7	53,316.4	44,239.9	33,436.3
Adjusted NAV	33,651.8	28,199.6	23,262.6	18,671.1
Adjusted NAV per share in €	59.47	52.00	44.90	38.49
LTV in %	39.4	43.1	42.8	39.8
Non-financial Key Figures	2020	2019	2018	2017
Number of units managed	489,709	494,927	480,102	409,275
thereof own apartments	415,688	416,236	395,769	346,644
thereof apartments owned by others	74,021	78,691	84,333	62,631
Number of units bought	1,711	23,987	63,706	24,847
Number of units sold	3,677	4,784	15,102	11,780
thereof Recurring Sales	2,442	2,607	2,818	2,608
thereof Non-Core Disposals	1,235	2,177	12,284	9,172
Number of new apartments completed	2,088	2,092	1,108	250
thereof own apartments	1,442	1,301	638	250
thereof for sale to third parties	646	791	470	
Vacancy rate in %	2.4	2.6	2.4	2.5
Monthly in-place rent in €/m ²	7.16	6.93	6.52	6.27
Organic rent increase in %	3.1	3.9	4.4	4.2
Number of employees (as of Dec. 31)	10,622	10,345	9,923	8,448
EPRA Key Figures in € million	2020	2019**	2018	2017
EPRA NAV	35,146.5	29,654.6	26,105.0	21,284.6
EPRA NAV per share in €	62.11	54.69	50.39	43.88
EPRA NNNAV	22,038.1	18,554.8	17,669.5	14,657.5
EPRA Earnings	1,196.9	1,075.8	932.5	838.2
EPRA Net initial yield in %	3.0	3.3	3.5	3.7
EPRA Topped-up net initial yield in %	3.0	3.3	3.5	3.7
EPRA Vacancy rate in %	2.3	2.4	2.3	2.3
EPRA Cost ratio (incl. direct vacancy costs) in %	26.8	25.8	25.9	26.3
EPRA Cost ratio (excl. direct vacancy costs) in %	25.6	24.5	24.6	24.8

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

** Adjusted (see note 10.21 Adjustment to Prior year Figures)

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