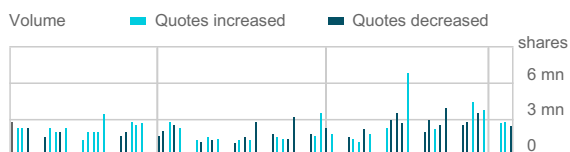


## COMPANY PROFILE

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 550,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 72,400 apartments. Its portfolio is worth approximately € 99 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 approximately 15,900 employees.

## SHARE CHART



## FINANCIAL CALENDAR

<b>Nov 04, 2022</b>	Interim results 9M 2022
<b>Nov 30, 2022</b>	UBS German Real Estate Conference CEO/CFO, London
<b>Dec 01, 2022</b>	Societe Generale Flagship Event, Paris

## MANAGEMENT BOARD



**Rolf Buch**  
Chairman



**Arnd Fittkau**



**Philip Grosse**



**Helene von Roeder**



**Daniel Riedl**

## 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

## 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 1.66 (for 2021)
No. of shares	795,849,997
Market Cap	EUR 17.25 bn
52 week high	52.64 EUR
52 week low	20.29 EUR
Stock exchanges	Frankfurt Stock Exchange
Rating	BBB+ (Standard & Poor's)

## SHAREHOLDER STRUCTURE

Norges Bank	11.1%
BlackRock	7.4%
APG	4.0%
DWS Investment	3.1%
Other Free Float	74.4%

Status: September 9, 2022

## ANNUAL FIGURES

Financial Key Figures in € million	2021	2020	2019	2018
Total Segment Revenue	5,179.9	4,370.0	4,111.7	3,610.7
Adjusted EBITDA Total	2,269.3	1,909.8	1,760.1	1,554.8
Adjusted EBITDA Rental	1,648.0	1,554.2	1,437.4	1,315.1
Adjusted EBITDA Value-Add	148.8	152.3	146.3	121.2
Adjusted EBITDA Recurring Sales	114.0	92.4	91.9	79.1
Adjusted EBITDA Development	187.7	110.9	84.5	39.4
Adjusted EBITDA Deutsche Wohnen	170.8	-	-	-
Group FFO	1,672.0	1,348.2	1,218.6	1,132.0
thereof attributable to Vonovia shareholders	1,605.0	1,292.0	1,165.6	1,069.7
thereof attributable to Vonovia hybrid capital investors	38.4	40.0	40.0	40.0
thereof attributable to non-controlling interests	28.6	16.2	13.0	22.3
Group FFO per share in €*	2.15	2.38	2.25	2.18
Income from fair value adjustments of investment properties	7,393.8	3,719.8	4,131.5	3,517.9
EBT	5,482.4	5,014.4	3,138.9	3,874.3
Profit for the period	2,830.9	3,340.0	1,294.3	2,402.8
Cash flow from operating activities	1,823.9	1,430.5	1,555.9	1,132.5
Cash flow from investing activities	(19,115.8)	(1,729.9)	(2,505.7)	(3,892.5)
Cash flow from financing activities	18,125.0	402.6	902.8	3,041.5
Total cost of maintenance, modernization and new construction	2,185.6	1,935.9	1,971.1	1,569.4
thereof for maintenance expenses and capitalized maintenance	666.4	592.0	481.6	430.4
thereof for modernization	758.6	908.4	996.5	904.7
thereof new construction	526.6	435.5	493.0	234.3
thereof Deutsche Wohnen	234.0	-	-	-
<b>Key Balance Sheet Figures in € million</b>	<b>Dec 31, 2021</b>	<b>Dec 31, 2020</b>	<b>Dec 31, 2019</b>	<b>Dec 31, 2018</b>
Fair value of the real estate portfolio	97,845.3	58,910.7	53,316.4	44,239.9
EPRA NTA	51,826.1	35,488.6	29,762.2	-
EPRA NTA per share in €*	66.73	58.78	51.44	-
LTV in %	45.3	39.4	43.1	42.8
<b>Non-financial Key Figures</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Number of units managed	636,507	489,709	494,927	480,102
thereof own apartments	565,334	415,688	416,236	395,769
thereof apartments owned by others	71,173	74,021	78,691	84,333
Number of units bought	155,145	1,711	23,987	63,706
Number of units sold	6,870	3,677	4,784	15,102
thereof Recurring Sales	2,747	2,442	2,607	2,818
thereof Non-Core Disposals	723	1,235	2,177	12,284
thereof Deutsche Wohnen	3,400	-	-	-
Number of new apartments completed	2,200	2,088	2,092	1,108
thereof own apartments	1,373	1,442	1,301	638
thereof apartments for sale	827	646	791	470
thereof Deutsche Wohnen	-	-	-	-
Vacancy rate in %	2.2	2.4	2.6	2.4
Monthly in-place rent in €/m <sup>2</sup>	7.33	7.16	6.93	6.52
Organic rent increase in %	3.8	3.1	3.9	4.4
Carbon intensity achieved in Germany (in kg CO <sub>2</sub> e/m <sup>2</sup> )**	38.4	39.5	47.2	48.8
Number of employees (as of Dec. 31)	15,871	10,622	10,345	9,923
<b>EPRA Key Figures in € million</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
EPRA NTA	51,826.1	35,488.6	29,762.0	-
EPRA NTA per share in €*	66.73	58.78	51.44	-
EPRA NRV	64,216.1	43,677.3	37,065.9	-
EPRA NRV per share in €*	82.69	72.34	64.06	-
EPRA NDV	30,155.4	20,543.4	17,161.9	-
EPRA Earnings	1,361.7	1,196.9	1,075.8	932.5
EPRA Net initial yield in %	2.6	3.0	3.3	3.5
EPRA Topped-up net initial yield in %	2.6	3.0	3.3	3.5
EPRA Vacancy rate in %	2.0	2.3	2.4	2.3
EPRA Cost ratio (incl. direct vacancy costs) in %	25.5	26.8	25.8	25.9
EPRA Cost ratio (excl. direct vacancy costs) in %	24.4	25.6	24.5	24.6
* Based on the shares varying dividend rights on the reporting date, prior-year values TERP-adjusted (1.067).				
** From 2020 Change in CO <sub>2</sub> -emissions calculation (update of data sources and harmonization of emission factors), therefore limited comparability with previous years.				

**Vonovia SE**

Universitätsstraße 133  
44803 Bochum  
Deutschland

Tel.: +49 234 314 0  
Fax: +49 234 314 2995  
investorrelations@vonovia.de  
investoren.vonovia.de

**Contact Investor Relations**

**Rene Hoffmann**  
Head Investor Relations  
Primary contact for Sell side, Buy side  
Contact  
+49 234 314 1629  
rene.hoffmann@vonovia.de