

COMPANY PROFILE

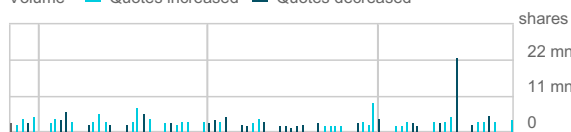
Vonovia SE is Europe's leading private residential real estate company. Vonovia currently around 548,100 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 70,400 apartments. Its portfolio is worth approximately € 88.2 billion. As a modern service 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 Bochum based company has been listed on the stock exchange since 2013. Since September 2015 Vonovia has been a constituent in the DAX 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 15,800 employees.

SHARE CHART



Volume ■ Quotes increased ■ Quotes decreased



FINANCIAL CALENDAR

Sep 28, 2023	Vonovia Capital Markets Day
Oct 04 - Oct 05, 2023	Expo Real, München (CFO)
Nov 03, 2023	Interim results for the 9M 2023
Nov 21 - Nov 23, 2023	UBS Debt Capital Markets Issuer/Investor Event 2023, Asia
Nov 23, 2023	Metzler Dialog, Frankfurt am Main
Nov 24, 2023	SEB Real Estate Seminar, Stockholm
Nov 29, 2023	UBS Global Real Estate CEO / CFO Conference UBS Global Real Estate CEO / CFO Conference, London, London
Nov 30, 2023	Societe Generale Flagship Conference, Paris
Dec 07, 2023	Berenberg European Conference 2023, Pennyhill Park London

MANAGEMENT BOARD



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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 0.85 (for 2022)
No. of shares	814,644,998
Market Cap	EUR 19.51 bn
52 week high	28.72 EUR
52 week low	15.27 EUR
Stock exchanges	Frankfurt Stock Exchange
Rating	BBB+ (Standard & Poor's)

SHAREHOLDER STRUCTURE

14.6%	Norges Bank
6.5%	BlackRock
4%	APG
3%	DWS Investment
71.9%	Other Free Float

ANNUAL FIGURES

Financial Key Figures* in € million	2022	2021	2020	2019
Total Segment Revenue	6,256.9	5,216.6	4,370.0	4,111.7
Adjusted EBITDA Total	2,763.1	2,254.4	1,909.8	1,760.1
Adjusted EBITDA Rental	2,233.5	1,648.0	1,554.2	1,437.4
Adjusted EBITDA Value-add	126.7	153.8	152.3	146.3
Adjusted EBITDA Recurring Sales	135.1	113.2	92.4	91.9
Adjusted EBITDA Development	183.2	185.4	110.9	84.5
Adjusted EBITDA Deutsche Wohnen	-	170.8	-	-
Group FFO	2,035.6	1,694.4	1,348.2	1,218.6
thereof attributable to Vonovia shareholders	1,944.3	1,624.4	1,292.0	1,165.6
thereof attributable to Vonovia hybrid capital investors	-	30.0	40.0	40.0
thereof attributable to non-controlling interests	91.3	40.0	16.2	13.0
Group FFO per share in €**	2.56	2.18	2.38	2.25
Income from fair value adjustments of investment properties	(1,269.8)	7,393.8	3,719.8	4,131.5
EBT	(732.7)	5,092.0	5,014.4	3,138.9
Profit for the period	(669.4)	2,440.5	3,340.0	1,294.3
Cash flow from operating activities	2,084.3	1,823.9	1,430.5	1,555.9
Cash flow from investing activities	938.2	(19,115.8)	(1,729.9)	(2,505.7)
Cash flow from financing activities	(3,145.1)	18,125.0	402.6	902.8
Total cost of maintenance, modernization and new construction	2,300.7	2,185.6	1,935.9	1,971.1
thereof for maintenance expenses and capitalized maintenance	856.2	753.3	592.0	481.6
thereof for modernization	837.4	792.4	908.4	996.5
thereof new construction	607.1	639.9	435.5	493.0
thereof Deutsche Wohnen	-	234.0	-	-
Key Balance Sheet Figures in € million	Dec 31, 2022	Dec 31, 2021	Dec 31, 2020	Dec 31, 2019
Fair value of the real estate portfolio	94,694.5	97,845.3	58,910.7	53,316.4
EPRA NTA	45,744.5	51,826.1	35,488.6	29,762.2
EPRA NTA per share in €**	57.48	66.73	58.78	51.44
LTV in %	45.1	45.4	39.4	43.1
Non-financial Key Figures	2022	2021	2020	2019
Number of units managed	621,303	636,507	489,709	494,927
thereof own apartments	548,524	565,334	415,688	416,236
thereof apartments owned by others	72,779	71,173	74,021	78,691
Number of units bought	969	155,145	1,711	23,987
Number of units sold	19,760	6,965	3,677	4,784
thereof Recurring Sales	2,710	2,803	2,442	2,607
thereof Non-Core Disposals	17,050	4,162	1,235	2,177
thereof Deutsche Wohnung	-	3,400	-	-
Number of new apartments completed	3,749	2,200	2,088	2,092
thereof own apartments	2,071	1,373	1,442	1,301
thereof apartments for sale	1,678	827	646	791
thereof Deutsche Wohnen	-	-	-	-
Vacancy rate in %	2.0	2.2	2.4	2.6
Monthly in-place rent in €/m ²	7.49	7.33	7.16	6.93
Organic rent increase in %	3.3	3.8	3.1	3.9
Carbon intensity achieved in Germany (in kg CO ₂ e/m ²)	33.0	38.4	39.5	47.2
Number of employees (as of Dec. 31)	15,915	15,871	10,622	10,345
EPRA Key Figures in € million	2022	2021	2020	2019
EPRA NTA	45,744.5	48,640.8	35,488.6	29,762.0
EPRA NTA per share in €**	57.48	62.63	58.78	51.44
EPRA NRV	57,426.9	59,489.8	43,677.3	37,065.9
EPRA NRV per share in €**	72.2	76.6	72.3	64.1
EPRA NDV	34,669.5	30,047.4	20,543.4	17,161.9
EPRA Earnings	1,755.0	1,383.2	1,196.9	1,075.8
EPRA Net initial yield in %	2.7	2.6	3.0	3.3
EPRA Topped-up net initial yield in %	2.7	2.6	3.0	3.3
EPRA Vacancy rate in %	2.0	2.0	2.3	2.4
EPRA Cost ratio (incl. direct vacancy costs) in %	25.2	26.2	26.8	25.8
EPRA Cost ratio (excl. direct vacancy costs) in %	24.2	24.9	25.6	24.5

* 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.

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