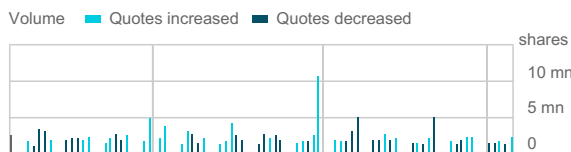


COMPANY PROFILE

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently around 548,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 70,700 apartments. Its portfolio is worth approximately € 88.7 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. 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



FINANCIAL CALENDAR

Aug 01, 2024	Interim results 6M 2024
Sep 03, 2024	HSBC Milan Day II, Milan
Sep 04, 2024	Commerzbank & ODDO BHF Corporate Conference, Frankfurt
Sep 11 - Sep 12, 2024	BofA Securities 2024 Global Real Estate Conference, New York
Sep 26, 2024	European Real Estate Conference, London (CFO)
Sep 26, 2024	Goldman Sachs European Real Estate Equity & Debt Conference, London
Oct 07 - Oct 09, 2024	Expo Real, Munich (CFO)
Nov 06, 2024	Interim results for the 9M 2024
Nov 13, 2024	SEB Real Estate Seminar, Stockholm
Nov 27, 2024	Structured Finance, Stuttgart

MANAGEMENT BOARD



Rolf Buch
Chairman



Arnd Fittkau



Philip Grosse



Daniel Riedl



Ruth Werhahn

SUPERVISORY BOARD

- › Clara C. Streit
- › Birgit M. Bohle
- › Dr. Florian Funck
- › Dr. Daniela Gerd tom Markotten
- › Dr. Ariane Reinhart
- › Vitus Eckert
- › Jürgen Fenk
- › Dr. Ute Geipel-Faber
- › Matthias Hünlein
- › Hildegard Müller

STOCK FUNDAMENTALS

ISIN	DE000A1ML7J1
WKN	A1ML7J
Share type	Ordinary
Reuters Code	VNAn.DE
Ticker	VNA
Branch	real estate
Index	DAX, 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 0.90 (for 2023)
No. of shares	822,852,925
Market Cap	EUR 22.54 bn
52 week high	30.21 EUR
52 week low	17.34 EUR
Stock exchanges	Frankfurt Stock Exchange
Rating	BBB+ (Standard & Poor's)

SHAREHOLDER STRUCTURE

14.9%	Norges Bank
8.4%	BlackRock
3.8%	APG
3%	DWS Investment
69.9%	Other Free Float

ANNUAL FIGURES

Financial Key Figures* in € million	2023	2022	2021	2020
Total Segment Revenue	5,151.1	6,256.9	5,216.6	4,370.0
Adjusted EBITDA Total	2,583.3	2,763.1	2,254.4	1,909.8
Adjusted EBITDA Rental	2,401.7	2,233.5	1,648.0	1,554.2
Adjusted EBITDA Value-add	105.5	126.7	153.8	152.3
Adjusted EBITDA Recurring Sales	63.4	135.1	113.2	92.4
Adjusted EBITDA Development	13.2	183.2	185.4	110.9
Adjusted EBITDA Deutsche Wohnen	-	-	170.8	-
Group FFO	1,801.6	2,035.6	1,694.4	1,348.2
thereof attributable to Vonovia shareholders	1,717.8	1,944.3	1,624.4	1,292.0
thereof attributable to Vonovia hybrid capital investors	-	-	30.0	40.0
thereof attributable to non-controlling interests	83.8	91.3	40.0	16.2
Group FFO per share in €**	2.23	2.56	2.18	2.38
Income from fair value adjustments of investment properties	-10,651.2	(1,269.8)	7,393.8	3,719.8
EBT	-9,185.2	(732.7)	5,092.0	5,014.4
Profit for the period	-6,756.2	(669.4)	2,440.5	3,340.0
Cash flow from operating activities	1,901.2	2,084.3	1,823.9	1,430.5
Cash flow from investing activities	-825.9	938.2	(19,115.8)	(1,729.9)
Cash flow from financing activities	-961.0	(3,145.1)	18,125.0	402.6
Total cost of maintenance, modernization and new construction	1,484.5	2,300.7	2,185.6	1,935.9
thereof for maintenance expenses and capitalized maintenance	722.5	856.2	753.3	592.0
thereof for modernization	470.8	837.4	792.4	908.4
thereof new construction	291.2	607.1	639.9	435.5
thereof Deutsche Wohnen	-	-	234.0	-
Key Balance Sheet Figures in € million	31.12.2023	Dec 31, 2022	Dec 31, 2021	Dec 31, 2020
Fair value of the real estate portfolio	83,927.7	94,694.5	97,845.3	58,910.7
EPRA NTA	38,140.9	45,744.5	51,826.1	35,488.6
EPRA NTA per share in €**	46.82	57.48	66.73	58.78
LTV in %	47.3	45.1	45.4	39.4
Non-financial Key Figures	2023	2022	2021	2020
Number of units managed	617,343	621,303	636,507	489,709
thereof own apartments	545,919	548,524	565,334	415,688
thereof apartments owned by others	71,424	72,779	71,173	74,021
Number of units bought	63	969	155,145	1,711
Number of units sold	3,838	19,760	6,965	3,677
thereof Recurring Sales	1,590	2,710	2,803	2,442
thereof Non-Core Disposals	2,248	17,050	4,162	1,235
thereof Deutsche Wohnung	-	-	3,400	-
Number of new apartments completed	2,425	3,749	2,200	2,088
thereof own apartments	1,309	2,071	1,373	1,442
thereof apartments for sale	1,116	1,678	827	646
thereof Deutsche Wohnen	-	-	-	-
Vacancy rate in %	2.0	2.0	2.2	2.4
Monthly in-place rent in €/m ²	7.74	7.49	7.33	7.16
Organic rent increase in %	3.8	3.3	3.8	3.1
Carbon intensity achieved in Germany (in kg CO ₂ e/m ²)	31.7	33.0	38.4	39.5
Number of employees (as of Dec. 31)	11,977	15,915	15,871	10,622
EPRA Key Figures in € million	2023	2022	2021	2020
EPRA NTA	38,140.9	45,744.5	48,640.8	35,488.6
EPRA NTA per share in €**	46.82	57.48	62.63	58.78
EPRA NRV	48,198.0	57,426.9	59,489.8	43,677.3
EPRA NRV per share in €**	72.2	72.2	76.6	72.3
EPRA NDV	27,252.4	34,669.5	30,047.4	20,543.4
EPRA Earnings	1,465.3	1,755.0	1,383.2	1,196.9
EPRA Net initial yield in %	3.1	2.7	2.6	3.0
EPRA Topped-up net initial yield in %	3.2	2.7	2.6	3.0
EPRA Vacancy rate in %	1.9	2.0	2.0	2.3
EPRA Cost ratio (incl. direct vacancy costs) in %	22.4	25.2	26.2	26.8
EPRA Cost ratio (excl. direct vacancy costs) in %	21.3	24.2	24.9	25.6

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 Manager)
rene.hoffmann@vonovia.de
Tel.: +49 234 314 1629
Stefan Heinz
(Senior IR Manager)
Simone Kaßner
Investor Relations Manager
Antje Senuysal
Backoffice Investor Relations