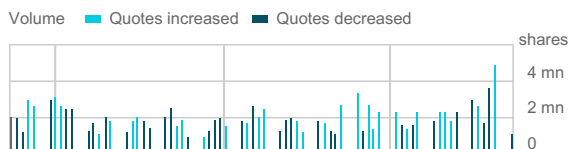
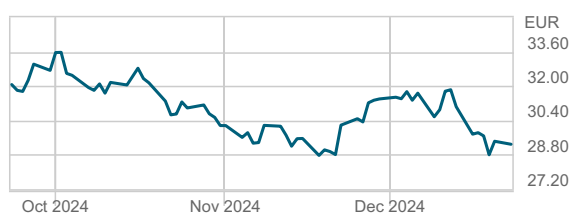


## COMPANY PROFILE

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently around 541,600 residential units in all attractive cities and regions in Germany, Sweden, and Austria. It also manages around 73,400 apartments. Its portfolio is worth approximately € 83 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 12,000 employees.

## SHARE CHART



## FINANCIAL CALENDAR

Jan 24, 2025	
Mar 19, 2025	Full Year results 2024
May 07, 2025	Interim results for the 3M 2025
May 28, 2025	
Aug 06, 2025	Interim results 6M 2025
Nov 05, 2025	Interim results for the 9M 2025

## MANAGEMENT BOARD



Rolf Buch  
Chairman



Arnd Fittkau



Philip Grosse



Daniel Riedl



Ruth  
Werhahn

## SUPERVISORY BOARD

- |                                  |                        |
|----------------------------------|------------------------|
| › Clara C. Streit                | › Vitus Eckert         |
| › Birgit M. Bohle                | › Jürgen Fenk          |
| › Dr. Florian Funck              | › Dr. Ute Geipel-Faber |
| › Dr. Daniela Gerd tom Markotten | › Matthias Hünlein     |
| › Dr. Ariane Reinhart            | › 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 24.10 bn
52 week high	33.93 EUR
52 week low	23.74 EUR
Stock exchanges	Frankfurt Stock Exchange
Rating	BBB+ (Standard & Poor's)

## SHAREHOLDER STRUCTURE

14.9%	Norges Bank
8.6%	BlackRock
3.8%	APG
3%	DWS
69.7%	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 <sup>2</sup>	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 <sub>2</sub> e/m <sup>2</sup> )	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

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