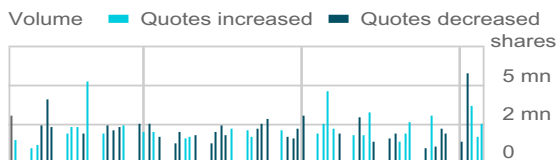
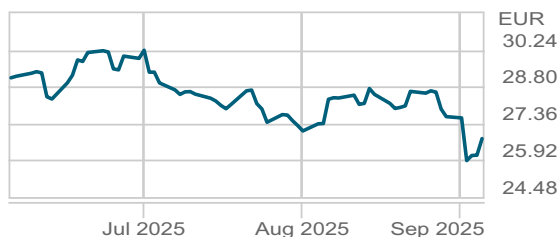


COMPANY PROFILE

Vonovia SE is Europe's leading private residential real estate company. With 533,000 residential units in Germany, Sweden and Austria, the focus is on the development and rental of modern and energy-efficient housing. Vonovia focuses on sustainability as the core of its growth policy and offers tenants a home with a high quality of living and excellent service. As part of its 2028+ growth strategy, Vonovia will strengthen its Value-add, Development, and Recurring Sales segments, promote innovative technologies with a focus on serial modernization, modular new construction, and modern heating infrastructure, and offer its scalable model to the market.

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 Best-in-Class Europe Index, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe, and GPR 250 World. Vonovia has a workforce of approximately 12,300 employees.



FINANCIAL CALENDAR

Sep 09 - Sep 10, 2025	BofA Global Real Estate Conference
Sep 11, 2025	Kepler Autumn Conference
Sep 15, 2025	Goldman Sachs Real Estate Equity and Debt Conference
Sep 15, 2025	Goldman Sachs Debt and Equity Conference
Sep 17 - Sep 18, 2025	Bank of America Corporate & Converts Conference
Sep 18, 2025	EPRA-Conference
Sep 18, 2025	Bank of America Corporate & Converts Conference (DEBT)
Sep 22, 2025	Goldman Sachs German Corporate Conference
Sep 23, 2025	Baader Investment Conference
Oct 06 - Oct 08, 2025	Expo Real
Oct 07, 2025	VNA Non Deal Roadshow
Oct 08, 2025	VNA Non Deal Roadshow
Nov 05, 2025	Interim results for the 9M 2025
Nov 10 - Nov 19, 2025	Debt Roadshow
Nov 13 - Nov 17, 2025	Debt Roadshow
Nov 24 - Nov 26, 2025	Deutsche Börse Eigenkapitalforum
Nov 25 - Nov 27, 2025	Structured Finance
Dec 03, 2025	UBS Global Real Estate CEO/CFO Conference
Dec 04, 2025	Bernstein's Soc Gen Annual Pan-European
Dec 10 - Dec 11, 2025	Crédit Agricole Global Sustainable Finance Conference
Jan 08, 2026	Barclays European Real Estate Equity & Credit Conference
Jan 09, 2026	29th ODDO BHF FORUM
Jan 12 - Jan 13, 2026	Commerzbank & ODDO BHF German Investment Seminar

MANAGEMENT BOARD



Rolf Buch
Chairman



Arnd Fittkau



Philip Grosse



Daniel Riedl



Ruth Werhahn

SUPERVISORY BOARD

- | | |
|---|--|
| <ul style="list-style-type: none"> > Clara C. Streit > Birgit M. Bohle > Dr. Florian Funck > Matthias Hünlein > Michael Rüdiger | <ul style="list-style-type: none"> > Vitus Eckert > Jürgen Fenk > Dr. Daniela Gerd tom Markotten > Dr. Ariane Reinhardt > Dr. Marcus Schenck |
|---|--|

STOCK FUNDAMENTALS

ISIN	DE000A1ML7J1
Share Type	Ordinary
Reuters Code	VNAn.DE
Ticker	VNA
Branch	Immobilien
Index	DAX, DAX 50 ESG, STOXX Global ESG Leaders, EURO STOXX ESG Leaders 50, STOXX Europe ESG Leaders 50, FTSE EPRA/NAREIT Developed Europe und GPR 250 World
Segment	Prime Standard
Last Dividend	EUR 1,22 (für 2024)
Market Cap	EUR 21.83 bn
52 week high	33.93 EUR
52 week low	24.03 EUR
Rating	BBB+ (Standard & Poor's)

SHAREHOLDER STRUCTURE

14.7%	Norges Bank
6.9%	BlackRock
3.8%	APG
3%	DWS Investment
71.6%	Other Free Float

FACT SHEET

ANNUAL FIGURE DATA

Financial Key Figures in € million	2024	2023	2022	2021
Adjusted EBITDA Total (continuing operations)	2,625.1	2,583.80	2,606.10	2,254.40
Adjusted EBITDA Rental	2,385.7	2,401.70	2,254.30	1,778.50
Adjusted EBITDA Value-add	168.4	105.5	126.7	153.8
Adjusted EBITDA Recurring Sales	57.6	63.4	135.1	113.2
Adjusted EBITDA Development	13.4	13.2	90	185.4
Adjusted EBITDA from discontinued operations	50.4	53.9	63.8	23.5
Adjusted EBT (continuing operations)	1,799.6	1,866.20	1,997.30	
Adjusted EBT (continuing operations) per share in €**	2.2	2.31	2.53	
Adjusted EBT (continuing operations) after minorities	1,633.6	1,730.20		
Adjusted EBT (continuing operations) after minorities per share in €**	2.0	2.12		
Income from fair value adjustments of investment properties	-1,559.0	-10,651.20	-1,177.60	7,393.80
Earnings before tax (EBT)	-603.4	-9,185.20	-604.6	5,092.00
Profit for the period	-962.3	-6,756.20	-669.4	2,440.50
Operating Free Cash-Flow	1,900.6	1,414.80	1,821.40	
Cash flow from operating activities	2,401.6	1,901.20	2,084.30	1,823.90
Cash flow from investing activities	-187.6	-825.9	938.2	-19,115.80
Cash flow from financing activities	1,821.0	-961	-3,145.10	18,125.00
Total sum of maintenance, modernization, portfolio investments and new construction*	1,601.0	1,527.00	2,266.30	2,185.60
thereof for maintenance expenses and capitalized maintenance	764.7	722.5	856.5	753.3
thereof for modernization & portfolio investments*	611.8	513.3	837.4	792.4
thereof new construction	224.5	291.2	572.4	639.9
Key Balance Sheet Figures in € million	31.12.2024	31.12.2023	31.12.2022	31.12.2021
Fair value of the real estate portfolio	81,971.40	83,927.70	94,694.50	97,845.30
EPRA NTA	37,215.60	38,140.90	45,744.50	48,640.80
EPRA NTA per share in €***	45.23	46.82	57.48	66.73
LTV in %	47.7	47.3	45.1	45.4
Adjusted Net debt/Adjusted EBITDA total*	15.1x	15.6x	15.7x	
ICR	3.8x	4.0x	5.5x	5.8x
Non-financial Key Figures	2024	2023	2022	2021
Number of units managed	613,153	617,343	621,303	636,507
thereof own apartments	539,753	545,919	548,524	565,334
thereof apartments owned by others	73,400	71,424	72,779	71,173
Number of units bought	-	63	969	155,145
Number of units sold	7,654	3,838	19,760	6,965
thereof Recurring Sales	2,470	1,590	2,710	2,803
thereof Non-Core Disposals	5,184	2,248	17,050	4,162
Number of new units completed*	3,747	2,460	3,749	2,200
thereof own units*	1,276	1,332	2,071	1,373
thereof units for sale*	2,471	1,128	1,678	827
Vacancy rate in %	2	2	2	2.2
Monthly in-place rent in €/m ²	8.01	7.74	7.49	7.33
Organic rent increase in %	4.1	3.8	3.3	3.8
Carbon intensity achieved in Germany (in kg CO ₂ e/m ²)	31.2	31.7	33	38.4
Number of employees (as of Dec. 31)*	12,056	11,946	12,117	15,871
EPRA Key Figures in € million	2024	2023	2022	2021
EPRA NTA	37,215.60	38,140.90	45,744.50	48,640.80
EPRA NTA per share in €***	45.23	46.82	57.48	62.63
EPRA NRV	45,947.00	48,198.00	57,426.90	59,489.80
EPRA NRV per share in €	55.84	59.16	72.16	76.6
EPRA NDV	24,558.80	27,252.40	34,669.50	30,047.40
EPRA Earnings	1,238.40	1,465.30	1,801.50	1,383.20
EPRA Net initial yield in %	3.3	3.1	2.7	2.6
EPRA Topped-up net initial yield in %	3.3	3.2	2.7	2.6
EPRA Vacancy rate in %	1.9	1.9	2	2
EPRA Cost ratio (incl. direct vacancy costs) in %	23.3	22.4	25.1	26.2
EPRA Cost ratio (excl. direct vacancy costs) in %	22.2	21.3	24.1	24.9

* Figures 2020-2022 as reported, previous year's figures (2023), comparable according to current key figure definition/segmentation 2024.

** 2020-2021 based on the shares carrying dividend rights on the reporting date, 2020 prior-year values TERP-adjusted (1.067), 2022/2023/2024 based on the weighted average.

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

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