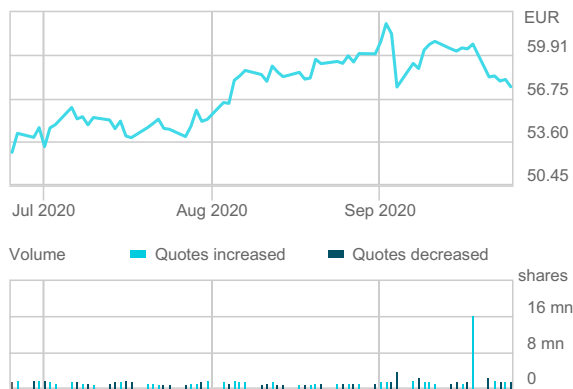


COMPANY PROFILE

Vonovia SE is Europe's leading private residential real estate company. Vonovia currently owns around 415,000 residential units in all attractive cities and regions in Germany, Sweden and Austria. It also manages around 73,000 apartments. Its portfolio is worth approximately € 55.7 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 company, which is based in Bochum, has been listed on the stock exchange since 2013 and on the DAX 30 since September 2015. Vonovia SE is also listed on the international indices STOXX Europe 600, MSCI Germany, MSCI Germany, GPR 250 and EPRA/NAREIT Europe. Vonovia has a workforce of more than 10,000 employees.

SHARE CHART



FINANCIAL CALENDAR

Oct 01, 2020	Commerzbank German Real Estate Forum 2020, London
Nov 04, 2020	Interim Statement for the Third Quarter of 2020, Bochum
Nov 24, 2020	Kempen's 17th London Conference, London (Virtual Conference)
Nov 26, 2020	Berenberg Real Estate Paris Seminar, Paris

MANAGEMENT BOARD



Rolf Buch
Chairman



Helene von Roeder



Arnd Fittkau



Daniel Riedl

SUPERVISORY BOARD

- > **Jürgen Fitschen**
- > **Burkhard Ulrich Drescher**
- > **Dr. Florian Funck**
- > **Daniel Just**
- > **Prof. Dr. Klaus Rauscher**
- > **Clara-Christina Streit**
- > **Prof. Dr. Edgar Ernst**
- > **Vitus Eckert**
- > **Dr. Ute Geipel-Faber**
- > **Hildegard Müller**
- > **Dr. Ariane Reinhart**
- > **Christian Ulbrich**

STOCK FUNDAMENTALS

ISIN	DE000A1ML7J1
WKN	A1ML7J
Share type	Ordinary
Reuters Code	VNAn.DE
Ticker	VNA
Branch	real estate
Index	DAX, Stoxx Europe 600, MSCI Germany, GPR 250, FTSE EPRA / NAREIT Europe Index, GPTMS150
Segment	Prime Standard
Last Dividend	EUR 1.57 (for 2019)
No. of shares	565,887,299
Market Cap	EUR 32.58 bn
52 week high	62.74 EUR
52 week low	36.71 EUR
Stock exchanges	Frankfurt Stock Exchange
Rating	BBB+ (Standard & Poor's)

SHAREHOLDER STRUCTURE

BlackRock	7.3%
Norges Bank	6.3%
FMR	3.3%
APG	3.0%
Other Free Float	80.1%

ANNUAL FIGURES

Financial Key Figures in € million	2019	2018	2017	2016
Rental income	2,074.9	1,894.2	1,667.9	1,538.1
Adjusted EBITDA Rental	1,437.4	1,315.1	1,148.7	1,046.2
Adjusted EBITDA Value-Add	146.3	121.2	102.1	57.0
Adjusted EBITDA Recurring Sales	91.9	79.1	62.2	
Adjusted EBITDA Development	84.5	39.4	6.7	
Adjusted EBITDA Total	1,760.1	1,554.8	1,319.7	1,186.5
EBITDA IFRS	1,579.6	1,534.4	1,271.8	1,083.7
Group FFO	1,218.6	1,132.0	975.0	
thereof attributable to Vonovia shareholders	1,165.6	1,069.7	920.4	
thereof attributable to Vonovia hybrid capital investors	40.0	40.0	40.0	
thereof attributable to non-controlling interests	13.0	22.3	14.6	
Group FFO per share in €	2.25	2.18	2.01	
Income from fair value adjustments of investment properties	4,131.5	3,517.9	3,434.1	3,236.1
EBT	3,138.9	3,874.3	4,007.4	3,859.8
Profit for the period	1,294.3	2,402.8	2,566.9	2,512.9
Cash flow from operating activities	1,555.9	1,132.5	946.0	828.9
Cash flow from investing activities	(2,505.7)	(3,892.5)	(1,350.1)	416.4
Cash flow from financing activities	902.8	3,041.5	(870.5)	(2,812.4)
Maintenance and modernization	1,971.1	1,569.4	1,124.8	792.4
thereof for maintenance expenses and capitalized maintenance	481.6	430.4	346.2	320.1
thereof for modernization	996.5	904.7	712.9	458.4
thereof new construction	493.0	234.3	65.7	13.9
Key Balance Sheet Figures in € million	Dec. 31, 2019	Dec. 31, 2018	Dec. 31, 2017	Dec. 31, 2016
Fair value of the real estate portfolio	53,316.4	44,239.9	33,436.3	27,115.6
Adjusted NAV	28,161.9	23,262.6	18,671.1	14,328.2
Adjusted NAV per share in €	51.93	44.90	38.49	30.75
LTV in %	43.1	42.8	39.8	41.6
Non-financial Key Figures	2019	2018	2017	2016
Number of units managed	494,927	480,102	409,275	392,350
thereof own apartments	416,236	395,769	346,644	333,381
thereof apartments owned by others	78,691	84,333	62,631	58,969
Number of units bought	23,987	63,706	24,847	2,815
Number of units sold	4,784	15,102	11,780	26,631
thereof Recurring Sales	2,607	2,818	2,608	2,701
thereof Non-Core Disposals	2,177	12,284	9,172	23,930
Number of newly-build apartments	2,092	1,108	250	40
thereof for Vonovia's own portfolio	1,301	638	250	40
thereof for sale to third parties	791	470		
Vacancy rate in %	2.6	2.4	2.5	2.4
Monthly in-place rent in €/m ²	6.93	6.52	6.27	6.02
Organic rent increase in %	3.9	4.4	4.2	3.3
Number of employees (as of Dec. 31)	10,345	9,923	8,448	7,437
EPRA Key Figures in € million	2019	2018	2017	2016
EPRA NAV	29,654.6	26,105.0	21,284.6	17,047.1
EPRA NAV per share in €	54.69	50.39	43.88	36.58
EPRA NNNAV	18,554.8	17,669.5	14,657.5	12,034.4
EPRA earnings	785.8	685.3	572.6	450.0
EPRA net initial yield in %	3.3	3.5	3.7	4.1
EPRA topped-up net initial yield in %	3.3	3.5	3.7	4.1
EPRA vacancy rate in %	2.4	2.3	2.3	2.2
EPRA cost ratio (incl. direct vacancy costs) in %	25.8	25.9	26.3	28.4
EPRA cost ratio (excl. direct vacancy costs) in %	24.5	24.6	24.8	27.0

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

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