

At home with Vesteda

Fact sheet

2021

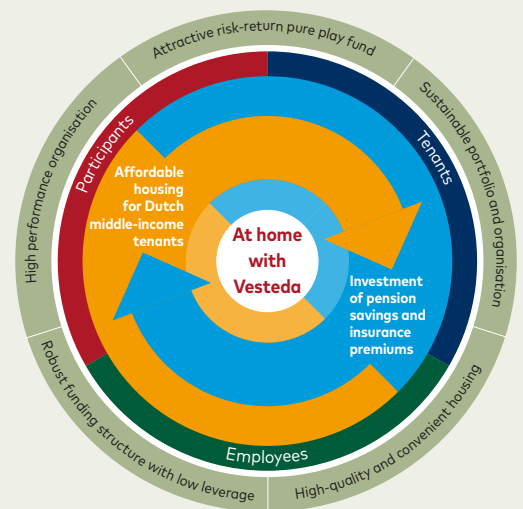
About Vesteda

Vesteda is a Dutch residential real estate investor with a primary focus on the mid-rental segment. Vesteda invests the funds of institutional investors, such as pension funds and insurance firms. At the end of 2020, Vesteda had a total of €8.2 billion invested in Dutch residential real estate. The company rental portfolio consisted of more than 27,400 homes. These homes are primarily located in economically strong areas and urbanised regions.

Our strategy

Vesteda is the expert in residential real estate. We use our expertise to constantly improve our services and our standing residential portfolio. Thanks to our targeted investments, we are building a sustainable and future-proof residential portfolio. Vesteda manages its portfolio in-house, which enables us to operate very (cost) efficiently and maintain direct contact with our tenants. This in turn helps us to respond optimally to current and future housing requirements.

Vesteda vision framework



Our portfolio

Number of residential units

27,482

Investment portfolio value

€8.2 bln

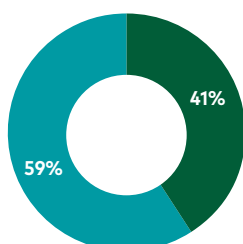
Occupancy rate

97.5%

Gross rental income

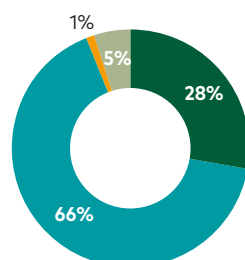
€335 mln

Portfolio by type of residential unit (weight in value)



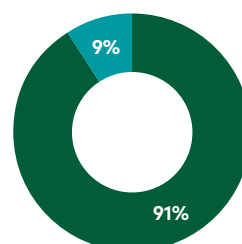
■ Single-family
■ Multi-family

Portfolio by rental segment (weight in value)



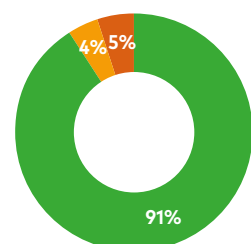
■ High
■ Mid
■ Regulated mid
■ Regulated

Portfolio by region (weight in value)



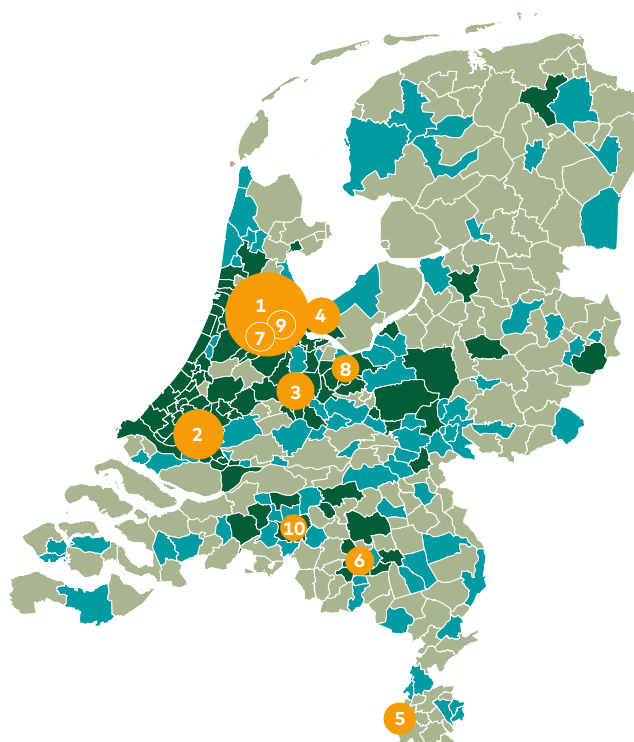
■ Primary
■ Secondary

Portfolio by energy label (weight in units)



■ ABC
■ D
■ EFG

Value at year-end 2020



	€ million	% of total portfolio
1. Amsterdam	1,814	23%
2. Rotterdam	647	8%
3. Utrecht	370	5%
4. Almere	354	4%
5. Maastricht	266	3%
6. Eindhoven	215	3%
7. Amstelveen	202	3%
8. Amersfoort	197	2%
9. Diemen	196	2%
10. Tilburg	185	2%

- Primary
- Secondary
- Other
- Top 10 region by portfolio value

Key figures

	FY 2020	FY 2019	FY 2018	FY 2017
Homes (#)	27,482	27,290	27,809	22,454
Homes including pipeline ¹ (#)	28,725	28,513	29,242	24,605
Value of rental portfolio (€ billion)	8.2	7.8	7.0	4.8
Equity (€ billion)	6.3	6.0	5.5	3.8
Leverage ratio ²	23.1%	23.0%	23.7%	23.2%
Theoretical gross rent ³ (€ million)	335	329	281	247
Net rental income (€ million)	251	252	210	184
Gross initial yield ⁴	4.4%	4.3%	4.7%	5.4%
Occupancy rate (end-period)	97.5%	98.4%	97.5%	97.6%
Average monthly rent ⁵ (€)	1,016	986	945	910

1) Excluding homes destined for sale

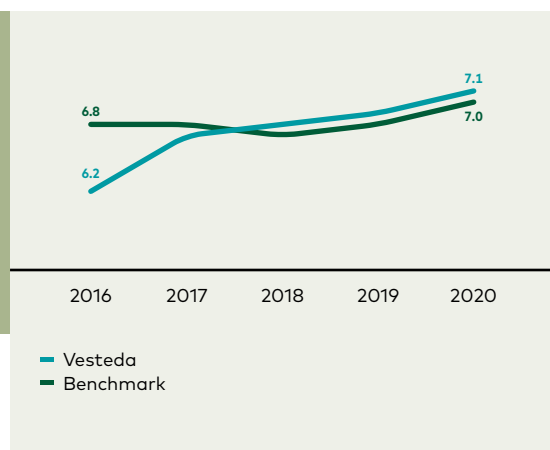
2) Financial obligations divided by total balance sheet value

3) Theoretical rent, less income from rental and service costs

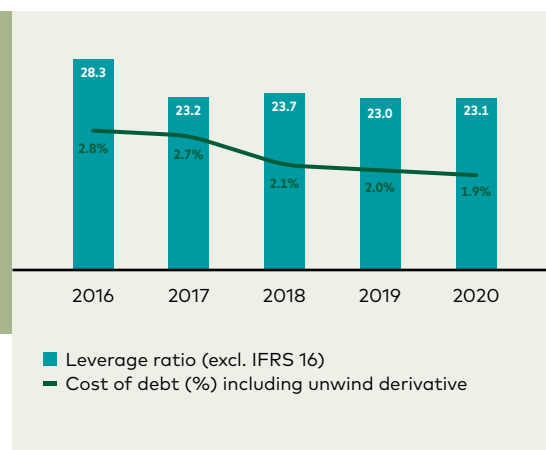
4) Net rental income as a % of the rental portfolio at the start of the year

5) Theoretical rent at the end of the year per month / number of homes

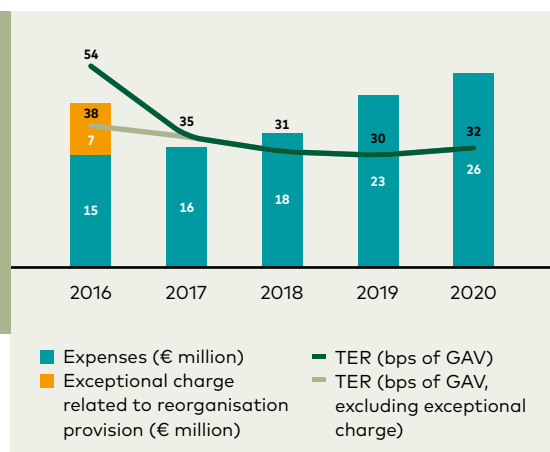
Tenant satisfaction



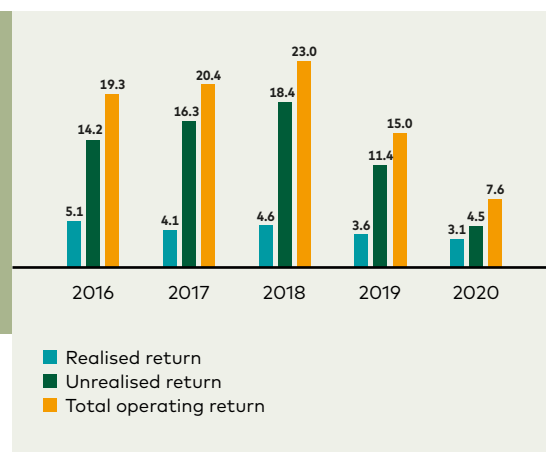
Leverage and cost of debt



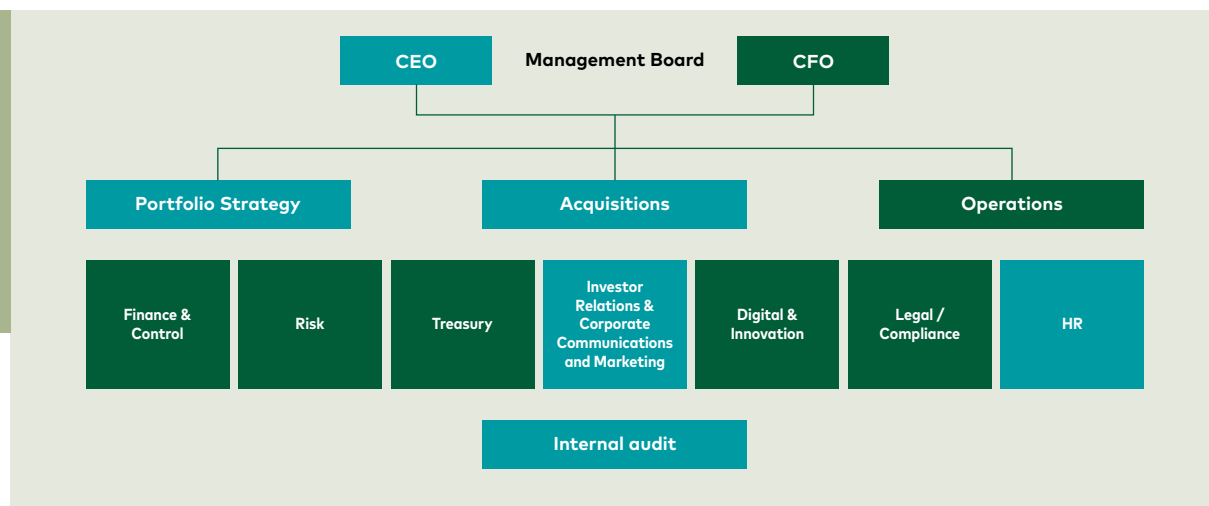
Management expenses



Return



Organisational structure



Management Team

Vesteda's Management Board comprises CEO Gertjan van der Baan and CFO Frits Vervoort. Vesteda is an internally managed fund, operates very cost-efficiently and has its own in-house property management.

Vesteda is a service-oriented organisation. With around 210 employees across ten regional offices, we work every day to build an environment where our stakeholders feel at home.



**Gertjan
van der Baan**
(CEO)



Frits Vervoort
(CFO)



Astrid Schluter
(COO)



Pieter Knauff
(CIO)



Laura Keijer
(director Human
Resources)

Contact

Vesteda Investor Relations

Ronald Beemsterboer

Head of Investor Relations

r.beemsterboer@vesteda.com

+31 88 456 29 22 / +31 6 15 04 67 54

Soshana Damen

Investor Relations Officer

s.damen@vesteda.com

+31 88 456 25 95 / +31 6 39 08 42 44

Vesteda Treasury

Frans Baas

Treasury Manager

f.baas@vesteda.com

+31 88 456 20 10 / +31 6 28 75 99 62

For more information,
please visit our online annual report

www.vestedareport.com