

# At home with Vesteda

Fact sheet

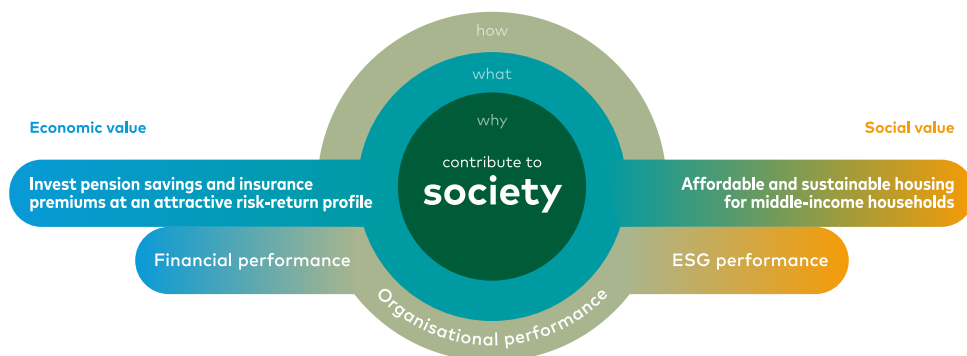
2023

## About Vesteda

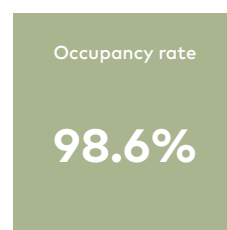
Vesteda is a Dutch residential real estate investor with a primary focus on the mid-rental segment. Vesteda invests the funds of institutional investors, such as pension funds and insurance firms. At the end of 2022, Vesteda had a total of €9.4 billion invested in Dutch residential real estate. The company rental portfolio consisted of more than 27,500 homes. These homes are primarily located in economically strong areas and urbanised regions.

## Our strategy

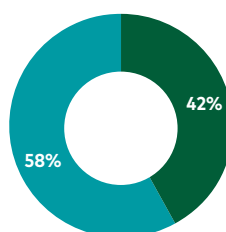
Vesteda is the expert in residential real estate. We use our expertise to constantly improve our services and our standing residential portfolio. Thanks to our targeted investments, we are building a sustainable and future-proof residential portfolio. Vesteda manages its portfolio in-house, which enables 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.



## Our portfolio

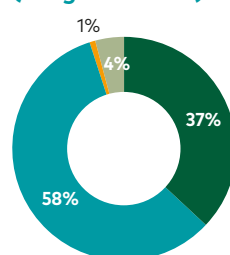


Portfolio by type of residential unit (weight in value)



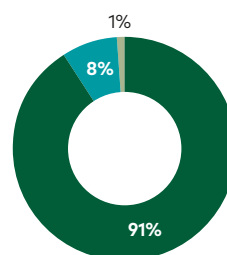
■ Single-family  
■ Multi-family

Portfolio by rental segment (weight in value)



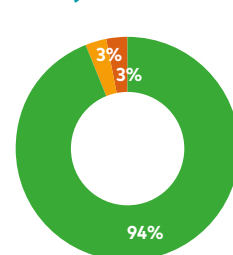
■ High  
■ Mid  
■ Regulated mid  
■ Regulated

Portfolio by region (weight in value)



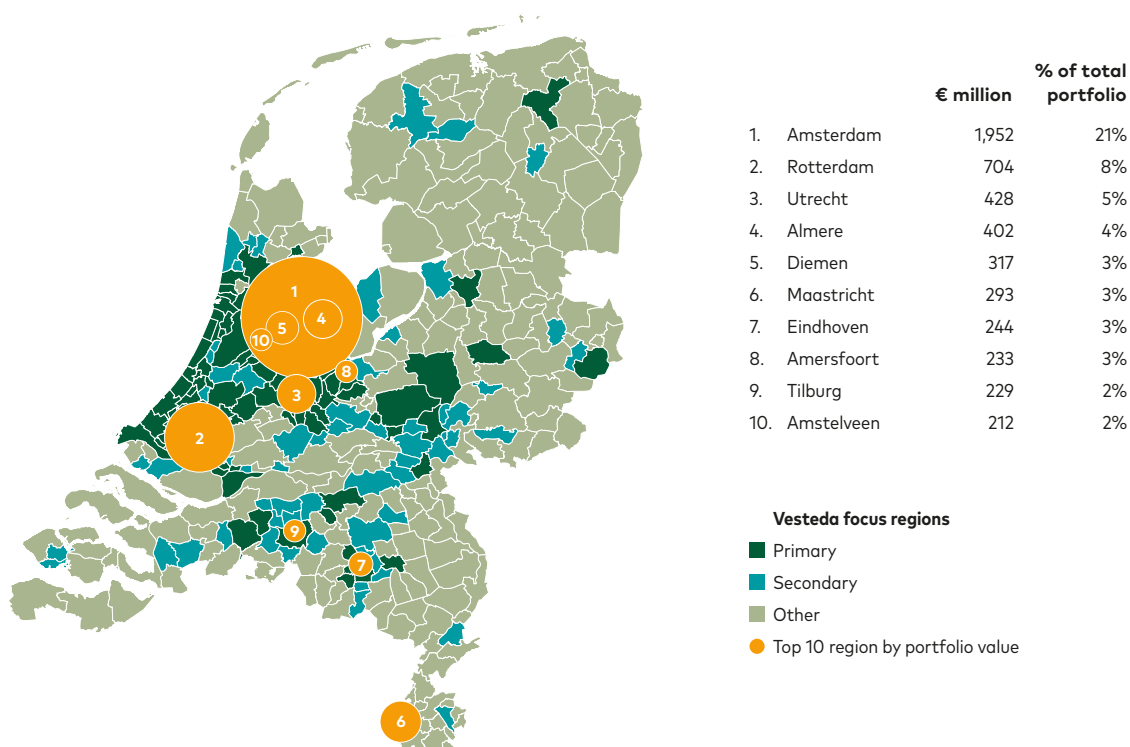
■ Primary  
■ Secondary  
■ Other

Portfolio by energy label (weight in units)



■ ABC  
■ D  
■ EFG

## Value at year-end 2022



## Key figures

	2022	2021	2020	2019	2018
Homes (#)	27,661	27,570	27,482	27,290	27,809
Homes including pipeline <sup>1</sup> (#)	29,382	28,974	28,725	28,513	29,242
Value of rental portfolio (€ billion)	9.4	9.5	8.2	7.8	7.0
Equity (€ billion)	7.3	7.6	6.2	6.0	5.5
Leverage ratio <sup>2</sup>	22.8	20.5%	23.1%	23.0%	23.7%
Theoretical gross rent <sup>3</sup> (€ million)	363	360	347	339	281
Net rental income (€ million)	270	260	251	252	210
Gross initial yield <sup>4</sup>	4.0%	3.8%	4.4%	4.3%	4.7%
Occupancy rate (end-period)	98.6	98.8	97.5%	98.4%	97.5%
Average monthly rent <sup>5</sup> (€)	1,081	1,042	1,016	986	945

1) Excluding homes destined for sale

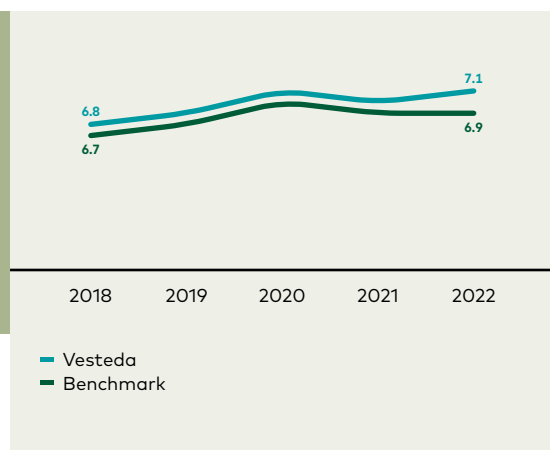
2) Financial obligations divided by total balance sheet value

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

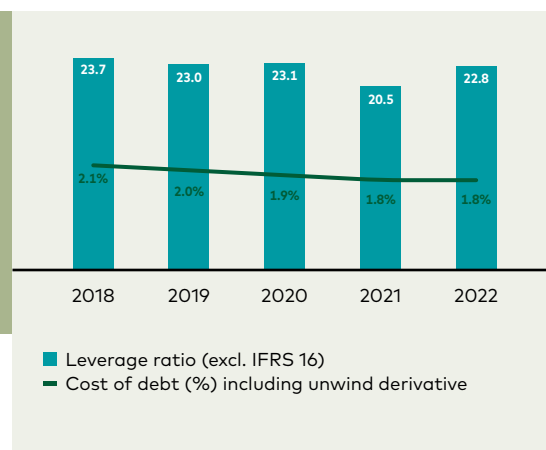
4) Net rental income as a % of the rental portfolio at the start of the year

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

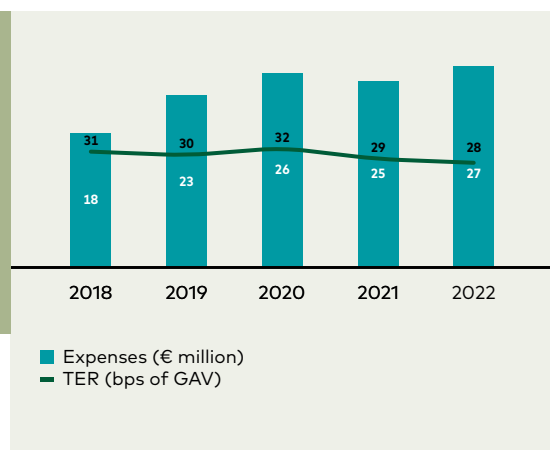
### Tenant satisfaction



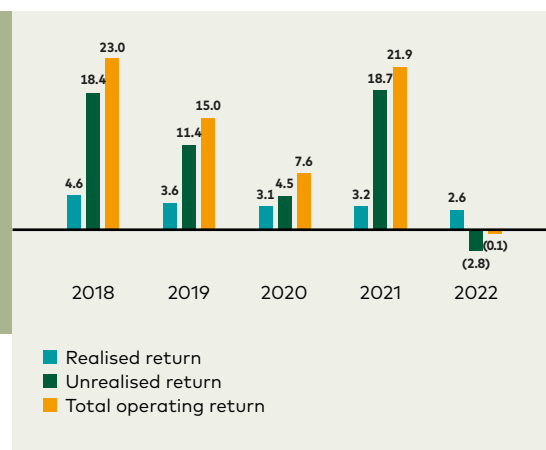
### Leverage and cost of debt



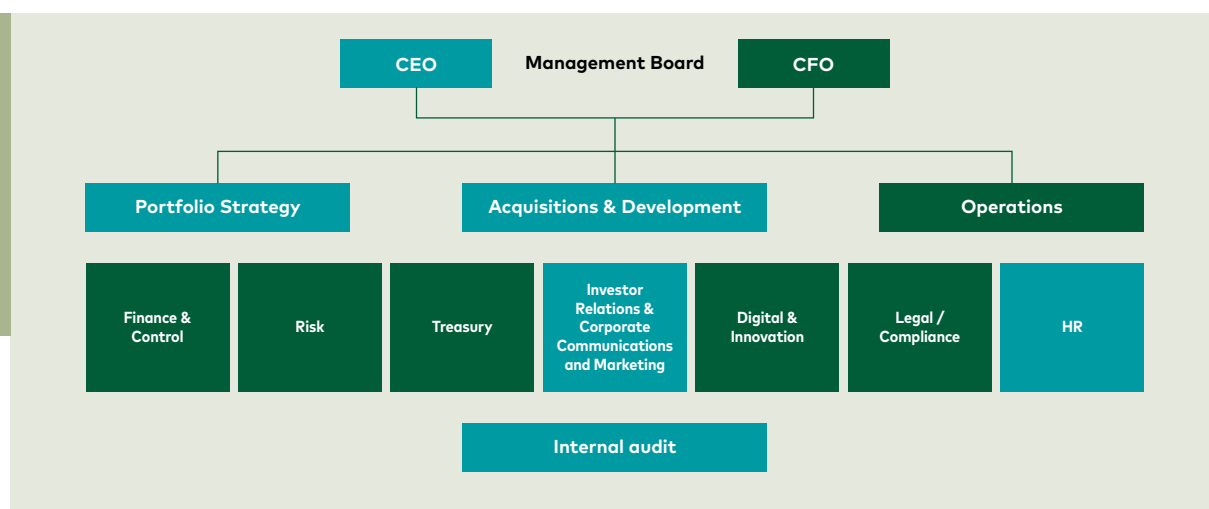
### Management expenses



### Return



## Organisational structure



# Management Team

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

Vesteda is a service-oriented organisation. With around 236 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)



**Renée Verhulst**  
(HR Director)

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For more information,  
please visit our online annual report

[www.vestedareport.com](http://www.vestedareport.com)