

At home with Vesteda

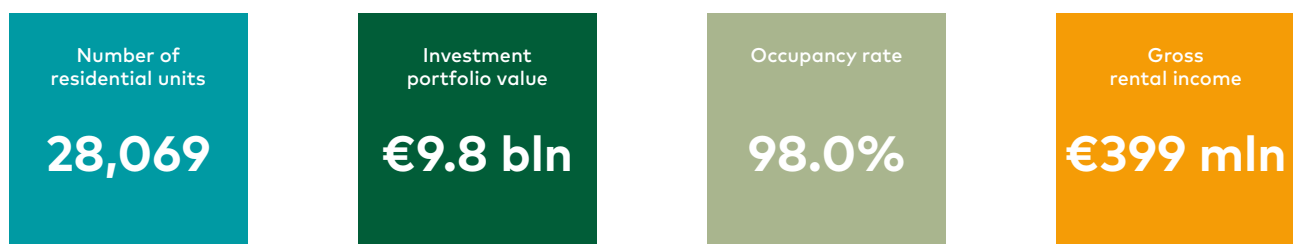
Fact sheet

Vesteda is a residential investor and landlord that focuses on sustainable homes for middle-income households. Vesteda invests funds for institutional investors, such as pension funds and insurance companies. Our portfolio consists of more than 28,000 residential units and has a total value of approximately €10 billion. Our homes are mainly located in economically strong regions and core urban areas in the Netherlands.

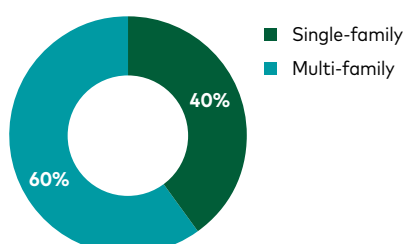
Vesteda is the expert in residential real estate. We use our expertise to constantly improve our services and our standing residential portfolio. Thanks to our targeted investments, we are building a sustainable and future-proof residential portfolio. Vesteda manages its portfolio in-house, which enables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



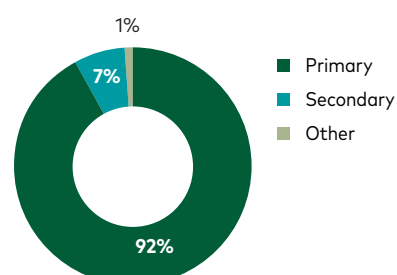
Our portfolio (year-end 2024)



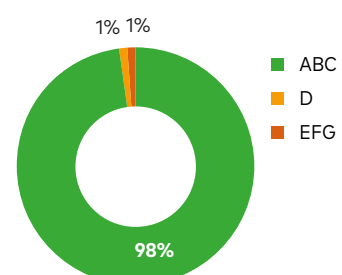
Portfolio by type of residential unit (weight in value)



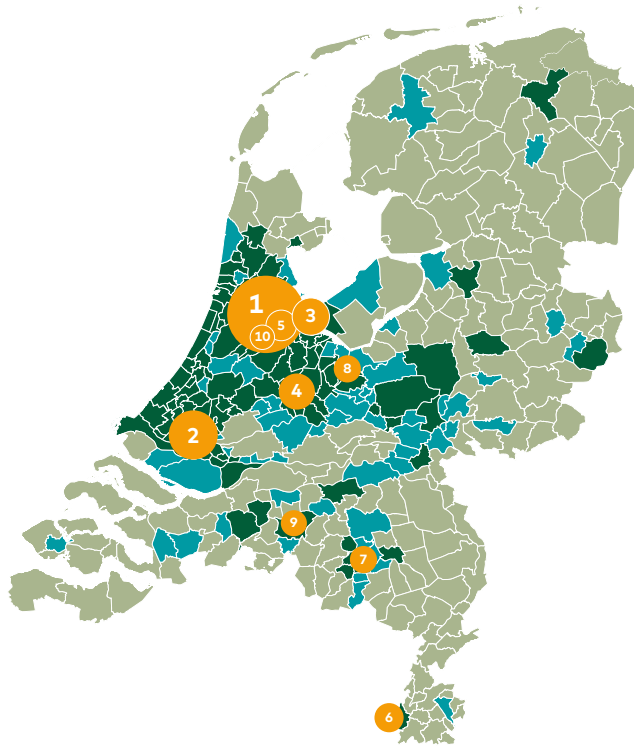
Portfolio by region (weight in value)



Portfolio by energy label (weight in units)



Value at year-end 2024



		€ million	% of total portfolio
1.	Amsterdam	2,049	21.1%
2.	Rotterdam	824	8.5%
3.	Almere	478	4.9%
4.	Utrecht	447	4.6%
5.	Diemen	320	3.3%
6.	Maastricht	287	3.0%
7.	Eindhoven	254	2.6%
8.	Amersfoort	250	2.6%
9.	Tilburg	235	2.4%
10.	Amstelveen	203	2.1%
Total		5,347	55.1%

Vesteda focus regions

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

Key figures

	2024	2023	2022	2021	2020
Homes (#)	28,069	27,675	27,661	27,570	27,482
Homes including pipeline ¹ (#)	28,706	28,513	29,382	28,974	28,725
Value of rental portfolio (€ billion)	9.8	8.7	9.4	9.5	8.2
Equity (€ billion)	7.3	6.4	7.3	7.6	6.2
Leverage ratio ²	25.6%	27.7%	22.8%	20.5%	23.1%
Theoretical gross rent ³ (€ million)	399	378	363	360	347
Net rental income (€ million)	289	284	270	260	251
Gross initial yield ⁴	4.3%	4.6%	4.0%	3.8%	4.4%
Occupancy rate (end-period)	98.0%	99.0%	98.6%	98.8%	97.5%
Average monthly rent ⁵ (€)	1,189	1,133	1,081	1,042	1,016

1) Excluding homes destined for sale

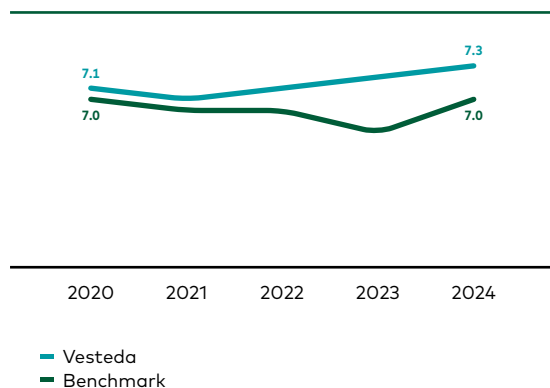
2) Financial obligations divided by total balance sheet value

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

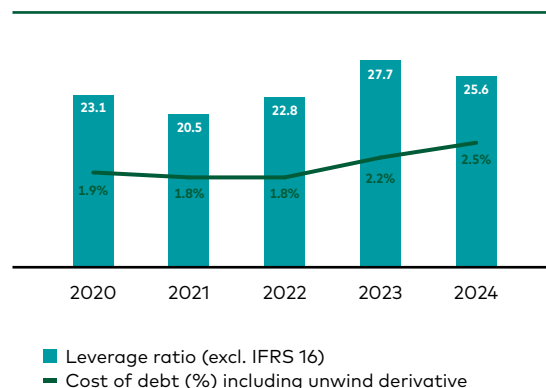
4) Net rental income as a % of the rental portfolio at the start of the year

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

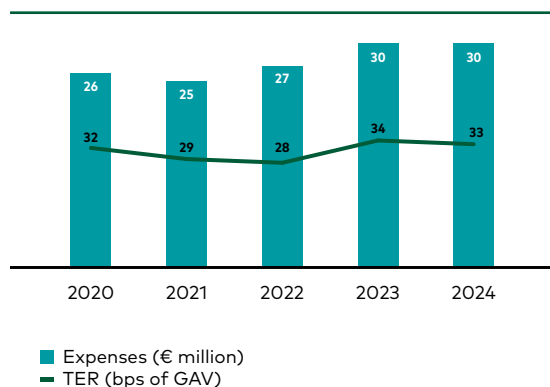
Tenant satisfaction



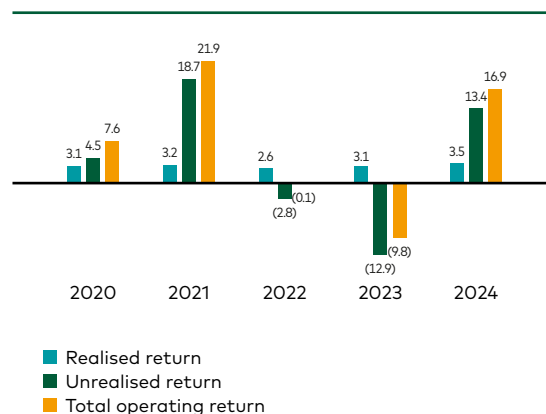
Leverage and cost of debt



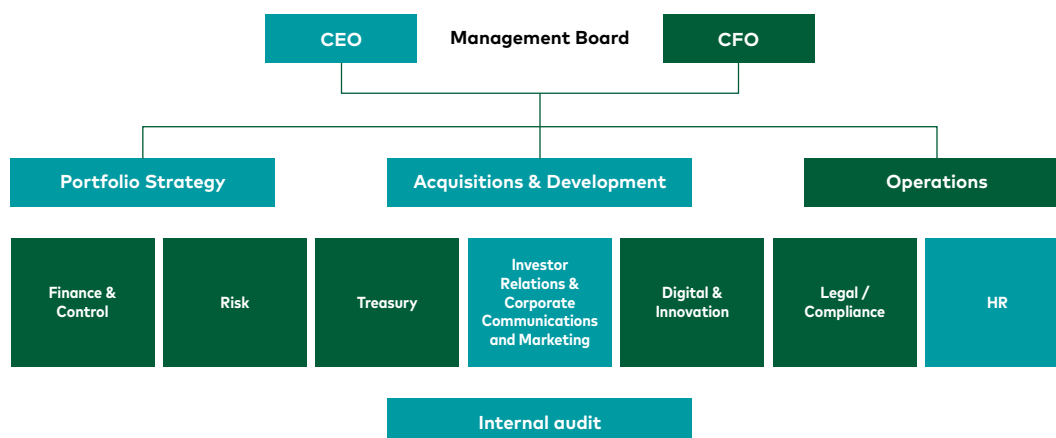
Management expenses



Return



Organisational structure



Management Team

Vesteda's Managing Board comprises CEO Astrid Schlüter 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 239 employees across ten regional offices, we work every day to build an environment where our stakeholders feel at home.



Astrid Schlüter
(CEO)



Frits Vervoort
(CFO)



Renée Verhulst
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For more information,
please visit our online annual report

www.vestedareport.com