

Ad-hoc announcement §15 WpHG

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alstria office REIT-AG announces the successful closing of its voluntary public takeover offer to the shareholders of DO Deutsche Office AG

- **Final acceptance ratio at 90.60%**
- **Successful registration of capital increase satisfies last offer condition**
- **Two months of consolidation of Deutsche Office leads to mathematical increase of alstria's 2015 financial guidance: revenues of EUR 116 m and FFO of EUR 59 m**

HAMBURG, October 27, 2015 – alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1) ('alstria'), the leading German office REIT, announces the successful closing of its voluntary public takeover offer to the shareholders of DO Deutsche Office AG, ('Deutsche Office') for the acquisition of all of their non-par value registered bearer shares in Deutsche Office.

The total number of Deutsche Office shares tendered until the final Reference Date (October 21, 2015) amounts to 163,563,065 Deutsche Office shares. This corresponds to approximately 90.60% of the total share capital and of the voting rights in Deutsche Office.

Today, the capital increase against contribution in kind that was resolved by alstria's shareholders on July 23, 2015, was registered with the commercial register. With the registration of the capital increase the last offer condition for the voluntary public takeover offer to the shareholders of DO Deutsche Office has been satisfied. Following the capital increase, alstria's statutory share capital increased by EUR 62,317,526 to EUR 149,237,860 through the issuance of new non-par value ordinary bearer shares. The new shares carry full dividend rights from the fiscal year 2015 onwards. Furthermore, alstria has a call option with respect to further 4.0% of the shares of Deutsche Office.

The delivery of the new shares to the previous shareholders of Deutsche Office who tendered their shares, as well as the start of trading of the new shares on the regulated market (Prime Standard) of the Frankfurt Stock Exchange, is expected to take place within the next days.

Considering that Deutsche Office will be consolidated from November 1, 2015 onwards, alstria adjusts its 2015 financial guidance as follows: Revenues EUR 116 m (previous EUR 98 m) and FFO of EUR 59 m (previous: EUR 49 m). The increase in the guidance is equal to 2/12 of the guidance of Deutsche Office. Furthermore, alstria's management continues to expect a mark-down of EUR 80 m in value of assets in the Deutsche Office portfolio by year-end 2015, which, combined with a potential write-down of goodwill resulting from the transaction, as well as costs associated with the transaction, leads alstria's management to expect a net loss in its 2015 profit & loss account.

Contact:

Ralf Dibbern, IR/PR
Bäckerbreitergang 75
20355 Hamburg, Germany
Tel: +49 (0) 40 226 341 329
Email: rdibbern@alstria.de

More information on:

www.alstria.com
www.alstria.blogspot.com
www.twitter.com/alstria_REIT

About alstria:

alstria office REIT-AG is an internally managed Real Estate Investment Trust (REIT) focused solely on acquiring, owning and managing office real estate in Germany. alstria was founded in January 2006 and was converted into the first German REIT in October 2007. Its headquarters are in Hamburg. The combination of alstria and Deutsche Office creates the leading listed German office real estate company with a combined portfolio of 125 office buildings comprising 1.7 million sqm of lettable space and representing a total portfolio value of approximately EUR 3.4 billion (as of June 30, 2015). The alstria office REIT-AG strategy is based on active asset and portfolio management as well as on establishing and maintaining good relationships with key customers and decision makers. alstria focuses on long-term real estate value creation.

Disclaimer:

This release constitutes neither an offer to sell nor a solicitation of an offer to buy any shares. As far as this press release contains forward-looking statements with respect to the business, financial condition and results of operations of alstria office REIT-AG (alstria), these statements are based on current expectations or beliefs of alstria's management. These forward-looking statements are subject to a number of risks and uncertainties that could cause actual results or performance of the Company to differ materially from those reflected in such forward-looking statements. Apart from other factors not mentioned here, differences could occur as a result of changes in the overall economic situation and the competitive environment – especially in the core business segments and markets of alstria. Also, the development of the financial markets and changes in national as well as international provisions particularly in the field of tax legislation and financial reporting standards could have an effect. Terrorist attacks and their consequences could increase the likelihood and the extent of differences. alstria undertakes no obligation to publicly release any revisions or updates to these forward-looking statements to reflect events or circumstances after the date hereof or to reflect the occurrence of unanticipated events.