



Q3 |

*CONSOLIDATED INTERIM
STATEMENT*

as of September 30, 2016

GROUP FINANCIALS

EUR k	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015	Change (%)
Revenues and Earnings			
Revenues	155,360	72,758	113.5
Net rental income	137,178	65,029	110.9
Consolidated profit for the period ¹⁾	78,137	24,074	224.6
FFO	91,210	36,894	147.2
Earnings per share (EUR) ¹⁾	0.51	0.28	82.1
FFO per share (EUR) ¹⁾	0.57	0.42	35.7
EUR k	Sept. 30, 2016	Dec. 31, 2015	Change (%)
Balance Sheet			
Investment property	2,917,693	3,260,467	-10.5
Total assets	3,586,254	3,850,580	-6.9
Equity ¹⁾	1,633,924	1,619,377	0.9
Liabilities	1,886,472	2,192,916	-14.0
Net asset value (NAV) per share (EUR)	10.66	10.64	0.2
Diluted NAV per share (EUR) ²⁾	10.71	10.68	0.3
Net LTV (%) ³⁾	43.9	49.3	-5.4 pp

¹⁾ Without minorities.

²⁾ Dilution based on potential conversion of convertible bond.

³⁾ Takes into account receivables from the disposal of the asset 'An den Treptowers'.

G-REIT Figures	Sept. 30, 2016	Dec. 31, 2015	Change (%)
G-REIT equity ratio (%)	55.4	49.4	6.0 pp
Revenues incl. other income from investment properties (%)	100	100	0.0 pp
EPRA ¹⁾ Key Figures	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015	Change (%)
EPRA earnings per share (EUR)	0.44	0.31	41.9
EPRA cost ratio A (%) ²⁾	21.2	25.5	-4.3 pp
EPRA cost ratio B (%) ³⁾	17.1	21.3	-4.2 pp
	Sept. 30, 2016	Dec. 31, 2015	Change (%)
EPRA NAV per share (EUR)	10.95	10.91	0.4
EPRA NNNNAV per share (EUR)	10.67	10.66	0.1
EPRA net initial yield (%)	5.1	5.0	0.1 pp
EPRA 'topped-up' net initial yield (%)	5.5	5.3	0.2 pp
EPRA vacancy rate (%)	9.9	11.2	-1.3 pp

¹⁾ For further information, please refer to EPRA Best Practices Recommendations, www.epra.com.

²⁾ Including vacancy costs.

³⁾ Excluding vacancy costs.

CONSOLIDATED INTERIM STATEMENT Q3 2016

1 KEY METRICS OF THE PORTFOLIO AND SIGNIFICANT EVENTS

Key Metrics	Sept. 30, 2016	Dec. 31, 2015
Number of properties	114	120
Number of joint venture properties	1	1
Market value (EUR bn) ¹⁾	3.0	3.3
Annual contractual rent (EUR m)	197.2	208.3
Valuation yield (contractual rent/market value)	6.5	6.3
Lettable area (sqm)	1,604,600	1,724,100
Vacancy (% of lettable area) ²⁾	10.8	11.8
WAULT (years)	4.9	5.2
Average rent/sqm (EUR/month)	11.5	11.5

¹⁾ Incl. fair value of owner-occupied properties.

²⁾ Contractual vacancy rate includes vacancies in assets of the Company's development pipeline and excludes assets held for sale.

REAL ESTATE OPERATIONS

Letting metrics	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015	Change (in sqm)
New leases (in sqm) ¹⁾	66,100	28,800	37,300
Renewals of leases (in sqm)	78,500	25,000	53,500
Total	144,600	53,800	90,800

¹⁾ New leases refer to letting vacant space. They do not account for any lease renewals, prolongations or a tenant's exercise of its renewal option.

A substantial impact on the positive development of the new leases in the first three quarters of 2016 had a new lease with the City of Berlin for around 17,600 sqm of office and ancillary space in Darwinstraße 14-18 in Berlin. The lease is expected to start on February 1, 2017, has a lease term of ten years and will generate an annual rent of EUR 2,761 k. With the signature of the new lease, the building is fully let.

Furthermore, alstria signed two new leases in Frankfurt, Platz der Einheit 1 (KASTOR TOWER). The first lease for approximately 5,600 sqm of office and ancillary space started on June 15, 2016. The other lease that was contracted for this asset, totalling approximately 3,500 sqm of office and ancillary space, will start by the end of the first quarter of 2017. The contracted leases reduced the vacancy in the 30,600 sqm building from 71% to 40%.

TRANSACTIONS

alstria performed the following transactions in 2016:

Asset	City	Sales price (EUR k) ¹⁾	Annual rent (EUR k) ²⁾	Ø Lease length (years) ²⁾	Signing SPA	Transfer of benefits and burdens
Disposals						
Landshuter Allee 174	Munich	14,000	55	0.2	11.06.15	30.06.16
Dieselstraße 18	Ditzingen	13,395	888	19.8	31.08.15	25.06.16
Hofmannstraße 51	Munich	44,387	1,222	2.0	05.11.15	30.06.16
Wandsbeker Chaussee 220	Hamburg	5,920	78	2.7	19.05.16	30.06.16
Taunusstraße 34–36 ³⁾	Munich	26,830	1,774	5.4	27.06.16	31.08.16
An den Treptowers 3 ^{3),4)}	Berlin	228,431	13,996	2.7	08.07.16	30.09.16
Ludwig-Erhard-Straße 49	Leipzig	9,450	832	1.5	03.08.16	30.09.16
Gutenbergstraße 1 ^{3),5)}	Ismaning	14,100	1,053	6.7	13.09.16	31.12.16 ⁶⁾
Oskar-Messter-Straße 22-24 ^{3),5)}	Ismaning	18,400	1,304	3.7	13.09.16	31.12.16 ⁶⁾
Bahnhofstraße 1–5 ^{3),5)}	Heilbronn	33,650	2,161	5.1	28.09.16	30.11.16 ⁶⁾
Feldstraße 16 ^{3),5)}	Weiterstadt	7,350	442	2.1	30.09.16	31.12.16 ⁶⁾
Nägelsbachstraße 26/ Nürnberger Straße 41 ^{3),5)}	Erlangen	11,200	1,377	2.3	11.10.16	31.12.16 ⁶⁾
Lina-Ammon-Straße 19 ^{3),5)}	Nürnberg	15,100	1,075	4.0	11.10.16	31.12.16 ⁶⁾
Richard-Wagner-Platz 1 ^{3),5)}	Nürnberg	17,000	998	3.6	11.10.16	31.12.16 ⁶⁾
Max-Eyth-Straße 2 ⁵⁾	Dortmund	4,200	4	1.0	14.10.16	31.12.16 ⁶⁾
Total disposals		463,413	27,259			
Acquisitions						
Gasstraße 18	Hamburg	38,000	2,336	3.2	26.11.15	01.01.16
Tempelhofer Damm 146	Berlin	8,350	526	7.8	25.08.16	01.11.16 ⁶⁾
Total acquisitions		46,350	2,862			

¹⁾ Excluding transaction costs.

²⁾ At the time of transfer of benefits and burdens.

³⁾ From the Deutsche Office portfolio.

⁴⁾ Share deal.

⁵⁾ Balance sheet as reported under assets held for sale.

⁶⁾ Expected.

2 KEY FIGURES FOR THE DEVELOPMENT OF EARNING POSITION

Rental revenues amounted to EUR 155.4 m in the first three quarters of 2016 and thus increased by EUR 82.6 m compared to the revenues in the first three quarters of the previous year (EUR 72.8 m). EUR 80.5 m of this are allotted to Deutsche Office which was consolidated for the first time on October 27, 2015. The revenues of the alstria subgroup increased by around EUR 2.1 m or 2.9% mainly due to the acquisition of two assets in the second half of 2015 and the lease of vacant space.

As a result, net rental income of the whole alstria group increased by EUR 72.1 m to EUR 137.2 m.

The consolidated net result amounted to EUR 82.8 m (of which EUR 4.7 m is attributable to minorities) in the reporting period and was higher than the consolidated net result of the first three quarters of 2015 (EUR 24.1 m). The result of Deutsche Office as well as the positive net result from the disposal of properties contributed substantially to the increase of the consolidated net result of the Group.

Funds from operations amounted to EUR 91.2 m (of which EUR 4.2 m is attributable to minorities) and were thus EUR 54.3 m higher than funds from operations in the previous year's reporting period (EUR 36.9 m). The main reason for the increase in FFO is, in addition to the inclusion of the FFO from Deutsche Office, the reduced financing costs as well as synergy effects in administration and personnel expenses.

EUR k	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015
Pre-tax income (EBT)	86,762	24,086
Net profit/loss from fair value adjustments on financial derivatives	13,333	7,719
Profit/loss from the disposal of investment property	-25,481	-5,593
Fair value and other adjustments in joint venture	0	600
Net profit/loss from fair value adjustments on investment property	0	-120
Other adjustments ¹⁾	16,596	10,202
Funds from operations (FFO)²⁾	91,210	36,894
Attributable to minority shareholders	-4,198	-
Attributable to alstria office REIT-AG shareholders	87,012	36,894
Maintenance and reletting	-16,891	-10,081
Adjusted funds from operations (AFFO)³⁾	70,121	26,813
Number of shares (k)	153,231	87,097
FFO per share (EUR k) ⁴⁾	0.57	0.42

¹⁾ Non-cash income or expenses and non-recurring effects.

²⁾ (A)FFO is not a measure of operating performance or liquidity under generally accepted accounting principles, in particular IFRS, and should not be considered as an alternative to the Company's income or cash flow measures as determined in accordance with IFRS. Furthermore, there is no standard definition for (A)FFO. Thus, the (A)FFO or measures with similar names as presented by other companies may not necessarily be comparable to alstria's (A)FFO.

³⁾ The AFFO is equal to the FFO with adjustments made for capital expenditures used to maintain the quality of the underlying investment portfolio and expenses for lease-ups.

⁴⁾ Without minorities.

3 KEY FIGURES FOR THE DEVELOPMENT OF THE FINANCIAL AND ASSETS POSITION

INVESTMENT PROPERTIES

The total value of investment properties amounted to EUR 2.9 bn as of September 30, 2016, in comparison to EUR 3.3 bn as of December 31, 2015.

EUR k

Investment properties as of December 31, 2015	3,260,467
Investments	23,200
Acquisitions	0
Disposals	-247,900
Reclassifications	-118,074
Net loss/gain from fair value adjustments on investment property	0
Investment properties as of September 30, 2016	2,917,693
Carrying amount of owner occupied properties	5,995
Fair value of properties held for sale	120,975
Interests in joint ventures	25,246
Carrying amount of immovable assets	3,069,910
Adjustments to fair value of owner occupied properties	1,202
Fair value of immovable assets	3,071,112

For a detailed description of the investment properties, please refer to the Company Report 2015.

FURTHER KEY FIGURES OF THE ASSETS POSITION

As of September 30, 2016 alstria had cash and cash equivalents in the amount of EUR 231.6 m (December 31, 2015: EUR 460.3 m).

Total equity increased to EUR 1,699.8 m as of September 30, 2016 (December 31, 2015: EUR 1,657.7 m), containing a share of EUR 65.9 m that is attributable to minority shareholders of Deutsche Office (December 31, 2015: EUR 38.3 m).

LOANS

As of September 30, 2016, the loan facilities in place are as follows:

Liabilities	Maturity	Principal amount drawn as of Sept. 30, 2016 EUR k	LTV as of Sept. 30, 2016 %	LTV covenant %	Principal amount drawn as of Dec. 31, 2015 EUR k
Syndicated loan #1	Sept. 30, 2020	311,612	43.8	70.0	470,556
Syndicated loan #2 ¹⁾	Feb. 22, 2016	0	–	–	331,910
Syndicated loan #3 ²⁾	Sept. 30, 2018	0	–	–	336,320
Loan #1 ³⁾	June 28, 2024	67,000	45.2	65.0	67,000
Loan #2	April 30, 2021	59,126	49.8	65.0	60,048
Loan #3	Mar. 28, 2024	56,500	50.2	75.0	56,500
Loan #4 ³⁾	June 30, 2026	56,000	45.9	65.0	56,000
Loan #5	July 31, 2021	15,306	51.8	60.0	15,423
Loan #6 ⁴⁾	June 30, 2017	0	–	–	58,868
Loan #7 ⁴⁾	Dec. 31, 2018	0	–	–	53,432
Loan #8 ⁵⁾	Dec. 30, 2017	0	–	–	18,507
Total loans		565,544	45.5	–	1,524,564
Bond #1	Mar. 24, 2021	500,000	–	–	500,000
Bond #2	Apr. 12, 2023	500,000	–	–	–
Convertible bond	June 14, 2018	79,200			79,200
Schuldschein 10y/fix	May 06, 2026	40,000			–
Schuldschein 7y/fix	May 08, 2023	37,000			–
Schuldschein 4y/fix	May 06, 2020	38,000			–
Schuldschein 7y/variable	May 08, 2023	17,500			–
Schuldschein 4y/variable	May 06, 2020	17,500			–
Total		1,794,744	59.5	–	2,103,764
Net LTV⁶⁾			43.9		

¹⁾ Loan agreement terminated as of February 22, 2016.

²⁾ Loan agreement terminated; withdrawal occurred on May 31, 2016.

³⁾ Refinanced in Q2 2016.

⁴⁾ Loan agreement terminated; withdrawal occurred on June 30, 2016.

⁵⁾ Loan agreement terminated, taking effect on June 30, 2016; withdrawal of EUR 94 k did not occur before July 04, 2016.

⁶⁾ Takes into account receivables from the disposal of the asset 'An den Treptowers'.

4 COVENANT REPORT

*COMPLIANCE WITH AND CALCULATION OF THE COVENANTS REFERRING TO §11 OF THE TERMS AND CONDITIONS**

In case of the incurrence of new Financial Indebtedness that is not drawn for the purpose of refinancing existing liabilities, alstria needs to comply with the following covenants:

- › The ratio of the Consolidated Net Financial Indebtedness over Total Assets will not exceed 60%
- › The ratio of the Secured Consolidated Net Financial Indebtedness over Total Assets will not exceed 45%
- › The ratio of Unencumbered Assets over Unsecured Consolidated Net Financial Indebtedness will be more than 150%

Following the issuance of the first bond on November 24, 2015, up to the reporting date, alstria incurred two further Financial Indebtedness to refinance existing Secured Financial Indebtedness. Additionally, alstria had prolonged two existing loans prior to maturity in the second quarter of 2016 (for further information, please see section 3, "Loans").

Furthermore, starting from the fifth reporting date following the issuance of the bonds, alstria needs to maintain a ratio of the Consolidated Adjusted EBITDA over Net Cash Interest of not less than 1.80 to 1.00. The initial calculation and publication of the ratio will be done together with the 2016 annual report.

As of June 30, 2016, no covenants under the loan agreements and/or the terms and conditions of the bonds / the Schuldschein have been breached.

* The following section refers to the Terms and Conditions of the bonds issued on November 24, 2015, and April 12, 2016, and the Terms and Conditions of the Schuldschein issued on May 06, 2016 (for further information, please refer to www.alstria.com). Capitalized terms have the meaning as defined in the Terms and Conditions.

5 RECENT DEVELOPMENTS AND OUTLOOK

RECENT DEVELOPMENTS

At the Annual General Meeting of alstria's subsidiary DO Deutsche Office AG held on July 12, 2016, the shareholders of the Company decided to change its legal form from a public limited company (AG) to a limited partnership (KG) as well as to change the company name. According to the shareholders' resolution, DO Deutsche Office AG is to be converted into alstria office Prime Portfolio GmbH & Co. KG. Furthermore, the resolution comprised the relocation of the company's registered office to Hamburg.

Please refer to the table on page 4 for more details regarding the transactions that took place in the first three quarters of financial year 2016 and the dates for the transfers of benefits and burdens that are expected until the end of 2016.

OUTLOOK

The first three quarters of financial year 2016 proceeded as expected. The statements and forecasts presented in the Group management report of 2015 concerning the expected development of the Group for financial year 2016 are still valid. Based on the recent transactions and the contractual rents, alstria still expects revenues in the amount of EUR 200 m and an FFO of EUR 115 m for fiscal year 2016.

RISK MANAGEMENT

The Group is exposed through its business to various risks. For further details, please refer to the Annual Report 2015.

The overall risk situation of alstria has not changed.

DISCLAIMER

The management report contains statements relating to anticipated future developments. These statements are based on current assessments and are, by their very nature, exposed to risks and uncertainty. Actual developments may differ from those predicted in these statements.

CONSOLIDATED INCOME STATEMENT

for the period from January 1 to September 30, 2016

EUR k	July 1 – Sept. 30, 2016	July 1 – Sept. 30, 2015	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015
Revenues	53,245	24,434	155,360	72,758
Income less expenses from passed on operating expenses	273	226	-73	208
Real estate operating costs	-6,211	-2,949	-18,109	-7,937
Net Rental Income	47,307	21,711	137,178	65,029
Administrative expenses	-2,118	-1,311	-7,689	-4,279
Personnel expenses	-2,756	-1,706	-9,381	-7,631
Other operating income	611	981	2,931	2,647
Other operating expenses	-4,690	-4,076	-11,820	-7,931
Net gain/loss from fair value adjustments on investment property	0	0	0	120
Gain/loss from disposal of investment property	2,508	3,919	25,481	5,593
Net Operating Result	40,862	19,518	136,700	53,548
Net financial result	-10,402	-5,990	-37,951	-22,088
Share of the result of joint venture	367	390	1,346	345
Net loss from fair value adjustments on financial derivatives	-540	-4,900	-13,333	-7,719
Pre-Tax Income (EBT)	30,287	9,018	86,762	24,086
Income tax expense	-3,912	-5	-3,932	-12
Consolidated Profit for the period	26,375	9,013	82,830	24,074
Attributable to:				
Owners of the company	25,313	9,013	78,137	24,074
Noncontrolling interest	1,062	0	4,693	0
Earnings per share in EUR				
<i>based on the profit attributable to alstria's shareholders</i>				
Basic earnings per share	0.17	0.10	0.51	0.28
Diluted earnings per share	0.17	0.10	0.49	0.28

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the period from January 1 to September 30, 2016

EUR k	July 1 – Sept. 30, 2016	July 1 – Sept. 30, 2015	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015
Consolidated loss/profit for the period	26,375	9,013	82,830	24,074
Items which might be reclassified to the income statement in a future period:				
<i>Reclassification from Cashflow Hedging Reserve</i>	249	817	270	2,565
Other comprehensive result for the period:	249	817	270	2,565
Total comprehensive result for the period:	26,624	9,830	83,100	26,639
Total comprehensive profit/loss attributable to:				
Owners of the company	25,562	9,830	78,407	26,639
Noncontrolling interest	1,062	0	4,693	0

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at September 30, 2016

ASSETS

EUR k	Sept. 30, 2016	Dec. 31, 2015
Non-Current Assets		
Investment property	2,917,693	3,260,467
Equity-accounted investments	25,246	23,900
Property, plant and equipment	6,816	5,161
Intangible assets	413	607
Financial assets	34,803	0
Derivatives	1,301	8,462
Total Non-Current Assets	2,986,272	3,298,597
Current Assets		
Trade receivables	9,137	12,578
Tax receivables	31	226
Other receivables	238,181	9,783
Cash and cash equivalents	231,633	460,253
<i>thereof restricted</i>	0	32,036
Assets held for sale	121,000	69,143
<i>thereof investment properties</i>	120,975	69,143
<i>thereof other assets</i>	25	0
Total Current Assets	599,982	551,983
Total Assets	3,586,254	3,850,580

EQUITY AND LIABILITIES

EUR k	Sept. 30, 2016	Dec. 31, 2015
Equity		
Share capital	153,231	152,164
Capital surplus	1,434,550	1,499,477
Hedging reserve	0	-270
Retained earnings	46,143	-31,994
Equity attributable to the owners of the company	1,633,924	1,619,377
Noncontrolling interests	65,858	38,287
Total Equity	1,699,782	1,657,664
Non-Current Liabilities		
Long-term loans, net of current portion	1,774,635	1,715,590
Derivatives	24,443	23,208
Other provisions	2,530	3,221
Other liabilities	1,544	1,854
Deferred taxes	4,063	132
Total Non-Current Liabilities	1,807,215	1,744,005
Current Liabilities		
Short-term loans	13,289	376,402
Trade payables	8,459	20,477
Profit participation rights	421	362
Liabilities of current tax	8,677	8,687
Other provisions	2,093	1,794
Other current liabilities	46,318	41,189
Total Current Liabilities	79,257	448,911
Total Liabilities	1,886,472	2,192,916
Total Equity and Liabilities	3,586,254	3,850,580

CONSOLIDATED STATEMENT OF CASH FLOW

for the period from January 1 to September 30, 2016

EUR k	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015
1. Operating activities		
Consolidated profit/loss for the period	82,830	24,074
Unrealized valuation movements	11,987	7,597
Interest income	-351	-54
Interest expense	38,301	22,142
Result from income taxes	3,932	12
Other non-cash expenses (+)	2,031	382
Gain (-)/loss (+) on disposal of investment properties	-25,481	-5,593
Depreciation and impairment of fixed assets (+)	503	295
Decrease (+)/increase (-) in trade receivables and other assets that are not attributed to investing or financing activities	-88	-1,764
Decrease (-)/increase (+) in trade payables and other liabilities that are not attributed to investing or financing activities	-442	-131
Cash generated from operations	113,222	46,960
Interest received	52	54
Interest paid	-30,324	-21,285
Income tax paid	-11	-12
Net cash generated from operating activities	82,939	25,717
2. Investing activities		
Acquisition of investment properties	-25,305	-30,217
Proceeds from sale of investment properties	117,025	2,044
Payment of transaction cost in relation to the sale of investment properties	-2,765	0
Acquisition of other property, plant and equipment	-307	-100
Proceeds from the equity release of interests in joint ventures	0	3
Payments for investment in financial assets	-34,803	0
Net cash used in investing activities	53,845	-28,270

EUR k	Jan. 1 – Sept. 30, 2016	Jan. 1 – Sept. 30, 2015
3. Financing activities		
Cash received from equity contributions	34,803	102,881
Payment made for purchase of interests in fully consolidated subsidiaries	-113	0
Payment of transaction costs of issue of shares	0	-1,339
Proceeds from the issue of bonds and borrowings	150,000	0
Proceeds from the issue of a company bond	500,000	0
Payments of transaction costs	-6,818	0
Payments of dividends	-76,564	-43,470
Payments of the redemption of bonds and borrowings	-962,045	-26,382
Payments for the acquisition/redemption/adjustment of financial derivatives	-4,667	0
Net cash used in/generated from financing activities	-365,404	31,690
4. Cash and cash equivalents at the end of the period		
Change in cash and cash equivalents (subtotal of 1 to 3)	-228,620	29,137
Cash and cash equivalents at the beginning of the period	460,253	63,145
Cash and cash equivalents at the end of the period <i>(thereof restricted: EUR 0; previous year: EUR 0)</i>	231,633	92,282

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the period from January 1 to September 30, 2016

EUR k	Share capital	Capital surplus	Hedging reserve	Retained earnings	Equity of alstria shareholders	Non-controlling interests	Total Equity
As of January 1, 2016	152,164	1,499,477	-270	-31,994	1,619,377	38,287	1,657,664
Changes Q1–Q3 2016							
Consolidated profit	0	0	0	78,137	78,137	4,692	82,829
Other comprehensive income	0	0	270	0	270	0	270
Total comprehensive income	0	0	270	78,137	78,407	4,692	83,099
Payments of dividends	0	-76,564	0	0	-76,564	0	-76,564
Proceeds from shares issued against contribution in kind	964	10,847	0	0	11,811	-11,811	0
Change of minority interest share within equity due to the sale of minority shares	0	0	0	0	0	34,803	34,803
Change of minority interest share within equity due to the purchase of minority shares	0	0	0	0	0	-113	-113
Share-based remuneration	0	687	0	0	687	0	687
Conversion of convertible participation rights	103	103	0	0	206	0	206
As of September 30, 2016	153,231	1,434,550	0	46,143	1,633,924	65,858	1,699,782

for the period from January 1 to September 30, 2015

EUR k	Share capital	Capital surplus	Hedging reserve	Retained earnings	Equity of alstria shareholders	Non-controlling interests	Total Equity
As of January 1, 2015	79,018	691,693	-3,095	78,977	846,593	0	846,593
Changes in Q1–Q3 2015							
Consolidated profit	0	0	0	24,075	24,075	0	24,075
Other comprehensive income	0	0	2,565	0	2,565	0	2,565
Total comprehensive income	0	0	2,565	24,075	26,640	0	26,640
Payments of dividends	0	-43,470	0	0	-43,470	0	-43,470
Proceeds from shares issued	7,903	94,822	0	0	102,725	0	102,725
Transaction costs of issue of shares	0	-1,339	0	0	-1,339	0	-1,339
Share-based remuneration	0	550	0	0	550	0	550
Conversion of convertible participation rights	156	156	0	0	312	0	312
Conversion of convertible bond	20	243	0	0	263	0	263
As of September 30, 2015	87,097	742,655	-530	103,052	932,274	0	932,274

BUILDING YOUR FUTURE



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