

Deutsche Office



Nine months of 2015

NOVEMBER 6, 2015



Cautionary Note Regarding Forward-Looking Statements

The statements contained herein may include statements of future expectations and other forward-looking statements that are based on management's current views and assumptions and involve known and unknown risks and uncertainties that could cause actual results, performance or events to differ materially from those expressed or implied in such statements. Actual results, performance or events may differ materially from those in such statements due to, without limitation, general economic conditions, including in particular economic conditions in the alstria's core business and core markets, general competitive factors, the impact of acquisitions, including related integration issues, and reorganization measures. Furthermore, the development of financial markets, interest rate levels, currency exchange rates, as well as national and international changes in laws and regulations, in particular regarding tax matters, can have a corresponding impact. Many of these factors may be more likely to occur, or more pronounced, as a result of terrorist activities and their consequences.

No duty to update

The company assumes no obligation to update any information contained herein.

DEUTSCHE OFFICE IN 9M/2015

Operating business

- Rental income: EUR 80.4 m
- FFO: EUR 39.1 m
- FFO per share: EUR 0.22

Letting performance

- New leases: 38,300 sqm
- Extended leases: 53,700 sqm
- Vacancy: 15.2 %

Portfolio

- Disposal of two assets, one in Bonn and one in Dusseldorf
- Acquisition of one asset in Stuttgart

LETTING HIGHLIGHTS Q3/2015



Gross lettable area: 12,219 sqm

Munich/ Ismaning, Gutenbergstrasse

- c 4.2 k sqm new lease (10 yrs) with technical building equipment supplier
- Vacancy reduced to below 5 %
- WALT: 7 yrs



Gross lettable area: 6,445 sqm

Nuremberg, Sigmund-Schuckert-Haus

- c 2.8 k sqm (c43 % of lettable area) rented out to the State of Bavaria (5 yrs) for the Police Headquarters Middle Franconia
- Full occupancy reached by renting out remaining lettable area
- WALT: 4.4 yrs



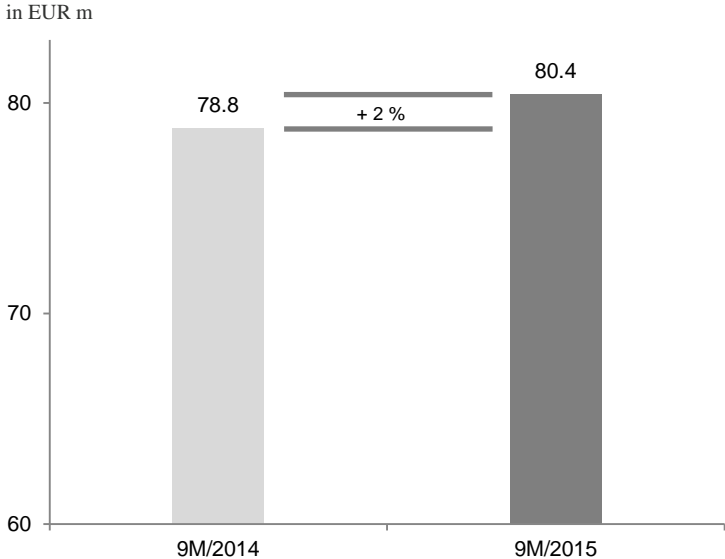
Gross lettable area: 36,079 sqm

Dusseldorf, AM SEESTERN 1

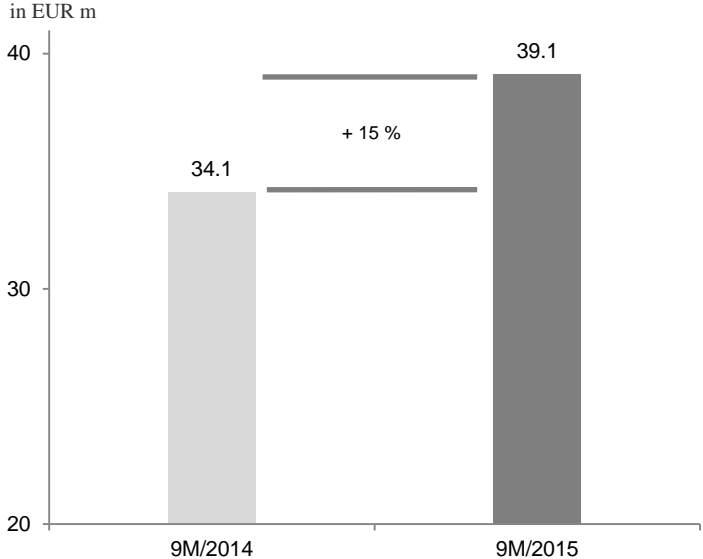
- 461 sqm additional space rented out to office space provider in Q3/2015
- Nursing Home Operator Alloheim (10 yrs lease contract, c 2.5 k sqm) moved in end of September
- Vacancy reduced to 69 %
- WALT: 3.0 yrs

RENTAL INCOME AND FUNDS FROM OPERATIONS

Rental income

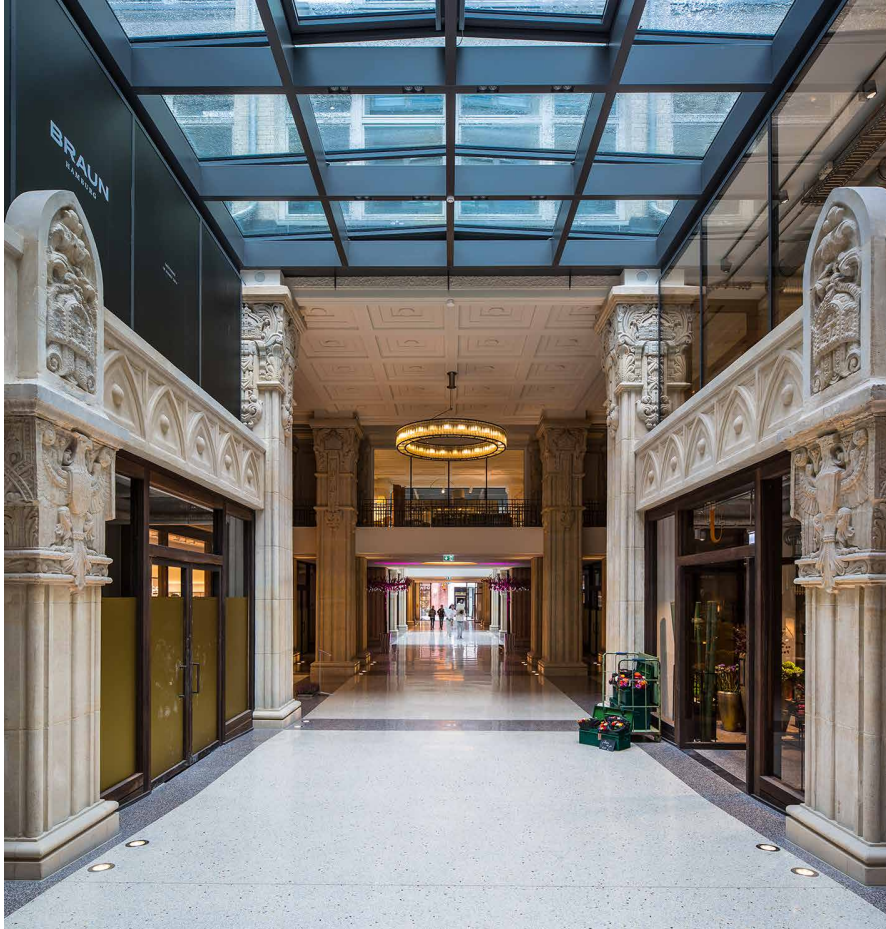


Funds from Operations



FY 2015 GUIDANCE BASED ON CURRENT PORTFOLIO

- Expected rental income of EUR c 107 m
- Expected FFO of EUR c 54 m



Kaisergalerie, Hamburg

› Operating business

- Revenues: EUR 72.8 m
- FFO: EUR 36.9 m
- FFO per share: EUR 0.42

› Leasing activities 9 M 2015

- New leases: 28,800 sqm
- Extended leases: 25,000 sqm
- Total vacancy rate*: 11.7 %
- EPRA vacancy rate: 10.4 %

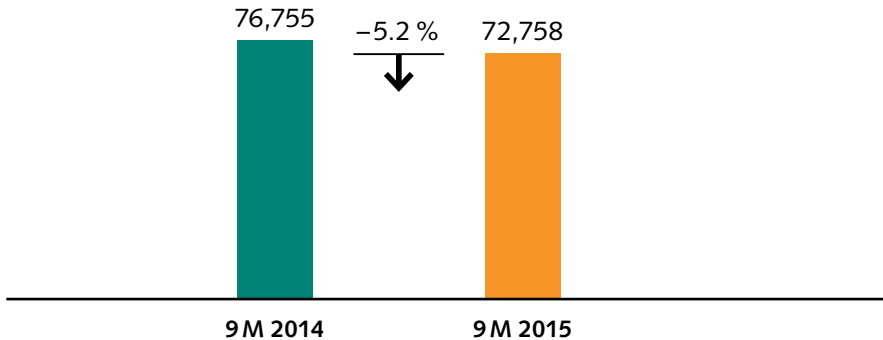
› Portfolio

- Disposal of two assets in Munich, two assets in Ditzingen and one asset in Frankfurt
- Acquisition of an asset in Düsseldorf

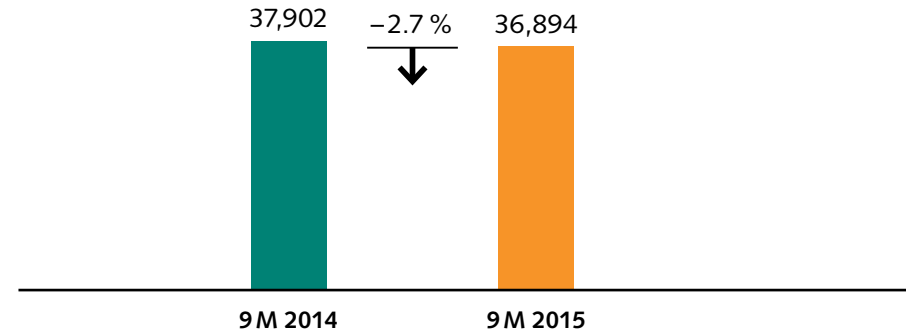
* Excluding assets held for sale.

Selected profit & loss positions

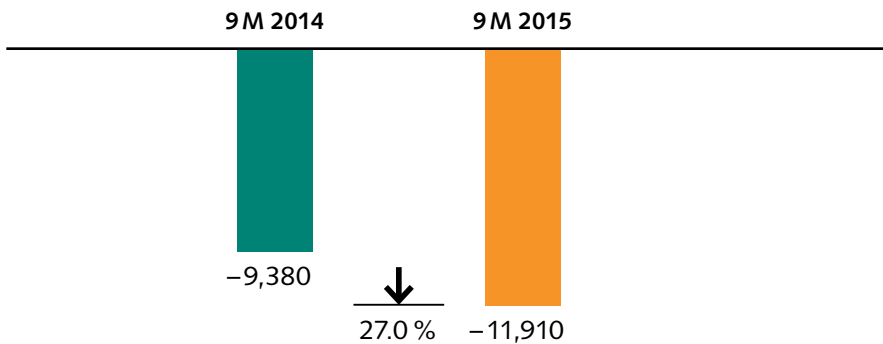
GROSS RENTAL INCOME in EUR k



FUNDS FROM OPERATIONS (FFO) in EUR k



SG&A in EUR k

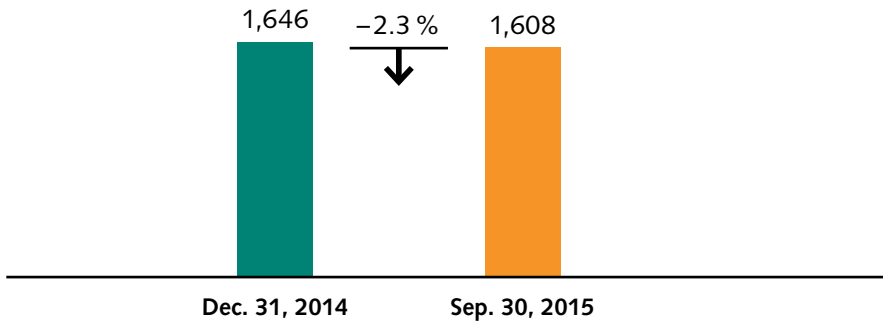


RATIOS

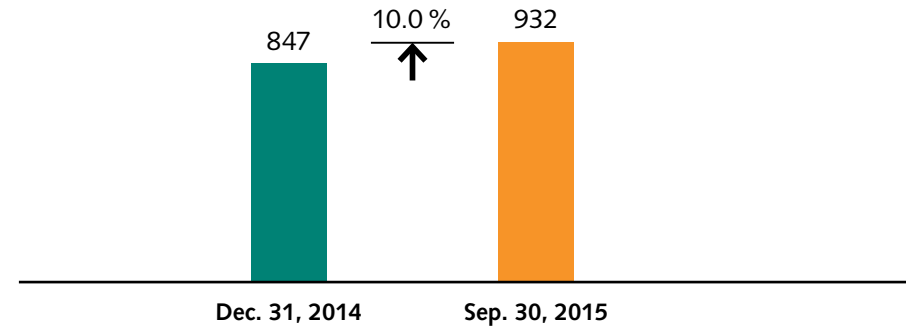
- › FFO per share: EUR 0.42
- › FFO margin: 50.7 %
- › EPRA cost ratio: 21.3 %

Selected balance sheet positions

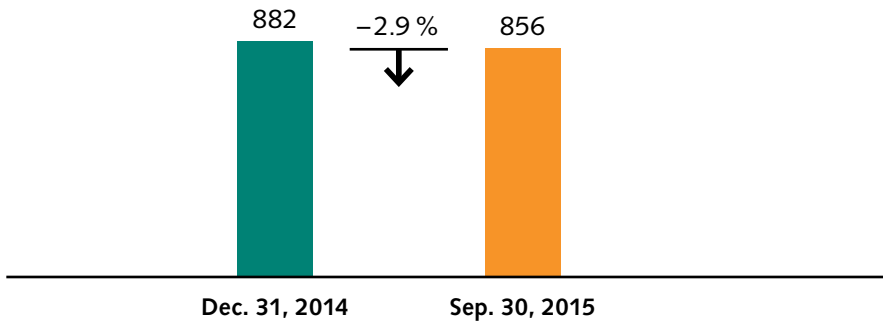
INVESTMENT PROPERTY in EUR m



EQUITY in EUR m



FINANCIAL DEBT in EUR m



RATIOS

- › G-REIT equity ratio: 54.2 %
- › Net LTV: 46.0 %
- › EPRA NAV per share: EUR 11.19
- › Average debt maturity: 4.8 years
- › Average cost of debt: 2.9 %

PORTFOLIO DATA (September 30, 2015)

- › Total portfolio value: EUR 1.7 bn
- › EPRA vacancy rate: 10.4 %
- › WAULT: 6.6 years
- › Contractual rent: EUR 100.7 m
- › Valuation yield: 6.0 %

ACQUISITIONS

Address	WAULT	Annual rent (EUR k)	Acquisition price ¹⁾ (EUR)
Karlstr. 123–127, Düsseldorf	8.3	743	12,700

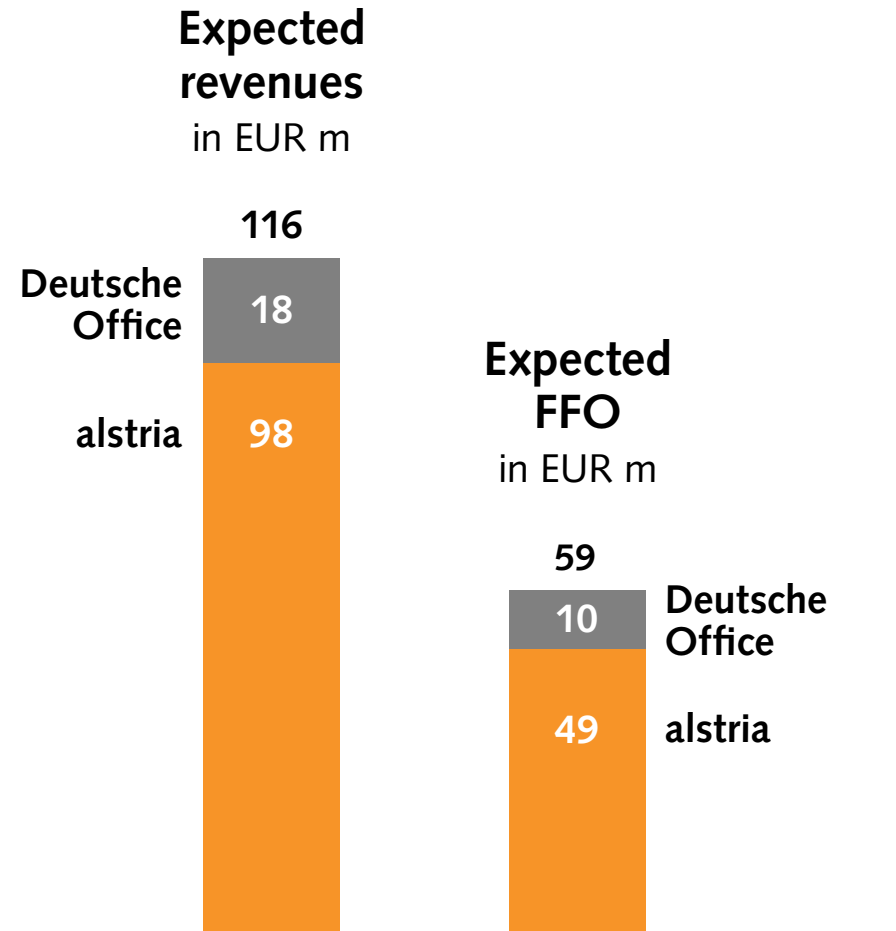
¹⁾ Including transaction costs.

DISPOSALS

Address	WAULT	Annual rent (EUR k)	Disposal price (EUR)	Gain to recent appraised value (%)
Arnulfstr. 150, Munich	–	–	16,500	12.6
Landshuter Allee 174, Munich	2.5	72	14,000	0.0
Emil-von-Behring-Str. 2, Frankfurt	5.1	998	12,800	1.1
Siemensstr. 31–33, Ditzingen (plot of land)	–	–	1,044	n/a
Siemensstr. 31–33, Ditzingen (office building)	4.2	1,537	19,200	8.4
Dieselstr. 18, Ditzingen (DIY)	20.0	888	12,685	31.5
Total		3,495	76,229	11.0



Platz der Einheit 1, Frankfurt



Pro-forma portfolio data & key financials

PORTFOLIO DATA as per September 30, 2015

	alstria	Deutsche Office ¹⁾	pro-forma combined
Number of properties	75	50	125
Investment properties EUR m	1,608	1,674	3,282
Lettable space sqm	878,800	890,100	1,768,900
New leases ytd sqm	28,800	38,300	67,100
Extended leases ytd sqm	25,000	53,700	78,700
Vacancy rate %	11.7	15.2	13.5

¹⁾Including EUR 80 m devaluation.

KEY FINANCIALS as per September 30, 2015

		alstria	Deutsche Office ¹⁾	pro-forma combined
Rental income	EUR m	72.8	80.4	153.2
FFO	EUR m	36.9	39.1	76.0
IFRS equity	EUR m	932.3	737.6	1,670
Cash at hand	EUR m	92.3	110.1	202.4
REIT equity ratio	%	54.2	43.5	48.8
Net LTV	%	46.0	53.3	49.7
IFRS-NAV per share	EUR m	10.70	10.73	10.71

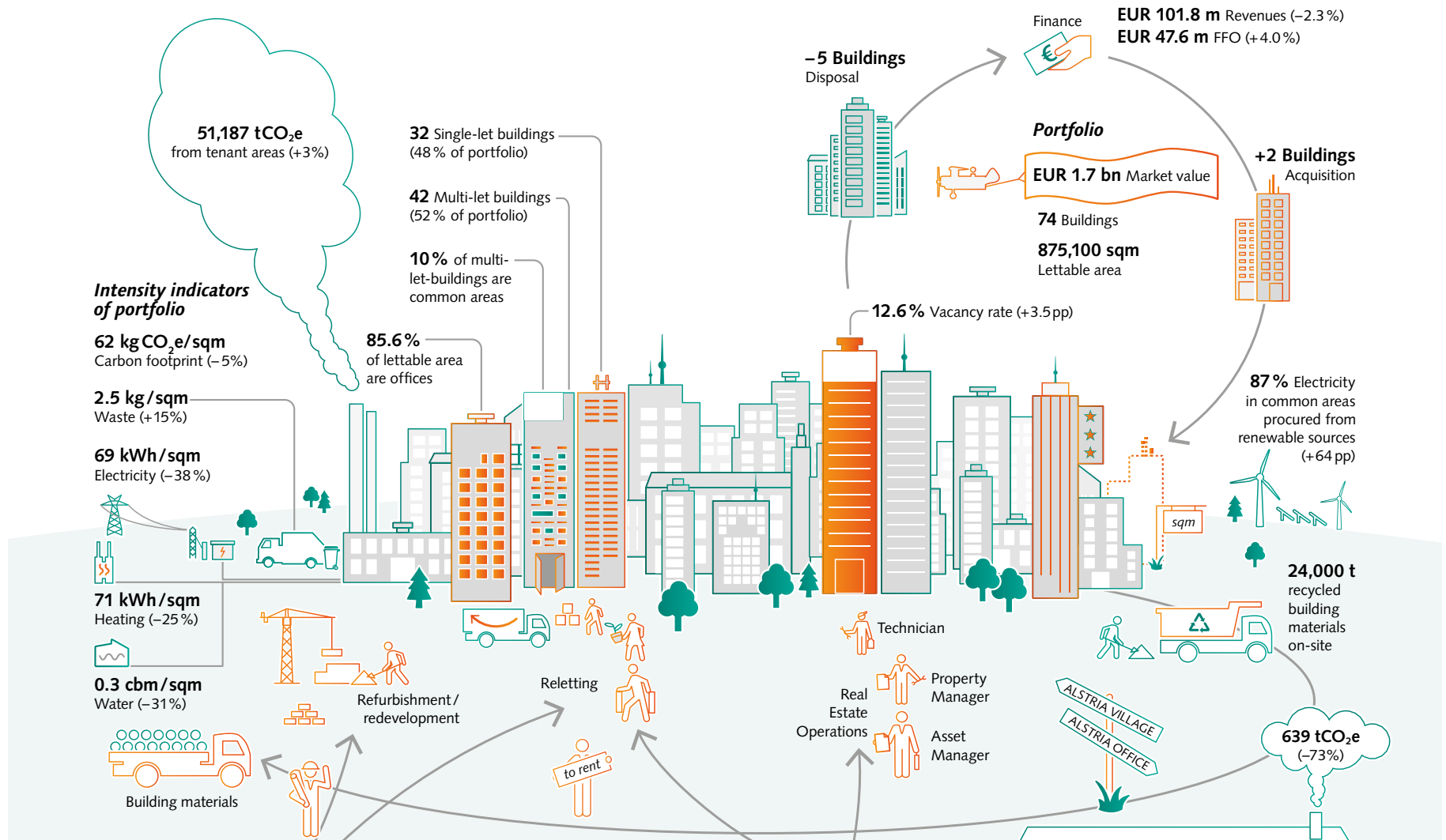
- › Transaction closed as planned on Oct. 27, 2015
- › alstria's holding in Deutsche Office: 94.6 %
- › New corporate governance structure at DO level as of Nov. 4, 2015
- › Achievement of BBB investment grade rating by S & P

- › **Next steps:**
 - Consolidation of Deutsche Office into alstria from Nov. 1, 2015
 - Early refinancing of Deutsche Office's debt considering all options including capital market debt

There is no Goodwill in real estate

- › From an accounting perspective the price paid for the shares of DO is equal to the number of shares issued multiplied by the share price at the date of closing
- › This price is compared to the Fair Market Value of DO equity on the same day and if it is higher, a goodwill is created and immediately increases the company's NAV
- › This leads to the situation that the higher the price paid, the more equity is created
- › alstria will follow the EPRA recommendation in terms of goodwill for the EPRA NAV, as well as for the IFRS NAV and write off the additional NAV which was created ex-nihilo by the accounting concept, but does not have any economic reality
- › The total amount of goodwill expected is around EUR 50 m, which will be written off at year-end

Sustainability report 2015



SHARE

ISIN	DE000A0LD2U1
Symbol	AOX
Market segment	Prime Standard, Frankfurt
Indizes	FTSE EPRA/NAREIT Global Real Estate Index Series FTSE EPRA/NAREIT Europe Real Estate Index Series SDAX, German REIT Index
Number of shares	152.2 m
Free float	c 75 %

CONTACT

Investor Relations / Public Relations

RALF DIBBERN

E-mail: rdibbern@alstria.de

Phone: +49 (0) 40 226 341 329

Fax: +49 (0) 40 226 341 229

alstria office REIT-AG

Bäckerbreitergang 75

20355 Hamburg, Germany

www.alstria.com

Corporate
Responsibility

Prime

rated by

oekom research



www.alstria.webuda.com/



www.twitter.com/alstria_REIT



www.alstria.blogspot.com

Follow us on



[www.linkedin.com/
company/alstria-office-reit-ag](http://www.linkedin.com/company/alstria-office-reit-ag)