

Press release

Disposal of two assets in Ditzingen

- **alstria takes profit in Ditzingen after successful asset management activities**
- **Gain of EUR 2.3 m compared to IFRS fair value as of December 31, 2014**

Hamburg, September 7, 2015 – alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1), the leading German office REIT, announces the sale of two assets in Ditzingen.

The disposed property, an office building and a DIY market, is located in Siemensstrasse 31-33 in Ditzingen. alstria acquired the asset in 2007 and is currently developing a new DIY market on excess land that was available on the plot. The office property represents 14,600 sqm of lettable area, generates an annual rent of EUR 1.5 m and was sold to an institutional fund. The newly constructed 9,400 sqm DIY market is leased up to hagebaumarkt for 20 years, will generate an annual rent of EUR 0.9 m and was sold to HAMBORNER REIT AG. The total consideration for the sale of the two assets is EUR 31.9 m, which represents a premium of around 8% to the IFRS fair value as of December 31, 2014. The office transaction was brokered by JLL, Stuttgart.

‘We are constantly in the process of optimising the value of our assets’, said Olivier Elamine, CEO of alstria. ‘This sale is a good illustration of our ability to streamline the portfolio, while extracting substantial value out of the assets’.

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 Company owns a diversified portfolio of properties across attractive German office real estate markets. As of June 30, 2015 the portfolio comprised 74 properties with an aggregate lettable space of 873,000 sqm and is valued at approximately EUR 1.7 bn. 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.

Contact:

Ralf Dibbern, IR/PR
Phone: +49 (0) 40 / 226 341-329
Email: rdibbern@alstria.de

More information:

www.alstria.com
www.alstria.blogspot.com
[www.twitter.com/alstria_REIT](https://twitter.com/alstria_REIT)

Disclaimer:

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