



## Press release

### alstria office REIT-AG places 'Schuldscheindarlehen' with a total volume of EUR 150 m

- Placement of a Euro denominated, unsecured 'Schuldscheindarlehen' with a nominal value of EUR 150 m
- Average maturity of 7.1 years with an average coupon of 2.07%
- New source of financing provides flexibility in alstria's debt management
- Proceeds will be used to refinance existing bank debt

**HAMBURG, May 2, 2016** - alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1) ('alstria'), the leading German office REIT, announces the successful placement of its first promissory note ('Schuldscheindarlehen').

The total size of the 'Schuldschein' issuance market in 2015 was EUR 20 bn, making it a liquid debt market widely used by German corporates. Investors in this space are mainly savings- and loans banks in Germany, insurers, pension funds as well as international banks.

With the transaction announced today, alstria is one of the few real estate companies to issue an unsecured 'Schuldscheindarlehen', opening this market also for real estate operators and further diversifying its sources of financing.

alstria's 'Schuldscheindarlehen' with a total nominal value of EUR 150 m has a maturity of between 4 and 10 years (average maturity 7.1 years). The average coupon of the notes amounts to 2.07% p.a. The offer was substantially oversubscribed and was placed with 47 German and international financial institutions. The proceeds from the new debt instrument will be used to refinance existing secured bank debt.

'The achievement of an investment grade rating by S&P in November 2015 opens us a range of new options in the refinancing market', said Olivier Elamine, CEO of alstria office REIT-AG. 'It was important for alstria to be able to establish its name not only in the Debt Capital Market, but also in the Schuldschein-Market, in order to further diversify the sources of capital'.

BNP Paribas and Landesbank Hessen-Thüringen acted as Joint Lead Managers on the transaction.

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**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 120 office buildings comprising 1.7 million sqm of lettable space and representing a total portfolio value of approximately EUR 3.3 billion (as of December 31, 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.