



Press release

Deutsche Office sells building 'An den Treptowers 3' in Berlin

Hamburg, July 8, 2016 - alstria office REIT-AG, (symbol: AOX, ISIN: DE000A0LD2U1), announces that DO Deutsche Office AG has signed a binding and notarised agreement on the disposal of 100% of the shares of the company holding the asset 'An den Treptowers 3' in Berlin. Deutsche Office is a 90.9% subsidiary of alstria office REIT-AG.

The c. 90,000 sqm asset is located in Berlin's submarket Mediaspree and is currently fully let to Allianz. Allianz has announced to vacate the building at the end of its current lease in mid-2019. The building generates an annual rental income of EUR 13.9 million and was sold for a total consideration of EUR 230 million.

The sale of 'An den Treptowers 3' will allow alstria to reduce its net LTV down to 44.9% from 49.0%. Due to a successful leasing business in the course of 2016 alstria confirms its financial guidance for FY 2016: Revenues of EUR 200 million and FFO of EUR 115 million.

'The sale of the Treptowers asset allows alstria to substantially de-risk its balance sheet', says Olivier Elamine, CEO of alstria office REIT-AG. 'We will be re-investing the proceeds of this sale mostly in the Berlin market, however, on smaller assets that better fit into the risk-return profile we are looking after'.

The transaction was brokered by JLL.

The seller was advised by Freshfields Bruckhaus Deringer. The buyer was advised by Clifford Chance.

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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 121 office buildings comprising 1.7 million sqm of lettable space and representing a total portfolio value of approximately EUR 3.3 billion (as of March 31, 2016). 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.