



Press release

Substantial leasing success: alstria leases 17,600 sqm in Berlin

Hamburg, August 1, 2016 - alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1), the leading German office REIT, announces the signature of a new lease for its asset in Darwinstrasse 14-18 in Berlin.

The City of Berlin will lease up approximately 17,600 sqm of office and ancillary space for a lease-term of 10 years. The expected start of the lease is February 1, 2017 and will generate an annual rent of EUR k 2,761.

The building Darwinstrasse 14-18 is located in Berlin-Charlottenburg and comprises 22,200 sqm of lettable space. With the signature of the new lease the building is fully let and generates an annual rent of EUR k 3,352. The last valuation of the asset was EUR 30.6 million as per December 31, 2015. With the new lease alstria's EPRA vacancy rate will drop to below 10%.

'The signature of the new lease is another major success of our Real Estate Operations-Team this year and it allows alstria to secure one of the largest lease contracts in the Berlin market in the last 12 month', said Olivier Elamine, CEO of alstria office REIT-AG. 'Since its foundation alstria holds a strong position as a landlord for the public sector in Germany and we welcome the City of Berlin as a new and long-term tenant to our portfolio.'

The lease was brokered by Cushman Wakefield, Berlin. alstria was advised by JLL Landlord Representation.

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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.