



## Press release

### Nine months 2016

- Revenues at EUR 155.4 m and funds from operations (FFO) at EUR 87.0 m (after minorities)
- Net LTV at 43.9% and REIT equity ratio at 55.4%
- EPRA vacancy rate down by 130 bps (ytd) to 9.9%, EPRA NAV increased to EUR 10.95 per share
- Sustainability report 2015/2016 shows substantial improvement of non-financial KPI's

**HAMBURG, November 7, 2016** - alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1) ('alstria') announces its result for the first nine months of 2016.

#### Revenues of EUR 155.4 m and FFO of EUR 87.0 m

On the back of successful leasing activities in a strong rental market alstria's revenues increased by 1.4% in the first nine months of 2016 and amounted to EUR 155.4 m (pro forma revenues of alstria and Deutsche Office in the prior year period: EUR 153.2 m).

Funds from operations (after minorities) stood at EUR 87.0 m and improved by 14.5% from EUR 76.0 m (pro forma 9M 2015). The increase is due to lower vacancy leading to higher revenues, savings in financing costs, as well as lower administration and personnel expenses following the full integration of Deutsche Office. The Consolidated Net Result (after minorities) amounted to EUR 78.1 m in the reporting period.

#### Net LTV further down to 43.9%, EPRA NAV per share up by 1.4% in Q3 2016

Within the first nine months of 2016 alstria's equity (attributable to shareholders) increased by 0.9% to EUR 1,634 m (EUR 1,619 m as per December 31, 2015) reflecting the positive profit contribution in the first nine months of 2016 and overcompensating the dividend (EUR 76.6 m or EUR 0.50 per share) paid out to alstria's shareholders in the second quarter of 2016. alstria's EPRA NAV per share improved by 1.4% to EUR 10.95 in the third quarter of 2016. The G-REIT equity ratio amounted to 55.4%<sup>1</sup> and the Company's Net LTV improved to 43.9% as per September 30, 2016.

#### Leasing performance

The very liquid leasing market in Germany led to a strong leasing performance in the first nine months of the year with new leases<sup>2</sup> of 66,100 sqm, as well as lease extensions of around 78,500 sqm. The EPRA vacancy rate<sup>3</sup> was down by 130 bps to 9.9% compared to December 31, 2015.

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<sup>1</sup> Minimum legal requirement of the G-REIT equity ratio is 45%.

<sup>2</sup> Only includes new leases signed and disregards any lease renewals.

<sup>3</sup> EPRA vacancy rate disregards vacancy from development projects.

## Streamlining of the portfolio

alstria continued to streamline its portfolio in the third quarter of 2016 in order to focus the Company on office properties in the major German office markets. In the course of the first nine months of 2016 the Company sold non-core properties for a total consideration of EUR 391.6 m and realised an average book gain of 7.5% to the appraised value as per December 31, 2015. The proceeds will be used for the financing of acquisitions in alstria's core markets as well as for the repayment of financial debt. In the third quarter of 2016 alstria acquired a 3,900 sqm asset in Berlin for a total consideration (AIC) of EUR 9.1 m.

## Full-year guidance confirmed

Based on the results of the first nine months alstria confirms its guidance for the FY 2016: revenues of EUR 200 m and FFO of EUR 115 m (after minorities).

‘One year after the closing of the takeover of Deutsche Office we are fully in line with our initial plan. Our FFO has improved significantly, the vacancy rate of the group has dropped to below 10% and we have made good progress in streamlining the portfolio, taking advantage of the strong demand for German real estate’, said Olivier Elamine, CEO of alstria.

## Key financials at a glance

|                                     | 9M 2016 | 9M 2015* | Change |
|-------------------------------------|---------|----------|--------|
| Revenues (EUR m)                    | 155.4   | 153.2    | 1.4%   |
| Funds from operations (FFO) (EUR m) | 87.0    | 76.0     | 14.5%  |
| FFO per share <sup>4</sup> (EUR)    | 0.57    | 0.50     | 14.5%  |

|                               | Sep. 30,<br>2016 | Dec. 31,<br>2015 | Change  |
|-------------------------------|------------------|------------------|---------|
| Investment properties (EUR m) | 2,918            | 3,260            | -10.5%  |
| Cash at hand (EUR m)          | 231.6            | 460.3            | -49.7%  |
| EPRA NAV per share (EUR)      | 10.95            | 10.91            | 0.4%    |
| G-REIT equity ratio (%)       | 55.4             | 49.4             | 6.0 pp  |
| Net LTV ratio (%)             | 43.9             | 49.3             | -5.4 pp |

\* Pro forma alstria and Deutsche Office 9M 2015.

## Sustainability report 2015/2016 published

alstria has published its new Sustainability Report for the reporting year 2015. The report, which received for the first time an external assurance for its environmental performance indicators, demonstrates the Company's high level of commitment to a transparent and consistent sustainability reporting. Furthermore during that year, alstria has achieved the set-up of a framework agreement for procuring 100 % of its electricity from renewable sources and 100 % of climate-neutral natural gas<sup>5</sup>. With the focus to increase the operational control of its own offices, alstria has also successfully implemented an energy management system according to the ISO 50001 standard. Finally alstria continues to play a pivotal role in real estate and to be recognized for the second consecutive year, from the Climate Disclosure Project, as a sector and country leader (A-rating).

<sup>4</sup> FFO per share based on 153.2 m shares for 9M 2016 and 9M 2015.

<sup>5</sup> Climate neutral gas is achieved through compensation of CO<sub>2</sub> emission.

| Intensity indicators of alstria's portfolio                                   | 2015        | 2014        | Change (%)        |
|---|-------------|-------------|-------------------|
| <b>GHG emissions - Scope 3</b><br>(kg CO <sub>2</sub> e/m <sup>2</sup> /year) | 35.61       | 56.36       | -37%              |
| <b>Energy intensity</b><br>(kWh/m <sup>2</sup> /year)                         | 92          | 80          | +15%              |
| <b>Water intensity</b><br>(liters/workstation/day)                            | 19.8        | 20.4        | -3%               |
| <b>GHG savings</b>  | <b>2015</b> | <b>2014</b> | <b>Change (%)</b> |
| through renewable energy procurement<br>(tCO <sub>2</sub> e/year)             | 3,970       | 3,630       | +9%               |

## Invitation to the conference call on November 8, 2016

The alstria management board, CEO Olivier Elamine and CFO Alexander Dexne, will present the results of the first nine months during a conference call at 10:00 am (CET).

Please use one of the following dial-in numbers:

Germany: + 49 69 222 22 9043

UK: + +44 203 009 2452

PIN: 242 65 914#

Please note that you can watch the management's presentation live as a webcast on our website [www.alstria.com](http://www.alstria.com). As soon as the conference call begins, the presentation slides will be available for download.

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[www.alstria.com](http://www.alstria.com)

[www.alstria.blogspot.com](http://www.alstria.blogspot.com)

[www.twitter.com/alstria\\_REIT](http://www.twitter.com/alstria_REIT)

[www.beehive.work](http://www.beehive.work)

### 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 114 office buildings comprising 1.6 million sqm of lettable space and representing a total portfolio value of approximately EUR 3.0 billion (as of September 30, 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.