

## Press release

### First third-party tenant in Sternhöhe (Stuttgart)

**Hamburg, October 29, 2018** - alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1) announces the signature of a new lease in Stuttgart.

alstria has signed a new lease for its asset in Epplestr. 225 in Stuttgart, comprising approximately 3,800 square metres of office and ancillary space. The 10-year lease will start on November 1, 2019 and generates an annual rental income of around EUR 550,000. The space is due to be vacated by Daimler AG as per December 31, 2018.

The asset in Epplestr. 225 is one of the main office locations of Daimler AG in Stuttgart. With the new lease the office campus will be opened for a tenant outside the Daimler AG for the first time.



The office campus "Sternhöhe" comprises a lettable area of 107,500 square metres and is located at Epplestr. 225 in Stuttgart (Möhringen). alstria acquired the building in 2006 in a sale-and-leaseback transaction with Daimler AG.

#### Contact IR/PR:

Ralf Dibbern  
Steinstr. 7  
20095 Hamburg  
+49 (0) 40 226 341 329  
rdibbern@alstria.de

#### More information on:

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

**About alstria:**

alstria office REIT AG is the leading real-estate operator focusing solely on German office property in selected German markets. Our strategy is based on the ownership and an active management of our properties throughout their entire life cycle, strong added-value services to our customers and deep knowledge of the markets in which we operate. alstria strives for sustainable long-term value creation while taking advantage of short-term arbitrage of inefficiencies in the real estate markets. The portfolio comprises 116 buildings with a lettable area of 1.6 million square metres and a total portfolio value of EUR 3.5 billion.

**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.