



alstria

Financial Statements

German GAAP

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The Management Report of alstria office REIT-AG has been combined with the Management Report of the alstria Group in accordance with Section 315 para. 5 together with Section 298 para. 2 of the German Commercial Code (Handelsgesetzbuch) and is published in the 2020 Annual Report of the alstria Group. The Annual Financial Statements and the Combined Management Report of the alstria Group are published in the German Federal Gazette and the website of the company “www.alstria.de”.

A. Income Statement alstria office REIT-AG

Income Statement

alstria office REIT-AG

January 1 to December 31, 2020

District Court Hamburg HRB 99204

	2020	2019
	EUR	EUR
1. Revenues	128,243,401.59	116,859,161.13
2. Increase or decrease in work in progress	1,580,150.30	105,282.12
3. Total operating performance	129,823,551.89	116,964,443.25
4. Other operating income	20,307,657.40	29,735,881.38
5. Cost of materials		
Cost of purchased services	-24,424,442.13	-23,678,067.78
6. Personnel expenses		
a) Wages and salaries	-15,790,715.68	-16,271,715.89
b) Social security pension and other benefits	-2,192,278.09	-2,002,092.34
(of which relating to pensions EUR 339,556.86; previous year EUR 313 k)		
	-17,982,993.77	-18,273,808.23
7. Amortization and depreciation of fixed intangible and tangible assets	-36,953,930.94	-35,357,769.27
8. Other operating expenses	-31,605,713.39	-42,146,924.70
9. Income from participating interests	27,459,620.79	38,559,276.95
10. Income from loans	5,334,389.16	7,254,787.43
(of which from affiliated companies EUR 5,334,389.16; previous year EUR 7,255 k)		
11. Other interest and similar income	509,622.32	505,938.95
12. Write-down of financial assets	-5,795.53	-67,614.62
13. Interest and similar expenses	-30,014,457.51	-31,178,607.44
14. Taxes on income	0.00	0.00
15. Result after taxes	42,447,508.29	42,317,535.92
16. profit for the year	42,447,508.29	42,317,535.92
17. Profit carried forward from previous year	10,875,486.34	9,743,421.56
18. Transfer from capital surplus	51,677,005.37	52,939,042.52
19. Balance sheet profit	105,000,000.00	105,000,000.00

B. Balance Sheet alstria office REIT-AG

alstria office REIT-AG

Balance sheet as at December 31, 2020

District Court Hamburg HRB 99204

Assets

Equity and liabilities

	31.12.2020	31.12.2019		31.12.2020	31.12.2019
	EUR	EUR		EUR	EUR
A. Non-current assets			A. Shareholders' equity		
I. Intangible assets			I. Share capital	177,792,747.00	177,593,422.00
Licenses and similar rights acquired for consideration	54,544.33	229,945.36	(condiional capital EUR 18,550,675.00; previous year EUR 1,179 k)		
II. Property, plant and equipment			II. Capital reserves	1,160,482,001.04	1,211,959,681.41
1. Land, property rights and buildings	1,384,964,331.53	1,345,833,505.17	IV. Balance sheet profit		
2. Technical plant	91,505.18	177,947.30	(of which unappropriated profits brought forward		
3. Other plant, operating and office equipment	955,346.72	1,032,902.06	EUR 10,875,486.34; previous year EUR 9,743 k)	105,000,000.00	105,000,000.00
4. Prepayments and construction in progress	33,091,225.81	99,767,832.37		1,443,274,748.04	1,494,553,103.41
	1,419,102,409.24	1,446,812,186.90	B. Provisions		
III. Financial assets			1. Other provisions	21,175,547.56	21,490,943.42
1. Shares in affiliates	891,762,710.37	899,223,911.59		21,175,547.56	21,490,943.42
2. Loans to affiliates	193,802,910.55	244,927,910.55	C. Accounts payable		
3. Participating interests	103,105.26	135,504.85	1. Equity participation	514,225.00	457,200.00
4. Other loans	38,864,098.01	38,864,098.01	2. Bonds	1,433,964,383.56	1,413,671,308.75
	1,124,532,824.19	1,183,151,425.00	3. Bank loans and overdrafts	98,637,375.59	98,636,586.77
	2,543,689,777.76	2,630,193,557.26	4. Payments received	21,816,277.16	21,311,602.90
B. Current assets			5. Trade payables	1,573,928.25	944,939.08
I. Inventories			6. Payables to affiliated companies	56,103,710.74	48,623,226.38
Work in progress	19,320,698.77	17,740,548.47	7. Other liabilities	90,536,612.34	124,580,282.88
II. Receivables and other assets			(of which from taxes EUR 1,960,642.29; previous year EUR 0)		
1. Trade receivables	1,606,820.12	1,924,694.87		1,703,146,512.64	1,708,225,146.76
2. Receivables from affiliated companies	163,331,136.19	108,203,399.96	D. Deferred income	2,057,152.66	343,905.53
3. Other assets	814,590.42	1,034,688.13			
	165,752,546.73	111,162,782.96			
IV. Cash in hand and at banks	440,518,795.39	464,830,719.23			
	625,592,040.89	593,734,050.66			
C. Prepaid and deferred expenses	372,142.25	685,491.20			
	3,169,653,960.90	3,224,613,099.12		3,169,653,960.90	3,224,613,099.12

alstria office REIT-AG, Hamburg

**D. NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD FROM
JANUARY 1 TO DECEMBER 31, 2020**

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Schedule of fixed assets

1. GENERAL

1.1. Basic information and applied regulations

alstria office REIT-AG (hereinafter also referred to as 'alstria' or 'Company') was incorporated on January 20, 2006, as a German limited liability company under the name Verwaltung Alstria Erste Hamburgische Grundbesitz GmbH. On October 5, 2006, the shareholders resolved upon the conversion of the Company into a German stock corporation, and the Company's name was changed to Alstria Office AG. On November 17, 2006, the conversion and the change of name were entered in the relevant commercial register and thus became effective.

In 2007 the Company was converted into a German Real Estate Investment Trust (German REIT or G-REIT). The Company was registered as a REIT corporation (hereinafter also referred to as 'REIT-AG') in the commercial register on October 11, 2007; the company's name was changed to alstria office REIT-AG.

REIT-AGs are fully exempt from German corporate income and trade taxes. Therefore, the corporate income and trade tax exemption for alstria office REIT-AG was applicable as of the beginning of the Company's 2007 financial year.

The Company is a real estate company according to the definition of the G-REIT Act. Pursuant to Section 2 of its Articles of Association, the Company's objective is the acquisition, management, and sale of owned real estate property as well as the holding of participations in enterprises which acquire, manage, operate and sell owned property. All the aforementioned objectives are subject to the conditions of the G-REIT Act legislation.

The Company is registered in the commercial register at the local court of Hamburg under HRB No. 99204. The Company's registered office is Steinstraße 7, 20095 Hamburg, Germany.

The financial year ends on December 31 of each calendar year.

These financial statements were prepared in accordance with Sections 242 et seq. and Sections 264 et seq. of the German Commercial Code (HGB), as well as in accordance with the relevant provisions of the German Stock Corporation Act (AktG). The Company is subject to the requirements for large corporations.

The income statement was prepared according to the total cost accounting method. A line item for 'total operating performance' was added to the income statement to present a subtotal. Property tax expenses are stated under operating cost of purchased

services. Pro tax that is not attributable to tenants is shown under other operating charges.

These financial statements were prepared for the period from January 1 to December 31, 2020.

The management report was combined with the management report of alstria consolidated financial statements in accordance with Section 315 para. 5 in conjunction with Section 298 para. 2 German Commercial Code (HGB) and will be published together with the consolidated financial statements.

1.2. Accounting and valuation policies

The following accounting and valuation policies were used to prepare the financial statements:

1.2.1 Intangible assets

Purchased intangible assets are capitalized at acquisition cost, and if they have a limited useful life, then they are systematically amortized by respective amounts. The useful life is three to 10 years.

1.2.2 Land, property rights and buildings

Land, property rights and buildings are capitalized at acquisition or production cost and are reduced by systematic depreciation rates according to their useful lives. The useful life is 33.3 to 50 years. For land and buildings, the allocation of acquisition costs is made based on an independent expert's opinion. Extraordinary depreciation to the lower fair value is undertaken in the case of the permanent impairment of a building's value. This is the case if the current fair value as determined by an expert is lower than the carrying amount after five years of systematic depreciation.

If the reason for the impairment ceases to exist, then the impairment is reversed up to a maximum of amortized acquisition costs.

1.2.3 Property, plant and equipment

Other items of property, plant, and equipment are capitalized at acquisition or production cost, and if they have limited useful lives (three to 13 years), they are reduced pro rata temporis by scheduled depreciation accordingly. Low-value assets up to a purchase price of EUR 1,000 k have been fully depreciated in the year purchased.

1.2.4 Financial assets

With regard to financial assets, shares in affiliates, loans to affiliates and participating interests are recorded at the lower of cost or net realizable value. In case of permanent impairment, the lower fair value is recognized. If the reason for the impairment ceases to exist, then the impairment is reversed to a maximum of amortized acquisition costs.

1.2.5 Work in progress

Expenses for operating costs disbursed by the Company for tenants are capitalized as work in progress. The principle of the lower value at cost or market applies. Work in progress is valued at cost, taking the expenses that are passed on to tenants into account.

1.2.6 Receivables, other assets and cash and bank balances

Receivables and other assets, as well as current securities, are stated at their nominal values. Individual value adjustments are made for identifiable risks. The principle of lower value at cost or market applies.

Cash and bank balances are stated at nominal value.

1.2.7 Prepaid expenses

Prepaid expenses comprise costs paid prior to the balance sheet date, as far as they refer to expenses related to a period after the balance sheet date. Furthermore, the net book values of financial derivatives (caps) are included in this item. These acquisition costs are allocated over the term of the financial derivatives and are recorded as interest expenses pro rata. If the financial derivatives are in a hedge position with the floating interest rate expenses for the loan, then these assets are not subject to devaluation to lower fair values.

Hedge positions are exclusively formed as micro hedges that cover interest risks. They are disclosed by applying the fixed value method. Their effectivity is calculated based on the hypothetical derivative method. The opposing risks have balanced each other out on the date of the financial statements and will most probably continue to do so in the future.

1.2.8 Provisions

Provisions are composed of undetermined liabilities due to uncertain liabilities and default risks connected to pending transactions. They are recorded at the estimated amounts repayable, which accounts for price advances. Provisions exceeding a maturity of one year are reduced by discounts; they are calculated based on the remaining period

and of the average market interest rates over the past seven years as published by the Deutsche Bundesbank and according to Section 253 para. 2 of the HGB.

1.2.9 Liabilities and similar obligations

Liabilities and bonds are recorded at the amount repayable.

1.2.10 Deferred income

Deferred income is stated at the value of receipts prior to the balance sheet date and refers to income relating to events after the balance sheet date.

2. NOTES TO THE BALANCE SHEET

2.1. Property, Plant and Equipment

The development of the individual items of fixed assets, including depreciation and amortization for the financial year, is shown in the schedule of fixed assets (see attachment to the notes).

In the year under review, four of the company's assets were sold. The carrying amount of the assets totaled EUR 48,273 k. With disposal prices of EUR 62,100 k in total, the disposals led to gains of EUR 13,827 k. The results from disposal of investment property are shown in other operating income. In the year under review, one asset was acquired and capitalized with acquisition costs and ancillary acquisition costs totalling EUR 7,784 k. Due to a likely permanent decrease in value, unscheduled depreciation on buildings of EUR 1,720 k were made in the reporting year.

2.2. Financial assets

On the balance sheet date, alstria office REIT-AG held the following investments:

	Interest	Equity Dec. 31, 2020	Net result 2020
	%	EUR k	EUR k
Direct investments			
alstria Bamlerstraße GP GmbH, Hamburg	100	7	-3
alstria Englische Planke GP GmbH, Hamburg	100	11	-3
alstria Gänsemarkt Drehbahn GP GmbH, Hamburg	100	13	-8
alstria Halberstädter Straße GP GmbH, Hamburg	100	7	-4
alstria Ludwig-Erhard-Straße GP GmbH, Hamburg	100	5	-2
alstria Mannheim/Wiesbaden GP GmbH, Hamburg	100	12	-3
alstria Prime Portfolio GP GmbH, Hamburg	100	16	-4
alstria Portfolio 1 GP GmbH, Hamburg	100	13	-4
alstria Prime Portfolio 2 GP GmbH, Hamburg	100	158	26

C. Notes alstria office REIT-AG

	Interest	Equity Dec. 31, 2020	Net result 2020
	%	EUR k	EUR k
alstria Portfolio 3 GP GmbH	100	41	-131
alstria solutions GmbH, Hamburg	100	1,431	9
alstria Steinstraße 5 GP GmbH, Hamburg	100	11	-3
alstria office Bamlerstraße GmbH & Co. KG, Hamburg	100	52,513	2,979
alstria office Englische Planke GmbH & Co. KG, Hamburg	100	5,466	682
alstria office Gänsemarkt Drehbahn GmbH & Co. KG, Hamburg	100	91,940	2,827
alstria office Insterburger Straße GmbH & Co. KG, Hamburg	100	905	622
alstria office Mannheim/Wiesbaden GmbH & Co. KG, Hamburg	100	30,062	-3,697
alstria office Prime Portfolio GmbH & Co. KG, Hamburg	94	740,508	-3,821
alstria office Steinstraße 5 GmbH & Co. KG, Hamburg	100	25,846	2,178
beehive GmbH & Co. KG, Hamburg	100	-2,200	-688
Kaisergalerie General Partner GmbH i.L., Hamburg	49	662	-486
Indirect investments (via alstria solutions GmbH, Hamburg)			
Fluxus Innovations S.C.Sp, Luxembourg, Luxembourg	100	939	0
Indirect investments (via alstria office Prime Portfolio GmbH & Co. KG)			
alstria office PP Holding I GmbH & Co. KG, Hamburg	94	212,386	21
alstria office Kampstraße GmbH & Co. KG, Hamburg	94	2,795	-230
alstria office Berliner Straße GmbH & Co. KG, Hamburg	94	13,961	-131
alstria office Hanns-Klemm-Straße GmbH & Co. KG, Hamburg	94	8,815	1,309
alstria office Maarweg GmbH & Co. KG, Hamburg	94	8,700	-1,487
alstria office Heerdter Lohweg GmbH & Co. KG, Hamburg	94	34,117	-2,811
alstria office Solmsstraße GmbH & Co. KG, Hamburg	94	31,436	-3,412
alstria office PP Holding II GmbH & Co. KG, Hamburg	94	289,004	5,603
alstria office Wilhelminenstraße GmbH & Co. KG, Hamburg	94	12,717	-378
alstria office Hauptstraße GmbH & Co. KG, Hamburg	94	9,380	622
alstria office Mergenthaler Allee GmbH & Co. KG, Hamburg	94	1,575	-1,612
alstria office Am Hauptbahnhof GmbH & Co. KG, Hamburg	94	9,239	702
alstria office Kastor GmbH & Co. KG, Hamburg	94	59,277	777
alstria office Heidenkampsweg GmbH & Co. KG, Hamburg	94	9,551	416
alstria office An den Dominikanern GmbH & Co. KG, Hamburg	94	16,228	2,070
alstria office Carl-Schurz-Straße GmbH & Co. KG, Hamburg	94	7,662	-394
alstria office Pempelfurtstraße GmbH & Co. KG, Hamburg	94	14,210	-26
alstria office Frauenstraße GmbH & Co. KG, Hamburg	94	7,924	34
alstria office Olof-Palme-Straße GmbH & Co. KG, Hamburg	94	7,905	332
alstria office Region Nord GmbH & Co. KG, Hamburg	94	13,873	413

C. Notes alstria office REIT-AG

	Interest	Equity Dec. 31, 2020	Net result 2020
	%	EUR k	EUR k
alstria office Region Süd GmbH & Co. KG, Hamburg	94	11,700	4,520
alstria office Region Mitte GmbH & Co. KG, Hamburg	94	9,981	-305
alstria office PP Holding III GmbH & Co. KG, Hamburg	94	1,582	-9
alstria office Vaihinger Straße GmbH & Co. KG, Hamburg	94	7,342	1,863

In the reporting period, 1,831 shares of alstria office Prime Portfolio GmbH & Co. KG (hereinafter referred to as Prime Portfolio alstria office Prime) were acquired at EUR 9 k. As a result, alstria holds 94.0 % of the alstria office Prime fixed capital as of December 31, 2020. In the reporting period, the shareholders' meeting of alstria office Prime approved a profit distribution. The distribution of EUR 7,464 k represents a capital withdrawal, which reduced its carrying amount accordingly.

During the reporting period the Josef-Wulff-Straße GmbH & Co. KG and the alstria office Stiftsplatz GmbH & Co. KG were merged on their shareholder alstria office PP Holding II GmbH & Co. KG.

Alte Post General Partner GmbH i.L. was registered for liquidation effective from November 30, 2019. The company was deleted from the commercial register on January 30, 2020.

Alstria IV. Hamburgische Grundbesitz GmbH & Co. KG, Hamburg sold the shares in its general partner to its limited partners in the financial year. With the departure of the limited partner, Alstria IV. Hamburgische Grundbesitz GmbH & Co. KG merged with its general partner by a step-up merger at book values.

The loans to affiliates include a loan to alstria office Prime, loans to affiliates of alstria office Prime and a loan to alstria office Insterburger Straße GmbH & Co. KG.

A loan to alstria office Prime had an outstanding amount of EUR 212,963 k as of the previous year's balance sheet date. In the reporting period, an amount of EUR 51,125 k was repaid, leaving an amount of EUR 161,838 k as of the balance sheet date. In the financial year, interest income of EUR 4,454 k was generated from the loan.

At the end of the previous period, the loans to affiliates of alstria office Prime had an outstanding amount of EUR 31,965 k as per previous balance sheet date. Interests of EUR 881 k arose from the loans.

Next to this a loan with an amount of EUR 38,864 k was issued to a foundation. The loan, with a term until December 30, 2032, holds an interest rate of 0.27%. During the reporting period the loan generated an interest income of EUR 105 k.

2.3. Inventories

Inventories contain recoverable service charges that were paid in 2020. The settlement of recoverable charges for 2020 has not yet been entirely concluded. Therefore, recoverable service charges resulting from the reporting period are still stated as per the balance sheet date.

2.4. Receivables

Receivables from affiliated companies increased by EUR 55,127 k to the amount of EUR 163,331 k, as compared with the previous balance sheet date. The amount includes trade receivables of EUR 9,918 k (compared to EUR 167 k in 2019). The remaining amount include receivables from a profit distribution of EUR 34,924 k (compared to EUR 34,920 k in 2019) as well as receivables resulting from an intra-group cash pooling agreement of EUR 118,489 k (compared to EUR 73,116 k in 2019).

Other assets amounted to EUR 815 k as of December 31, 2020 (December 31, 2019: EUR 1,035 k). They include an amount of EUR 310 k cash in transit, EUR 222 k receivables against employees as well as vendors with debit balances amounting to EUR 131 k.

The receivables mature within one year after balance sheet date.

2.5. Prepaid and Deferred expenses

The prepaid expenses (EUR 372 k; previous year: EUR 685 k) mainly consist of deferred expenses for insurance (EUR 197 k), deferred expenses for a rating agency (EUR 66 k) and premiums for derivative financial instruments (EUR 48 k), which have to be amortized over their remaining period. The release of the deferred expenses was recognized in interest expenses of EUR 134 k (previous year: EUR 131 k).

After termination of an interest rate cap the yearsend prepaid and deferred expenses include an interest rate cap. Its purpose is to hedge the Company's exposure to interest rate risks arising from its business activities and sources of financing. alstria office REIT-AG's financial derivatives are presented below:

Product	Notional amount EUR k	Strike price per year	Maturity date	Fair value EUR k	Carrying amount EUR k
Cap	44,168	3,0000	April 4, 2021	EUR 1.00	48
Total				0	48

An independent expert determined the fair value of the derivative. The expected cash flows were discounted based on current money market rates.

The cap with a notional amount of EUR 44,168 k has a term to maturity until April 30, 2021. The cap covers 100% of the underlying transaction. Its acquisition costs were released by an amount of EUR 134 k to a value of EUR 48 k as of December 31, 2020.

2.6. Equity

2.6.1 Share capital (subscribed capital)

In the balance sheet of the previous period, alstria office REIT-AG's share capital amounted to EUR 177,593,422.

In the second quarter of 2020 profit participation rights were converted into 199,325 new shares by utilizing the conditionally increased capital provided for such purposes. Due to the conversion, the Company's share capital has increased to an amount of EUR 177,793 k as of the balance sheet date.

The share capital is divided into 177,792,747 bearer shares in the form of no-par shares, each of which represents an interest in the capital stock of EUR 1.00.

2.6.2 Authorized capital

By resolution of the Annual General Meeting on September 29, 2020, the Company's Authorized Capital 2019 of EUR 35,483 k was renewed through the Authorized Capital I 2020 and supplemented by the Authorized Capital II 2020 and Authorized Capital III 2020.

The Authorized Capital I 2020 authorizes the Management Board, with the Supervisory Board's approval, to increase the Company's share capital by September 28, 2025, by up to EUR 35,199 k. The Authorized Capital II 2020 authorizes the Management Board, with the Supervisory Board's approval, to increase the Company's share capital by July 1, 2021, by up to EUR 260 k to issue shares to the members of the Management Board against contribution in kind. The Authorized Capital III 2020 authorizes the Management Board, with the Supervisory Board's approval, to increase the Company's share capital by July 1, 2021, by up to a total of EUR 60 k to issue shares to the members of the Supervisory Board against contribution in kind.

2.6.3 Conditional capital

The Company's share capital has been conditionally increased to grant convertible profit participation rights to the employees of the Company and its subsidiaries and to issue bearer convertible or option bonds, profit participation rights, or participating

bonds. As of December 31, 2020, the conditional capital amounted to EUR 18,551 k. This was divided into Conditional Capital I 2020 (EUR 16,750 k), Conditional Capital III 2017 (EUR 801 k), and Conditional Capital III 2020 (EUR 1,000 k).

In the year under review, Conditional Capital III 2017 was used in the amount of EUR 199 k.

2.6.4 Capital surplus

alstria's capital surplus contains contributions of the shareholders less withdrawals, as well as allocations resulting from capital increases and the placement of new shares.

In the reporting period the company's free capital surplus that meets the requirements of Section 272 paragraph 2 No.4. HGB ["Handelsgesetzbuch": German Commercial Code] decreased due to a transfer to the balance sheet profits by EUR 51,677 k in total. An increase of EUR 199 k resulted from the conversion of profit participation rights.

The capital surplus changed as follows during the financial year:

EUR k	December 31, 2020	December 31, 2019
As of January 1	1,211,960	1,264,722
Result of convertible bonds	0	0
Conversion of profit participation rights	199	177
Result of capital increase	0	0
Transfers to balance sheet profits	-51,677	-52,939
As of December 31	1,160,482	1,211,960

2.7. Provisions

Other provisions (EUR 21,176 k; compared to EUR 21,491 k as of Dec. 31, 2019) were recognized mainly for provisions due to outstanding balances (EUR 13,117 k), risks of litigation (EUR 2,849 k), bonuses (EUR 2,323 k), share-based remuneration (EUR 1.301 k), supervisory board compensation (EUR 525 k), tax consulting (EUR 388 k), audit fees (EUR 339 k), and miscellaneous provisions (EUR 335 k).

The provisions are short-term. There was no discounting on provisions.

C. Notes altria office REIT-AG

2.8. Liabilities

Schedule of liabilities in EUR k:

	December 31, 2020				Total
	up to	more than	between 1	Due in	
	1 year	1 year	and 5 years	more than 5 years	
1. Equity participation	262	252	252	0	514
2. Bond loan	8,964	1,425,000	725,000	700,000	1,433,964
3. Bank loans and overdrafts	84	98,553	34,000	64,553	98,637
4. Payments received on account	21,816	0	0	0	21,816
5. Trade payables	1,574	0	0	0	1,574
6. Liabilities to affiliated companies	56,104	0	0	0	56,104
7. Other liabilities	9,582	80,955	40,955	40,000	90,537
- (thereof for taxes)	0	0	0	0	0
Total	98,386	1,604,760	800,207	804,553	1,703,146

	December 31, 2019				Total
	up to	more than	between 1	Due in	
	1 year	1 year	and 5 years	more than 5 years	
1. Equity participation	205	252	252	0	457
2. Bond loan	338,671	1,075,000	325,000	750,000	1,413,671
3. Bank loans and overdrafts	84	98,553	34,000	64,553	98,637
4. Payments received on account	21,312	0	0	0	21,312
5. Trade payables	945	0	0	0	945
6. Liabilities to affiliated companies	48,623	0	0	0	48,623
7. Other liabilities	43,673	80,907	40,907	40,000	124,580
- (thereof for taxes)	0	0	0	0	0
Total	453,513	1,254,712	400,159	854,553	1,708,225

2.8.1 Bond loan

A corporate bond amounted to EUR 326,800 k as of the previous balance sheet date. The loan was issued with a coupon of 2.25 % p.a. and a term until March 24, 2021. It was prematurely repaid on December 28, 2020.

Another bond loan of EUR 325,000 k remained unchanged compared to the prior year's balance sheet date. The loan was issued with a coupon of 2.125% p.a. and a term until April 12, 2023.

In the financial year 2017, a bond loan of EUR 350,000 k and a coupon of 1.5% p.a. was issued. The bond has a term until November 15, 2027. The corporate bond value remains unchanged compared to the previous balance sheet date.

Next to this, a bond loan of EUR 400,000 k issued in financial year 2019 values unchanged to the prior balance sheet date. The bond has a term of six years and an interest rate of 0.5% p.a.

Finally, a new corporate bond was issued in the period under review. The bond with a total amount of EUR 350.000 k has a term of five years and an interest rate of 1.5% p.a.

As of December 31, 2020, interest liabilities of EUR 8,964 k were accrued in total for the bond loans. The loans resulted in interest expenses of EUR 24,142 k.

2.8.2 Bank loans and overdrafts

In the financial year 2018, alstria took out a revolving credit facility with a credit line of EUR 100,000 k. The credit line was utilized by the whole amount and completely repaid during the reporting period. The revolving credit facility yielded in interest expenses of EUR 182 k and commitment fees of EUR 254 k. Commitment fees in an amount of EUR 83 k accrued in liabilities.

As of the balance sheet date, another loan was disclosed at the previous year's amount of EUR 47,223 k. Interest expenses during the reporting period amounted to EUR 350 k, of which EUR 1 k in accrued interest expenses was reported in interest liabilities.

A third loan was recognized as of the balance sheet date in the amount of EUR 34,000 k. The loan resulted in interest expenses of EUR 294 k, of which EUR 1 k were accrued as interest liabilities.

Finally, a loan amounted to EUR 17,330 k unchanged compared to the prior year. Interest expenses in the amount of EUR 65 k arose from the loan.

The loans are secured by land charges for real estate property owned by alstria in an amount of EUR 98,553 k. To secure loans additionally, alstria assigned receivables from rental and property purchase agreements as well as insurance receivables and derivative financial instruments to the lenders; in addition, liens were granted on bank accounts.

2.8.3 Prepayments received

The prepayments for running expenses as received from the tenants are shown under prepayments received.

2.8.4 Liabilities to affiliated companies

Liabilities due to affiliated companies result from the intra-group cash pooling arrangement.

2.8.5 Other liabilities

The other liabilities include a 'Schuldscheindarlehen' (senior unsecured debt) with a total value of EUR 114,000 k. The loan is divided into three portions:

One portion with a value of EUR 40,000 k and a term to maturity until May 6, 2026 has a coupon of 2.750% p.a.; one portion with a value of EUR 37,000 k and a term to maturity until May 8, 2023 has a coupon of 2.270% p.a. and finally, a portion of EUR 37,000 k had a term to maturity until May 6, 2020 and a coupon of 1.547% p.a. The latter portion was repaid by in the reporting period.

The 'Schuldschein' resulted in interest expenses of EUR 2,140 k, of which EUR 1,276 k in accrued interest expenses were reported in current interest liabilities.

In addition, the other liabilities mainly include security deductions amounting to EUR 4,564 k, rent deposits in the amount of EUR 3,955 k, value added tax liabilities in the amount of EUR 1.961 as well as customers with credit balances in the amount of EUR 1.540 k.

2.9. Other financial commitments

Other financial obligations from ongoing maintenance and refurbishment projects amounted to EUR 32,264 k (compared to EUR 25,899 k in 2019).

As of December 31, 2020, leasing contracts resulted in future financial obligations of EUR 6,748 k. These commitments included EUR 674 k in agreements with a remaining maturity of less than one year, EUR 1,555 k in leases with a remaining maturity of one to five years, and EUR 4,520 k with a remaining maturity of more than five years.

In connection with the acquisition of four real estate properties, the subsidiaries alstria office Gänsemarkt Drehbahn GmbH & Co. KG and alstria office Halberstädter Strasse GmbH & Co. KG took out a bank loan. alstria has issued a guarantee in the amount of the loan. As of the balance sheet date, this loan was valued at EUR 45,900 k.

Moreover, alstria gave a security to guarantee a bank loan to alstria office Insterburger Straße GmbH & Co. KG amounting to EUR 8,777 k.

In favor of a subsidiary, alstria has issued a declaration of subordination with regard to its claims against the company.

At the end of the financial year, a contract was signed for the purchase of an asset in Frankfurt with a purchase price of EUR 30,300 k.

In all cases, the company can meet the underlying obligations; a utilization is not to be expected.

3. NOTES TO THE INCOME STATEMENT

3.1. Revenues

The total operating performance amounted to EUR 129,824 k in the reporting period and consists of revenues from rental income and operating costs resulting from the settlement with tenants, as well as changes in relation to work in process.

3.2. Other operating income

The other operating income is made up as follows:

EUR k	2020	2019
Proceeds from property disposals	13,827	792
Proceeds from payments in kind	1,900	2,084
Transfair costs and reimbursements	1,192	2,580
Compensation payments and other recharges	806	0
Insurance proceeds	684	430
Reimbursements for service charges	636	807
Proceeds from appreciation of land and buildings	0	3,009
Proceeds from the reversal of write-downs on financial assets	0	18,528
Other	1,263	1,505
Total	20,308	29,736

Proceeds from property disposals arose from the disposal of four assets (see Note 2.1).

Proceeds from payments in kind were mainly related to charges out of payroll tax deductions regarding participation certificates, which are recognized in the personnel

expenses. The charges were passed on to the employees and stated in the other operating income with the same amount.

Proceeds from compensation payments and other charges result from early termination of leases and refurbishment activities carried out by alstria. The latter refers to refurbishments the tenants had originally committed themselves to carry out upon conclusion of the leasing contracts.

3.3. Cost of materials

The cost of materials is made up as follows:

EUR k	2020	2019
Operating expenses	14,453	13,835
Land tax	4,442	4,183
Maintenance costs	2,945	3,057
Passed-on charges	1,207	1,243
Insurance costs	1,314	1,269
Repairs	56	81
Other	8	10
Total	24,424	23,678

The cost of materials comprises costs of services for all surcharge expenses related to operating lease activities, including expenses for heating, cleaning and land taxes, as well as for maintenance and refurbishment. Insofar as the costs of materials are costs of services allocable to the tenant, they are capitalized as work in progress. Expenses for land tax, as disclosed in the cost of materials, together with those included in other expenses, totaled EUR 4,442 k in the reporting year (previous year: EUR 4,183 k).

3.4. Personnel expenses

The salaries and wages in the reporting period amounted to EUR 17,983 k (previous period: EUR 18,274 k).

The slight decrease of EUR 291 k results from lower expenses for share-based remuneration due to a lower share price compared to the previous year's reporting date (EUR -1,224 k). The effect is partially compensated by additional salary expenses as part of the increase in the average number of employees during the financial year (EUR +958 k).

3.5. Other operating expenses

Other operating expenses are made up as follows:

EUR k	2020	2019
Real estate operating expenses	18,938	30,135
Expanses due to impairment on receivables	3,128	373
Legal and consulting fees	2,104	4,463
Leasing and leasing-related expenses	1,179	904
Cost of disposals	874	26
IT costs	851	828
General administration expenses	811	1,076
Audit fee and other audit-related expenses	554	467
Supervisory Board compensation	525	525
Telecommunication and postal charges	385	315
Insurance costs	301	231
Carpool expenses	291	313
Expenses for conferences and marketing	252	459
Travel expenses	171	513
Other	1,242	1,519
Total	31,606	42,147

Real estate operating expenses include costs that cannot be passed on to tenants.

Expenses due to impairment on receivables include allowances of EUR 1,746 k regarding the write down of receivables from a subsidiary and EUR 1,154 k for unidentified loss reserves.

The legal and consulting fees include EUR 1,978 k in consulting and legal fees and EUR 126 k in tax consulting fees.

Leasing and leasing-related expenses mainly include expenses for office space leasing from subsidiaries (EUR 800 k).

3.6. Income from loans from financial assets

The EUR 5,334 k (previous year: EUR 7,255 k) income from loans from financial assets resulted from interest income on loans granted to subsidiaries.

3.7. Other interest and similar income

Interest income (EUR 510 k) resulted from interest income on bank deposits.

3.8. Interest and similar expenses

Interest expenses in the reporting period amounted to EUR 30,014 k (compared to EUR 31,179 k in 2019). The expenses comprise EUR 24,142 k of interest expenses on corporate bonds; EUR 2,140 k of interest on a ‘Schuldscheindarlehen’ (debenture bond); EUR 891 k of interest expenses on other bank loans; EUR 2,393 k of transaction costs regarding the issuance of a corporate bond; EUR 134 k of interests on the allocation of acquisition costs concerning financial derivatives (see Note 2.5) and EUR 129 k of other interest and similar expenses.

3.9. Income taxes

Because the Company has been exempted from income taxes since the conversion into a REIT-AG, no tax expenses arose in 2020.

4. OTHER NOTES

4.1. Significant events after the end of the reporting period

There were no significant events after the end of the reporting period.

4.2. Compensation of Management Board and Supervisory Board

4.2.1 Management Board

The following total remuneration was granted to the members of the Management Board according to Section 285 No. 9a German Commercial Code (HGB):

EUR k	2020	2019
Short-term benefits	1,255	1,282
Postemployment benefits	800	800
Share-based remuneration	181	160
Total	2,236	2,242

As of the reporting date, liabilities for the compensation of the members of the Management Board amounted to EUR 433 k (compared to EUR 450 k in 2019).

The remuneration report (see annex to the combined management report) contains detailed information on the principles according to which the remuneration of the management board and the supervisory board is determined, as well as information on the amount of the remuneration. The number of virtual shares issued under the variable compensation elements and still outstanding as of December 31, 2020 was 240,809.

4.2.2 Supervisory Board

Pursuant to the Articles of Association, the Supervisory Board members' fixed annual remuneration amounted to EUR 525 k (compared to EUR 525 k in 2019).

With respect to the required disclosures according to Section 285 No. 9a German Commercial Code (HGB), we refer to the Remuneration Report in the attachment to the Management Report.

4.3. Auditor's fees

By resolution of the Annual General Meeting held on Sept 29, 2020, KPMG AG Wirtschaftsprüfungsgesellschaft, Ludwig-Erhard-Strasse 11-17, Hamburg, was appointed to perform the audit of the separate and consolidated financial statements for the 2020 financial year.

Auditors' fee	2020	2019
Audit services	467	448
thereof from previous year	-12	23
Other confirmation services	87	81
Tax advisory services	0	0
Other services	0	0
Total	554	529

The non-audit services essentially relate to the issuance of a comfort letter and the review of the sustainability report.

4.4. Shares

The share capital is divided into 177,792,747 non-par-value bearer shares.

4.5. Dividend

At the Annual General Meeting, the Management Board intends, in agreement with the Supervisory Board, to submit the following proposal to allocate the unappropriated net income of alstria office REIT-AG for the 2020 financial year:

Distribution of a EUR 0.53 dividend for each share of no par value entitled to the dividend for the 2020 financial year will be voted on at the Annual General Meeting. Payment of the proposed dividend is contingent upon approval by alstria shareholders at the Annual General Meeting on May 6, 2021. This proposed dividend of EUR 0.53 per share for the 2020 financial year represents a total payment of around EUR 94.2 million based on the number of shares entitled to dividend on the balance sheet date.

4.6. Supervisory Board

Pursuant to the Company's Articles of Association (Section 9), the Supervisory Board consists of six members who are elected at the General Meeting of the shareholders.

During the 2020 financial year, the members of the Supervisory Board and their membership in supervisory boards of German companies or comparable German or foreign controlling committees of commercial enterprises were as follows:

Dr. Johannes Conradi Chairman	Hamburg, Germany	Lawyer and Partner, Freshfields Bruckhaus Deringer PartGmbB
	Elbphilharmonie und Laeiszhalle Betriebsgesellschaft mbH	Member of the Advisory Board
	Since May 18, 2020	Flughafen Hamburg GmbH HamburgMusik gGmbH
		Member of the Supervisory Board Member of the Supervisory Board
Richard Mully Vice-Chairman	Cobham (Surrey), United Kingdom	Director, Starr Street Limited
	Great Portland Estates plc, UK	Non-Executive Chairman
Dr. Bernhard Düttmann	Meerbusch, Germany	CEO CECONOMY AG (Retail Media Group)/ Executive Consultant
Stefanie Frensch	Berlin, Germany	Management Board member, Familienstiftung Becker & Kries
Benoît Hérault	Uzès, France	CEO Elaia Investement Spain, SOCIMI, S.A. (Batipart Group), Spain (Since Feb 1, 2020)
	Shaftesbury Fund Management, Luxemburg	Independent Director
	Batipart Immo Long Terme, Luxemburg (Batipart Group)	Independent Director
Marianne Voigt	Berlin, Germany	Managing Director, bettermarks GmbH
	BDO AG Wirtschaftsprüfungs- gesellschaft	Member of the Supervisory Board
Dr. Johannes Conradi Chairman	Hamburg, Germany	Lawyer and Partner, Freshfields Bruckhaus Deringer PartGmbB
	Elbphilharmonie und Laeiszhalle Betriebsgesellschaft mbH	Member of the Advisory Board
	Since May 18, 2020	Flughafen Hamburg GmbH HamburgMusik gGmbH
		Member of the Supervisory Board Member of the Supervisory Board
Richard Mully Vice-Chairman	Cobham (Surrey), United Kingdom	Director, Starr Street Limited

4.7. Management Board

The members of the Company's management board during the reporting year were as follows:

Olivier Elamine	Hamburg, Germany COIMA RES S.p.A. SIIQ Urban Campus Group SAS	CEO of the Company Non-Executive Director Member of the Advisory Board
Alexander Dexne	Hamburg, Germany	CFO of the Company

The attached remuneration report contains the details of the principles used to define the Management Board's and Supervisory Board's remuneration.

4.8. Employees

During the period from January 1 to December 31, 2020, the Company employed 158 people on average (2019: 149 employees on average). The average was calculated based on the number of employed people at the end of each month. On December 31, 2020, alstria office REIT-AG employed 159 people (December 31, 2019: 159 employees), excluding the Management Board.

	Average 2020	Employees December 31, 2020
Real estate management and development	88	87
Finance and legal	37	40
Other occupations	33	32
Total	158	159

4.9. Convertible profit participation rights program

On September 5, 2007, the Company's Supervisory Board resolved the issuance of convertible profit participation certificates ("certificates") to employees of the Company and of companies in which alstria office REIT-AG directly or indirectly holds a majority interest. Members of alstria office REIT-AG's Management Board are not considered employees of the Company in terms of this convertible profit participation rights program. The Supervisory Board passed a resolution to specify the details of the convertible profit participation rights program in accordance with an authorization granted at the General Meeting of shareholders on March 15, 2007. The convertible profit participation rights program was renewed by the Supervisory Board with minor modifications in 2012 in accordance with an authorization granted at the General Meeting of shareholders on April 24, 2012.

The main terms of the program can be summarized as follows:

The nominal amount of each certificate is EUR 1.00, which is payable upon issuance. A maximum of 1,000,000 certificates with a total nominal value of up to EUR 1,000,000.00 can be issued as part of the Conditional Capital III 2017 created by resolution of the Annual General Meeting. By the end of the reporting period, certificates were granted corresponding to EUR 732,925 of conditional capital III 2017. In 2020, the Annual General Meeting approved the implementation of additional Conditional Capital III 2020 with an aggregate nominal value of up to EUR 1,000,000 for the conversion of 1,000,000 certificates. At the end of the reporting period, certificates related to this Conditional Capital III 2020 had still not been granted.

The certificates are issued as nontransferable rights and are not sellable, pledgeable, or otherwise chargeable.

The maximum term of each certificate is 5 years.

During its term, each certificate entitles the holder to a disbursement corresponding to the amount of the dividend per share that the Company paid for a full financial year. For certificates held by a beneficiary for less than a full financial year, the profit share is reduced pro rata temporis.

Each certificate shall be converted into one no-par value bearer share in the Company on the second, third, fourth, or fifth anniversary of the issue date if the Company's then-current stock exchange share price has exceeded the share price on the issue date by 5% or more on at least seven non-subsequent trading days (market condition). For 240,250 certificates issued on May 23, 2019, and 252,375 certificates issued on September 30, 2020, this market condition was fulfilled until the end of the 2020 financial year.

Upon conversion of a certificate, the beneficiary shall pay an additional conversion price to the Company for each certificate to be converted. This conversion price shall be the aggregate proportionate amount of the Company's share capital to which the certificate entitles the holder; this amount shall be payable in addition to the offer price.

The fair values of the inherent options for conversion were estimated on the respective grant dates using a binary barrier option model based on the Black-Scholes model. The conversion will automatically be affected once the barrier has been reached. The model considers the terms and conditions upon which the instruments were granted.

The following share-based payment agreements under the employee profit participation program existed during this year:

Number of certificates

Grant date of tranche	April 27, 2018	May 23, 2019	Sept 30, 2020	Total
January 1, 2020	204,825	252,375	0	457,200
Expired due to termination of employment	-5,500	-12,125	0	-17,625
Converted	-199,325	0	0	-199,325
Granted	0	0	273,975	273,975
December 31, 2020	0	240,250	273,975	514,225

4.10. Group Affiliations

alstria office REIT-AG prepares the consolidated financial statements. These statements are published in the Bundesanzeiger (web-based version of ‘German Federal Gazette’). All of alstria’s shares are in free float. No entity or person has a controlling influence over the Company. alstria office REIT-AG is the ultimate parent company of the Group.

5. DISCLOSURES PURSUANT TO WERTPAPIERHANDELSGESETZ [GERMAN SECURITIES TRADING ACT] AND EUROPEAN MARKET ABUSE REGULATION [MAR]

5.1. Ad hoc announcements

The following table summarizes the announcements pursuant to Art. 17 MAR as published by the Company during the reporting period:

Date	Topic
Jan 13, 2020	Portfolio value increases to approx. EUR 4.4 billion as per December 31, 2019 alstria business update on the coronavirus situation <ul style="list-style-type: none"> • Tenants announce intention to not pay their rent in a monthly rent volume of approx. EUR 1 million • EUR 121 million of free liquidity after debt repayment and committed capex
Mar 30, 2020	<ul style="list-style-type: none"> • Withdrawal of current dividend proposal
June 16, 2020	alstria issues a corporate bond with a nominal value of EUR 350 million
Aug 10, 2020	Dividend proposal of EUR 0.52 (plus EUR 0.01 “green dividend”) for the financial year 2019
Nov 3, 2020	Early redemption of alstria’s 2015 Fixed Rate Notes (ISIN: XS 1323052180) on December 24, 2020
Jan 13, 2021	Portfolio value increases by approx. EUR 150 million to approx. EUR 4.6 billion as per December 31, 2020

5.2. Directors’ dealings

The following transactions regarding the shares of the Company (ISIN DE000A0LD2U1) have been reported to the Company pursuant to Art. 19 MAR during the reporting period:

Name of person subject to the	Function	Transaction	Place	Transaction date	Price per share	Volume in EUR
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C. Notes altria office REIT-AG

disclosure requirement					in EUR	
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 2, 2020, UTC + 1	17.20	6,020.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 2, 2020, UTC + 1	17.20	4,988.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 2, 2020, UTC + 1	17.20	6,020.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 2, 2020, UTC + 1	17.20	17,372.00
Aggregated information for the transactions by Mr. Elamine on March 2, 2020: Average weighted share price: EUR 17.20; aggregated volume: EUR 34,400.00						

Name of person subject to the disclosure requirement					Price per share in EUR	Volume in EUR
Function	Transaction	Place	Transaction date			
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 12, 2020, UTC + 1	14.75	6,637.50
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 12, 2020, UTC + 1	14.75	6,637.50
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 12, 2020, UTC + 1	14.75	8,850.00
Aggregated information for the transactions by Mr. Elamine on March 12, 2020: Average weighted share price: EUR 14.75; aggregated volume: EUR 22,125.00						

Name of person subject to the disclosure requirement					Price per share in EUR	Volume in EUR
Function	Transaction	Place	Transaction date			
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 13, 2020, UTC + 1	14.31	1,431.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 13, 2020, UTC + 1	14.31	6,439.50
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 13, 2020, UTC + 1	14.30	6,435.00
Aggregated information for the transactions by Mr. Elamine on March 13, 2020: Average weighted share price: EUR 14.3055; aggregated volume: EUR 14,305.50						

Name of person subject to the disclosure requirement					Price per share in EUR	Volume in EUR
Function	Transaction	Place	Transaction date			
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 16, 2020, UTC + 1	12.90	7,288.50
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 16, 2020, UTC + 1	12.90	2,386.50
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 16, 2020, UTC + 1	13.00	3,900.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 16, 2020, UTC + 1	13.00	5,850.00
Aggregated information for the transactions by Mr. Elamine on March 16, 2020: Average weighted share price: EUR 12.95; aggregated volume: EUR 19,425.00						

Name of person subject to the disclosure requirement					Price per share in EUR	Volume in EUR
Function	Transaction	Place	Transaction date			
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 17, 2020, UTC + 1	12.30	6,150.00
Aggregated information for the transactions by Mr. Elamine on March 17, 2020:						

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Average weighted share price: EUR 12.30; aggregated volume: EUR 6,150.00

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.24	25,259.08
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.23	47,545.78
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.22	25,381.40
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.21	22,800.44
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.20	18,042.20
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.19	25,636.17
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.18	13,588.64
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Mar 17, 2020; UTC + 2	12.25	5,223.51
Aggregated information for the transactions by Dr. Conradi on March 17, 2020: Average weighted share price: EUR 12.2318; aggregated volume: EUR 183,477.22						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 18, 2020, UTC + 1	10.75	4,300.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 18, 2020, UTC + 1	10.75	6,450.00
Aggregated information for the transactions by Mr. Elamine on March 18, 2020: Average weighted share price: EUR 10.75; aggregated volume: EUR 10,750.00						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Outside a trading venue	Mar 19, 2020, UTC + 1	10.00	4,000.00
Aggregated information for the transactions by Mr. Elamine on March 19, 2020: Average weighted share price: EUR 10.00; aggregated volume: EUR 4,000.00						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Richard Mully	Member of the Supervisory Board	Buy	XETRA	Mar 19, 2020, UTC + 0	9.997928	49,989.64
Aggregated information for the transactions by Mr. Mully on March 19, 2020: Average weighted share price: EUR 9.997928; aggregated volume: EUR 49,989.64						

C. Notes altria office REIT-AG

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Stefanie Frensch	Member of the Supervisory Board	Buy	XETRA	Mar 31, 2020; UTC + 2	13.23	6,337.17
Aggregated information for the transaction by Ms. Frensch on March 31, 2020: Average weighted share price: EUR 13.23; aggregated volume: EUR 6,337.17						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Benoît Hérault	Member of the Supervisory Board	Buy	Frankfurt	Mar 31, 2020; UTC + 2	13.00	13,000.00
Aggregated information for the transactions by Mr. Hérault on March 31, 2020: Average weighted share price: EUR 13.00; aggregated volume: EUR 13,000.00						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Sep 30, 2020; UTC + 2	11.59	5,111.19
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Sep 30, 2020; UTC + 2	11.57	31,343.13
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Sep 30, 2020; UTC + 2	11.56	14,172.56
Dr. Johannes Conradi	Chairman of the Supervisory Board	Buy	XETRA	Sep 30, 2020; UTC + 2 ;	11.58	65,125.92
Aggregated information for the transactions by Dr. Conradi on September 30, 2020: Average weighted share price: EUR 11.57528; aggregated volume: EUR 115,752.80						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	11.70	5,054.40
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	11.76	5,080.32
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	11.77	5,084.64
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	11.75	5,076.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	12.66	5,469.12
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	12.66	5,469.12
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	12.38	5,348.16
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 9, 2020, UTC + 1	12.38	5,348.16
Aggregated information for the transactions by Mr. Elamine on November 9, 2020: Average weighted share price: EUR 12.1325; aggregated volume: EUR 41,929.92						

Name of person subject to the	Function	Transaction	Place	Transaction date	Price per share	Volume in EUR
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disclosure requirement				in EUR	
Olivier Elamine	CEO	Buy	Lang & SchwarzNov 10, 2020, Exchange UTC + 1	12.78	4,996.98
Olivier Elamine	CEO	Buy	Lang & SchwarzNov 10, 2020, Exchange UTC + 1	12.89	5,039.99
Olivier Elamine	CEO	Buy	Lang & SchwarzNov 10, 2020, Exchange UTC + 1	12.75	6,375.00
Olivier Elamine	CEO	Buy	Lang & SchwarzNov 10, 2020, Exchange UTC + 1	12.60	6,300.00
Olivier Elamine	CEO	Buy	Lang & SchwarzNov 10, 2020, Exchange UTC + 1	12.50	5,400.00
Olivier Elamine	CEO	Buy	Lang & SchwarzNov 10, 2020, Exchange UTC + 1	12.86	5,028.26
Aggregated information for the transactions by Mr. Elamine on November 10, 2020: Average weighted share price: EUR 12.7218; aggregated volume: EUR 33,140.23					

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.71	5,045.28
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.69	5,037.92
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	14.02	5,103.28
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.99	5,148.32
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.98	5,144.64
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.92	5,122.56
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.93	5,126.24
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.85	6,925.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.84	5,093.12
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.80	6,900.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 16, 2020, UTC + 1	13.69	5,037.92
Aggregated information for the transactions by Mr. Elamine on November 16, 2020: Average weighted share price: EUR 13.8543; aggregated volume: EUR 59,684.28						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.69	6,845.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.69	6,845.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.64	6,820.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.60	6,800.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.60	6,800.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.52	4,907.76
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.54	6,770.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.53	4,911.39

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Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.57	4,925.91
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 17, 2020, UTC + 1	13.60	4,936.80

Aggregated information for the transactions by Mr. Elamine on November 17, 2020:
Average weighted share price: EUR 13.6033; aggregated volume: EUR 60,561.86

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 18, 2020, UTC + 1	13.75	2,750.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 18, 2020, UTC + 1	13.70	5,480.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 18, 2020, UTC + 1	13.75	1,787.50

Aggregated information for the transactions by Mr. Elamine on November 18, 2020:
Average weighted share price: EUR 13.7226; aggregated volume: EUR 10,017.50

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.75	5,046.25
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.74	5,042.58
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.75	5,046.25
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.71	5,031.57
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.71	5,031.57
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.70	4,973.10
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.70	20,550.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.71	4,976.73
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.76	5,049.92
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 18, 2020, UTC + 1	13.78	20,670.00

Aggregated information for the transactions by Mr. Elamine on November 18, 2020:
Average weighted share price: EUR 13.7345; aggregated volume: EUR 81,417.97

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Alexander Dexne	CFO	Buy	XETRA	Nov 18, 2020; UTC + 1	13.70	6,576.00
Alexander Dexne	CFO	Buy	XETRA	Nov 18, 2020; UTC + 1	13.70	171,524.00

Aggregated information for the transactions by Mr. Dexne on November 18, 2020:
Average weighted share price: EUR 13.70; aggregated volume: EUR 178,100.00

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
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Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.78	27,560.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.60	2,720.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.62	4,984.92
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.64	6,820.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.60	4,977.60
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.62	2,724.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.58	2,716.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.58	2,716.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.63	2,726.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.56	2,712.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 19, 2020, UTC + 1	13.51	4,944.66

Aggregated information for the transactions by Mr. Elamine on November 19, 2020:
Average weighted share price: EUR 13.6726; aggregated volume: EUR 65,601.18

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.68	6,156.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.60	6,120.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.68	1,368.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.68	6,156.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.60	1,360.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.60	6,120.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.55	420.05
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.55	6,097.50
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.55	934.95
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 19, 2020, UTC + 1	13.55	6,097.50

Aggregated information for the transactions by Mr. Elamine on November 19, 2020:
Average weighted share price: EUR 13.61; aggregated volume: EUR 40,830.00

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.60	18,536.80
Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.65	17,130.75
Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.64	83,613.20
Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.61	4,151.05
Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.62	16,126.08

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Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.63	75,442.05
Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.66	35,802.86
Alexander Dexne	CFO	Buy	XETRA	Nov 19, 2020; UTC + 1	13.67	21,967.69
Aggregated information for the transactions by Mr. Dexne on November 19, 2020: Average weighted share price: EUR 13.6385; aggregated volume: EUR 272,770.48						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Alexander Dexne	CFO	Buy	XETRA	Nov 20, 2020; UTC + 1	13.55	12,547.30
Alexander Dexne	CFO	Buy	XETRA	Nov 20, 2020; UTC + 1	13.52	1,608.88
Alexander Dexne	CFO	Buy	XETRA	Nov 20, 2020; UTC + 1	13.56	19,065.36
Alexander Dexne	CFO	Buy	XETRA	Nov 20, 2020; UTC + 1	13.53	4,167.24
Alexander Dexne	CFO	Buy	XETRA	Nov 20, 2020; UTC + 1	13.57	48,485.61
Alexander Dexne	CFO	Buy	XETRA	Nov 20, 2020; UTC + 1	13.54	9,044.72
Aggregated information for the transactions by Mr. Dexne on November 20, 2020: Average weighted share price: EUR 13.5599; aggregated volume: EUR 94,919.11						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.49	4,950.83
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.45	6,725.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.50	6,750.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.54	2,708.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.50	4,954.50
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.50	6,750.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.55	6,775.00
Olivier Elamine	CEO	Buy	Lang & Schwarz Exchange	Nov 20, 2020, UTC + 1	13.58	6,790.00
Aggregated information for the transactions by Mr. Elamine on November 20, 2020: Average weighted share price: EUR 13.5129; aggregated volume: EUR 46,403.33						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 20, 2020, UTC + 1	13.50	6,075.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 20, 2020, UTC + 1	13.50	675.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 20, 2020, UTC + 1	13.50	6,075.00
Olivier Elamine	CEO	Buy	Outside a trading venue	Nov 20, 2020, UTC + 1	13.50	675.00

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Elamine			trading venue	UTC + 1		
Olivier	CEO	Buy	Outside a	Nov 20, 2020,	13.45	6,052.50
Elamine			trading venue	UTC + 1		
Aggregated information for the transactions by Mr. Elamine on November 20, 2020:						
Average weighted share price: EUR 13.4845; aggregated volume: EUR 19,552.50						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.76	2,752.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.70	4,110.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.65	4,777.50
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.60	4,080.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.66	2,732.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.65	6,825.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.66	2,732.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.66	2,732.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.65	6,825.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.65	13,650.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.67	2,734.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.61	2,722.00
Elamine			Exchange			
Olivier	CEO	Buy	Lang & Schwarz	Nov 23, 2020, UTC + 1	13.60	1,972.00
Elamine			Exchange			
Aggregated information for the transactions by Mr. Elamine on November 23, 2020:						
Average weighted share price: EUR 13.6539; aggregated volume: EUR 58,643.50						

Name of person subject to the disclosure requirement	Function	Transaction	Place	Transaction date	Price per share in EUR	Volume in EUR
Olivier	CEO	Buy	Outside a	Nov 23, 2020, UTC + 1	13.60	1,360.00
Elamine			trading venue			
Olivier	CEO	Buy	Outside a	Nov 23, 2020, UTC + 1	13.60	4,760.00
Elamine			trading venue			
Olivier	CEO	Buy	Outside a	Nov 23, 2020, UTC + 1	13.60	6,120.00
Elamine			trading venue			
Olivier	CEO	Buy	Outside a	Nov 23, 2020, UTC + 1	13.60	680.00
Elamine			trading venue			
Olivier	CEO	Buy	Outside a	Nov 23, 2020, UTC + 1	13.60	3,400.00
Elamine			trading venue			
Aggregated information for the transactions by Mr. Elamine on November 23, 2020:						
Average weighted share price: EUR 13.60; aggregated volume: EUR 16,320.00						

5.3. Voting right notifications

Below is information according to Section 160 para. 1 No. 8 German Stock Corporation Act (AktG): The following table shows shareholdings in the Company that were in place on the balance sheet date of 2020, were

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communicated to us pursuant to Section 33 para. 1 WpHG, and have been published pursuant to Section 40 para. 1 WpHG. Moreover, the table contains such notifications on no longer existing shareholdings published during the reporting period. Moreover, shareholdings were in place until the date of the preparation of the financial statements were considered and communicated to us pursuant to Section 33 para. 1 WpHG, and have been published pursuant to Section 40 para. 1 WpHG. The Company did not receive any notifications pursuant to Section 20 para. 1 and 4 AktG or pursuant to Section 33 para. 2 WpHG during the reporting period.

No.	Shareholders, registered office	Voting rights (new) (%)¹⁾	Amount of shares	Date of change	Attribution of voting rights	Contains 3 % or more of voting rights from
1	BNP PARIBAS ASSET MANAGEMENT France S.A.S., Paris, France	3.01	5,346,585	Dec 10, 2019	Yes	-
2	BNP PARIBAS ASSET MANAGEMENT Holding S.A., Paris, France	0.00 ²⁾	0	Feb 4, 2020	No	-
3	Stichting Pensioenfonds ABP, Heerlen, The Netherlands	2.7073	4,807,907	June 2, 2020	Yes	-
4	DWS Investment GmbH, Frankfurt am Main, Germany	2.71	4,814,466	July 7, 2020	Yes	-
5	Ministry of Finance on behalf of the State of Norway, Oslo, Norway	3.06 ³⁾	5,441,147	July 13, 2020	Yes	-
6	SAS Rue la Boétie, Paris, France	5.08	9,024,181	Sep 10, 2020	Yes	Predica Prevoyance Dialogue du Crédit Agricole (3.41%)
7	Schroders plc, London, United Kingdom	3.13 ⁴⁾	5,561,574	Dec 9, 2020	Yes	-
8	Government of Singapore, acting by and through the Ministry of Finance, Singapore, Singapore	2.97	5,283,742	Jan 14, 2021	Yes	-
9	BlackRock, Inc., Wilmington, Delaware, USA	6.98 ⁵⁾	12,408,125	Feb 5, 2021	Yes	-

¹⁾ Percentage as per date of change. Current percentage in voting rights can deviate, e. g., due to changes in the share capital of the issuer.

²⁾ The notification of voting rights contains the information that BNP PARIBAS ASSET MANAGEMENT France S.A. still holds 3.96% of voting rights on February 4, 2020.

³⁾ Contains 0.19 % financial instruments pursuant to Sec. 38 para. 1 No. 1 WpHG (corresponds to 337,871 voting rights).

⁴⁾ Contains 0.08 % financial instruments pursuant to Sec. 38 para. 1 No. 1 and No. 2 WpHG (corresponds to 140,628 voting rights).

⁵⁾ Contains 0.18 % financial instruments pursuant to Sec. 38 para. 1 No. 1 and No. 2 WpHG (corresponds to 315,861 voting rights).

6. DECLARATION OF COMPLIANCE PURSUANT TO AKTG SECTION 161

The Management Board and the Supervisory Board have submitted the declaration of compliance that is required by AktG Section 161 with respect to the recommendations of the German Corporate Governance Code as developed by a government commission. It is permanently available to the public on alstria office REIT-AG's website (www.alstria.com) and is included in the Group's declaration of corporate management according to HGB Section 315d.

Hamburg, February 19, 2021

Olivier Elamine
(CEO)

Alexander Dexne
(CFO)

Fixed-Asset Movement Schedule alstria office REIT-AG

	Acquisition and manufacturing costs					Accumulated amortization and depreciation						Book values
	1.1.2020	Additions	Disposals	Transfers	31.12.2020	1.1.2020	Additions	Disposals	Appreciations	31.12.2020	31.12.2020	31.12.2019
	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR
I. Intangible assets												
Concessions, commercial intellectual property rights and similar rights and assets as wall as licences	2,615,027	48,983	0	0	2,664,010	2,385,081	224,384	0	0	2,609,465	54,544	229,945
II. Property, plant and equipment												
1. Land, property rights and buildings	1,639,003,112	12,181,720	71,736,601	111,660,332	1,691,108,562	293,169,606	36,410,922	23,436,297	0	306,144,231	1,384,964,332	1,345,833,505
2. Technical plant and machinery	2,139,789	0	0	0	2,139,789	1,961,842	86,442	0	0	2,048,284	91,505	177,947
3. Other plant, operating ond office equipment	2,309,740	154,628	0	0	2,464,368	1,276,838	232,183	0	0	1,509,021	955,347	1,032,902
4. Prepayments and construction in progress	99,767,832	44,983,725	0	-111,660,332	33,091,226	0	0	0	0	0	33,091,226	99,767,832
	1,743,220,473	57,320,073	71,736,601	0	1,728,803,946	296,408,287	36,729,547	23,436,297	0	309,701,536	1,419,102,409	1,446,812,187
III. Financial assets												
1. Shares in affiliated companies	948,734,498	0	7,455,406	0	941,279,093	49,510,587	5,796	0	0	49,516,382	891,762,710	899,223,912
2. Loans to affiliated companies	244,927,911	0	51,125,000	0	193,802,911	0	0	0	0	0	193,802,911	244,927,911
3. Participating interests	179,915	0	32,400	0	147,515	44,410	0	0	0	44,410	103,105	135,505
4. Other loans	38,864,098	0	0	0	38,864,098	0	0	0	0	0	38,864,098	38,864,098
	1,232,706,421	0	58,612,805	0	1,174,093,616	49,554,996	5,796	0	0	49,560,792	1,124,532,824	1,183,151,425
	2,978,541,922	57,369,056	130,349,406	0	2,905,561,571	348,348,364	36,959,726.47	23,436,297	0	361,871,793	2,543,689,778	2,630,193,557

II. Responsibility Statement

To the best of our knowledge we confirm that, in accordance with the applicable reporting principles, the financial statements 2020 give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company, and the combined management report includes a fair review of the development and performance of the business and the position of the Company, together with a description of the principal opportunities and risks associated with the expected development of the Company.

Hamburg, February 19, 2021

alstria office REIT-AG

The Management Board

Olivier Elamine
CEO

Alexander Dexne
CFO

III. Independent Auditor's Report

To alstria office REIT-AG, Hamburg

Report on the Audit of the Annual Financial Statements and of the Combined Management Report

Opinions

We have audited the annual financial statements of alstria office REIT-AG, Hamburg, which comprise the balance sheet as of December 31, 2020, and the income statement for the financial year from January 1 to December 31, 2020, and notes to the financial statements, including the recognition and measurement policies presented therein. In addition, we have audited the combined management report of alstria office REIT-AG for the financial year from January 1 to December 31, 2020.

In accordance with German legal requirements, we have not audited the content of those components of the combined management report specified in the "Other Information" section of our auditor's report.

The combined management report contains cross-references that are marked as unchecked and not provided for by law. We have not audited the content of these cross-references and the information to which the cross-references refer in accordance with the German legal regulations.

In our opinion, on the basis of the knowledge obtained in the audit,

- the accompanying annual financial statements comply, in all material respects, with the requirements of German commercial law applicable to business corporations and give a true and fair view of the assets, liabilities and financial position of the Company as of December 31, 2020 and of its financial performance for the financial year from January 1 to December 31, 2020 in compliance with German Legally Required Accounting Principles, and
- the accompanying combined management report as a whole provides an appropriate view of the Company's position. In all material respects, this combined management report is consistent with the annual financial statements, complies with German legal requirements and appropriately presents the opportunities and risks of future development. Our opinion on the combined management report does not cover the content of those components of the combined management report specified in the "Other Information" section of the auditor's report. The combined management report contains cross-references that are marked as unchecked and not provided for by law. We have not audited the content of these cross-references and the information to which the cross-references refer in accordance with the German legal regulations.

III. Auditors Report

Pursuant to Section 322 (3) sentence 1 HGB [Handelsgesetzbuch: German Commercial Code], we declare that our audit has not led to any reservations relating to the legal compliance of the annual financial statements and of the combined management report.

Basis for the Opinions

We conducted our audit of the annual financial statements and of the combined management report in accordance with Section 317 HGB and the EU Audit Regulation No 537/2014 (referred to subsequently as “EU Audit Regulation”) and in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer [Institute of Public Auditors in Germany] (IDW). Our responsibilities under those requirements and principles are further described in the “Auditor’s Responsibilities for the Audit of the Annual Financial Statements and of the Combined Management Report” section of our auditor’s report. We are independent of the Company in accordance with the requirements of European law and German commercial and professional law, and we have fulfilled our other German professional responsibilities in accordance with these requirements. In addition, in accordance with Article 10 (2)(f) of the EU Audit Regulation, we declare that we have not provided non-audit services prohibited under Article 5 (1) of the EU Audit Regulation. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinions on the annual financial statements and on the combined management report.

Key Audit Matters in the Audit of the Annual Financial Statements

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the annual financial statements for the financial year from January 1 to December 31, 2020. These matters were addressed in the context of our audit of the annual financial statements as a whole, and in forming our opinion thereon, we do not provide a separate opinion on these matters.

Impairment testing of land, leasehold rights and buildings recognized under property, plant and equipment

For information on impairment testing of land, leasehold rights and buildings (real estate) recognized under property, plant and equipment, please see the comments in the notes to the financial statements (‘accounting policies’ section).

THE FINANCIAL STATEMENT RISK

In the annual financial statements of alstria office REIT-AG, land, leasehold rights and buildings amounting to EUR 1,385 million were presented under property, plant and equipment as of December 31, 2020.

These items represent 42.9 % of total assets and thus significantly influence the Company’s balance sheet.

Property, plant and equipment is stated at cost less scheduled depreciation. Impairment losses are recognized in cases where the fair value of the real estate is expected to fall permanently below book value. Impairment losses are reversed if the reasons for impairment cease to apply.

The fair value of the real estate is assessed according to the 'hardcore and top slice' process. The valuation date was December 31, 2020.

The fair values were determined by the accredited, external and independent expert Savills Advisory Services Germany GmbH & Co. KG, Frankfurt am Main.

Besides information on actual data provided by the company, including for example the floor space available for leasing, vacancies, planned maintenance or modernization measures and current rents, numerous assumptions relevant to valuation are included in the determination of the property's value, which are subject to considerable estimation uncertainties and judgments. Even minor changes in the assumptions relevant to valuation may have a material effect on the resulting fair value. The key valuation assumptions used to assess the real estate are the current and future market rents and the capitalization rates.

There is a risk for the annual financial statements that, both due to inaccurate or incomplete data provided by alstria office REIT-AG and due to existing estimation uncertainties and inaccurate exercising of judgment concerning the relevant valuation assumptions, the valuation of the real estate held and thus the real estate presented under property, plant and equipment is impaired.

OUR AUDIT APPROACH

Our audit procedures particularly include assessing the appropriateness of the valuation method, the accuracy and completeness of the actual data as well as the appropriateness of the assumptions. We involved our real estate appraisal specialists to carry out our substantive audit procedures.

In inquiries with the Management Board, representatives of the company's departments (particularly controlling and group financial accounting and reporting) and the external expert engaged by the company, we sought to gain an understanding of the appropriateness of the measurement method applied, the measurement process and the independent expert's activities. We then sought to satisfy ourselves of the appropriate design and implementation and the operating effectiveness of the controls used to ensure the correct and complete recording of actual data and its proper provision to the independent expert.

As part of our substantive audit procedures, we assessed whether the data provided to the external expert was complete and correct and thus if it allowed the expert an appropriate basis for making an assessment. For this purpose, among other things, we reconciled the company's current tenant lists with the underlying contracts for randomly selected rental spaces.

We further verified the qualifications and objectivity of the external appraiser engaged by the company to assess the real estate and evaluated the valuation logic applied in their expert appraisal to assess its appropriateness.

We assessed the appropriateness of the selected assumptions for measurement using a risk-based selection of real estate. In particular, we assessed the assumptions made to determine the current and future real estate-specific market rents, operating and maintenance costs and capitalization rates and reviewed these assumptions for appropriateness, taking into account the type and location of the real estate.

We evaluated the development of general assumptions underlying the valuations in course of time. We compared the average multiples arising from the fair values and assumed market rents per location in the light of the characteristics of the individual asset and location with multiples derived from reports

III. Auditors Report

issued by real estate associations, expert committees, transaction databases and renowned real estate experts.

In addition we have determined an indicative range of appropriate property values of the risk-based selection of real estate and compared them with the values determined by the external appraiser.

In addition, we assessed whether the book values of the real estate presented under property, plant and equipment were covered by the fair values determined by the expert in the impairment tests.

OUR OBSERVATIONS

The basis of data used to assess the land, leasehold rights and buildings recognized under property, plant and equipment is appropriate. The assumptions used for the valuation are appropriate.

Impairment testing of shares in affiliated companies

For information on the valuation of shares in affiliated companies, please see the comments in the notes to the financial statements ('Accounting policies' section).

THE FINANCIAL STATEMENT RISK

Shares in affiliated companies in the amount of EUR 891.8 million are recognized in the annual financial statements of alstria office REIT-AG as of December 31, 2020. These items represent 28.1 % of total assets and thus significantly influence the Company's balance sheet.

Shares in affiliated companies are recognized at cost. If they are assumed to be permanently impaired, impairment losses are recognized and the values are written down at the lower of cost and fair value. Impairment losses are reversed if the reasons for impairment cease to apply.

Impairment testing of the shares in affiliated companies is complex and based on assumptions that require judgment. Shares in affiliated companies concern companies holding portfolios, companies holding portfolios that also act as intermediate holding companies and also companies not holding portfolios that own companies holding portfolios. The key determinants of the fair value of shares are therefore the fair values of the real estate held by the subsidiaries and sub-subsidiaries. With regard to the fair values determined by alstria and the significant valuation assumptions resulting from this determination, please see our comments on 'Impairment testing of land, leasehold rights and buildings recognized under property, plant and equipment'.

There is a risk for the annual financial statements that shares in affiliated companies are impaired. Furthermore there is a risk that impairment is not reversed in case the reasons for impairment cease to apply.

OUR AUDIT APPROACH

To examine the alstria's impairment testing, we focused especially on the key value drivers of the shares in affiliated companies, the fair values of the properties.

In this regard, the approach followed in the audit corresponds to the approach described above for impairment testing of the real estate presented under property, plant and equipment.

First, based on explanations and meetings with the management board and members of the Finance & Controlling and Group Accounting/Reporting departments, as well as an assessment of the documentation, we obtained an understanding of the Company's process for impairment testing shares in affiliated companies. In doing so, we examined the Company's approach to determining the need to recognize impairment losses or reversals of impairment and, based on the information obtained in the course of our audit, assessed whether there were indications of impairment or reversals of impairment that had not been identified by the Company.

Based on the findings analysis conducted by the Company and other indicators, we assessed the Company's appraisal of investments that are subject to risk. Subsequently, with the involvement of our valuation experts, we assessed the business valuation arrived at by the Company for shares in affiliated companies to determine the appropriateness of the significant assumptions and the Company's valuation method. For this purpose we discussed the expected cash flows and the assumed long-term growth rates with those responsible for planning. Furthermore, we reconciled the medium-term planning prepared by the Company and the budget approved by the supervisory board and verified the expected cash flows derived from the assumptions of the medium-term planning. Furthermore, we evaluated the consistency of assumptions with external market assessments.

We also confirmed the accuracy of the Company's previous forecasts by comparing the budgets of previous financial years with actual results and by analyzing deviations.

Involving our valuation specialist, we compared the assumptions underlying the capitalization rate with our own assumptions and publicly available data. To take account of forecast uncertainty, we also investigated the impact of how potential changes in significant planning and valuation assumptions affect fair value (sensitivity analysis) by calculating alternative scenarios and comparing them with the Company's valuation results. Basing our assessment on the valuation model used by the client, we performed a control calculation to investigate the methodical approach and mathematical accuracy.

OUR OBSERVATIONS

The assumptions underlying the impairment testing of shares in affiliated companies are appropriate. The valuation methods used are in line with applicable valuation standards. Reversal of impairment was realized completely in case the reasons for impairment ceased to apply.

Other Information

Management is responsible for the other information. The other information comprises

- the combined corporate governance statement, which is referred to in the combined management report, and
- information extraneous to combined management reports and marked as unaudited.

The other information also includes the remaining parts of the annual report.

The other information does not include the annual financial statements, the combined management report information audited for content and our auditor's report thereon.

III. Auditors Report

Our opinions on the annual financial statements and on the combined management report do not cover the other information, and consequently we do not express an opinion or any other form of assurance conclusion thereon.

In connection with our audit, our responsibility is to read the other information and, in so doing, to consider whether the other information

- is materially inconsistent with the annual financial statements, with the combined management report information audited for content or our knowledge obtained in the audit, or
- otherwise appears to be materially misstated.

Responsibilities of Management and the Supervisory Board for the Annual Financial Statements and the Combined Management Report

Management is responsible for the preparation of the annual financial statements that comply, in all material respects, with the requirements of German commercial law applicable to business corporations, and that the annual financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the Company in compliance with German Legally Required Accounting Principles. In addition, management is responsible for such internal control as they, in accordance with German Legally Required Accounting Principles, have determined necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, management is responsible for assessing the Company's ability to continue as a going concern. They also have the responsibility for disclosing, as applicable, matters related to going concern. In addition, they are responsible for financial reporting based on the going concern basis of accounting, provided no actual or legal circumstances conflict therewith.

Furthermore, management is responsible for the preparation of the combined management report that as a whole provides an appropriate view of the Company's position and is, in all material respects, consistent with the annual financial statements, complies with German legal requirements, and appropriately presents the opportunities and risks of future development. In addition, management is responsible for such arrangements and measures (systems) as they have considered necessary to enable the preparation of a combined management report that is in accordance with the applicable German legal requirements, and to be able to provide sufficient appropriate evidence for the assertions in the combined management report.

The supervisory board is responsible for overseeing the Company's financial reporting process for the preparation of the annual financial statements and of the combined management report.

Auditor's Responsibilities for the Audit of the Annual Financial Statements and of the Combined Management Report

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and whether the combined management report as a whole provides an appropriate view of the Company's position and, in all material respects, is consistent with the annual financial statements and the knowledge obtained in the audit, complies with the German legal requirements and appropriately presents the opportunities and

risks of future development, as well as to issue an auditor's report that includes our opinions on the annual financial statements and on the combined management report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Section 317 HGB and the EU Audit Regulation and in compliance with German Generally Accepted Standards for Financial Statement Audits promulgated by the Institut der Wirtschaftsprüfer (IDW) will always detect a material misstatement. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual financial statements and this combined management report.

We exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the annual financial statements and of the combined management report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
- obtain an understanding of internal control relevant to the audit of the annual financial statements and of arrangements and measures (systems) relevant to the audit of the combined management report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of these systems.
- evaluate the appropriateness of accounting policies used by management and the reasonableness of estimates made by management and related disclosures.
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the annual financial statements and in the combined management report or, if such disclosures are inadequate, to modify our respective opinions. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to be able to continue as a going concern.
- evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual financial statements present the underlying transactions and events in a manner that the annual financial statements give a true and fair view of the assets, liabilities, financial position and financial performance of the Company in compliance with German Legally Required Accounting Principles.
- evaluate the consistency of the combined management report with the annual financial statements, its conformity with [German] law, and the view of the Company's position it provides.
- perform audit procedures on the prospective information presented by management in the combined management report. On the basis of sufficient appropriate audit evidence we evaluate, in particular, the significant assumptions used by management as a basis for the prospective information, and evaluate the proper derivation of the prospective information from these assumptions. We do not express a separate opinion on the prospective information and on the assumptions used as a basis. There is a substantial unavoidable risk that future events will differ materially from the prospective information.

III. Auditors Report

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with the relevant independence requirements, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, the related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the annual financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter.

Other Legal and Regulatory Requirements

Report on the Audit of the Electronic Renderings of the Consolidated Financial Statements and the Combined Management Report prepared for Disclosure Purposes in accordance with Section 317 (3b) HGB

We have performed an audit in accordance with Section 317 (3b) HGB to obtain reasonable assurance about whether the renderings of the financial statements and the combined management report (hereinafter the "ESEF documents") contained in the file that can be downloaded by the issuer from the electronic client portal with access protection „JA2020alstriav10esef.xhtml“ (SHA256-Hashwert: 0a43041bb75e3d3b96ae830dad421712c142ed47e42dee9fb5602a8d3ca27620) and prepared for disclosure purposes comply in all material respects with the requirements of Section 328 (1) HGB for the electronic reporting format ("ESEF format"). In accordance with German legal requirements, this audit only extends to the conversion of the information contained in the financial statements and the combined management report into the ESEF format and therefore relates neither to the information contained in these reproductions nor any other information contained in the above-mentioned file.

In our opinion, the renderings of the financial statements and the combined management report contained in the above-mentioned file and prepared for disclosure purposes comply in all material respects with the requirements of Section 328 (1) HGB for the electronic reporting format. We do not express an audit opinion on the information contained in these reproductions and on the other information contained in the above-mentioned file beyond this audit opinion and our audit opinion on the accompanying financial statements and the accompanying combined management report for the financial year from January 1 to December 31, 2020 contained in the "Report on the Audit of the Financial Statements and the Combined Management Report" above.

We conducted our audit of the renderings of the financial statements and the combined management report contained in the above-mentioned file in accordance with Section 317 (3b) HGB and the draft of the IDW Auditing Standard: Audit of the electronic renderings of financial statements and management reports prepared for disclosure purposes in accordance with Section 317 (3b) HGB (IDW AuS 410 Draft) [if beneficial to the understanding of the report on international level: and the International Standard on Assurance Engagements 3000 (Revised)]. Our responsibility thereafter is further described below. Our audit firm applies the IDW Standard on Quality Control 1: Requirements for quality control in audit firms

(IDW Qualitätssicherungsstandard 1: Anforderungen an die Qualitätssicherung in der Wirtschaftsprüferpraxis – IDW QS 1).

The company's management is responsible for the preparation of the ESEF documents including the electronic renderings of the financial statements and the combined management report in accordance with Section 328 (1) sentence 4 item 1 HGB and for the markup of the financial statements in accordance with Section 328 (1) sentence 4 item 2 HGB.

In addition, the company's management is responsible for the internal controls they consider necessary to enable the preparation of ESEF documents that are free from material non-compliance with the requirements of Section 328 (1) HGB for the electronic reporting format, whether due to fraud or error.

The company's management is also responsible for the submission of the ESEF documents together with the auditor's report and the attached audited financial statements and audited combined management report and other documents to be disclosed to the operator of the German Federal Gazette [Bundesanzeiger].

The supervisory board is responsible for overseeing the preparation of the ESEF documents as part of the financial reporting process.

Our objective is to obtain reasonable assurance about whether the ESEF documents are free from material non-compliance with the requirements of Section 328 (1) HGB, whether due to fraud or error. We exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material non-compliance with the requirements of Section 328 (1) HGB, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit opinion.
- Obtain an understanding of internal control relevant to the audit of the ESEF documents in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an audit opinion on the effectiveness of these controls.
- Evaluate the technical validity of the ESEF documents, i.e. whether the file containing the ESEF documents meets the requirements of Commission Delegated Regulation (EU) 2019/815 on the technical specification for this electronic file.
- Evaluate whether the ESEF documents provide a content-equivalent XHTML rendering of the audited financial statements and the audited combined management report.
- Evaluate whether the markup of ESEF documents with Inline XBRL technology (iXBRL) enables an adequate and complete machine-readable XBRL copy of the XHTML rendering.

Further Information pursuant to Article 10 of the EU Audit Regulation

We were elected as auditor at the annual general meeting held on September 29, 2020. We were engaged by the supervisory board on September 29, 2020. We have been the auditor of alstria office REIT-AG without interruption since the financial year 2018.

III. Auditors Report

We declare that the opinions expressed in this auditor's report are consistent with the additional report to the audit committee pursuant to Article 11 of the EU Audit Regulation (long-form audit report).

German Public Auditor Responsible for the Engagement

The German Public Auditor responsible for the engagement is René Drotleff.

Hamburg, February 19, 2021

KPMG AG

Wirtschaftsprüfungsgesellschaft

[Original German version signed by:]

Schmidt
Wirtschaftsprüfer
[German Public Auditor]

Drotleff
Wirtschaftsprüfer
[German Public Auditor]

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