

FACT SHEET



PROFILE

alstria office REIT-AG is the leading manager for office real estate in Germany. We own and manage a first-class portfolio of office buildings in Hamburg, Düsseldorf, Frankfurt, Stuttgart and Berlin, where we are represented by operational offices. Local expertise, close relationships with our tenants, a high degree of social responsibility and committed employees form the basis of our sustainable corporate development.

PORTFOLIO DATA

| | 2020 | 2019 | 2018 |
|--|-------|-------|-------|
| Number of properties | 109 | 116 | 118 |
| Lettable area (thousand m ²) | 1,428 | 1,509 | 1,577 |
| Market value (EUR m) | 4,576 | 4,476 | 3,985 |
| Contractual rent (EUR m) | 199 | 208 | 197 |
| Valuation yield (%) | 4.4 | 4.7 | 4.9 |
| WAULT (years) | 6.1 | 6.3 | 4.8 |

REVENUE & PROFIT

| EUR million | 2020 | 2019 | 2018 |
|--------------------------|-------|-------|-------|
| Rental revenues | 177.1 | 187.5 | 193.2 |
| FFO | 108.7 | 112.6 | 114.7 |
| FFO per share (EUR) | 0.61 | 0.63 | 0.65 |
| Profit margin (%) | 61.4 | 60.0 | 59.4 |
| Dividend per share (EUR) | 0.53 | 0.53 | 0.52 |

BALANCE SHEET

| EUR million | 2020 | 2019 | 2018 |
|--------------------------|-------|-------|-------|
| Investment properties | 4,556 | 4,439 | 3,939 |
| Equity | 3,252 | 3,176 | 2,684 |
| IFRS NAV per share (EUR) | 18.29 | 17.88 | 15.13 |
| Net LTV (%) | 27.0 | 27.1 | 30.4 |
| REIT equity ratio (%) | 71.1 | 70.9 | 67.2 |

MANAGEMENT BOARD

Olivier Elamine (CEO)
Alexander Dexne (CFO)

SUPERVISORY BOARD

Dr. Johannes Conradi (Chairman)
Richard Mully (Vice chairman)
Benoît Hérault
Dr. Frank Pörschke
Elisabeth Stheeman
Marianne Voigt

SHAREHOLDER STRUCTURE

Top 5 Shareholders

| | |
|--------|-------------------|
| 8.4 % | Brookfield AM |
| 5.1 % | SAS Rue la Boetie |
| 5.0 % | BlackRock Inc. |
| 3.1 % | Schroders plc |
| 3.0 % | BNP Paribas AM |
| 78.5 % | Free float |

STOCK FUNDAMENTALS

| | |
|-------------------|--|
| Number of shares: | 178,032,997 |
| WKN: | AOLD2U |
| ISIN: | DE000AOLD2U1 |
| Segment: | Prime Standard |
| Indizes: | MDAX, Euro Stoxx 600, EPRA, GPR, RX REIT |

FINANCIAL CALENDAR

| | |
|--------------|------------------------|
| Nov. 4, 2021 | Interim report 9M 2021 |
| Mar. 2, 2022 | FY report 2021, APC |
| May 3, 2022 | Interim report 3M 2022 |
| May 5, 2022 | Annual General Meeting |
| Aug. 9, 2022 | Half year report 2022 |
| Nov. 8, 2022 | Interim report 9M 2022 |

CONTACT

Julius Stinauer
E-mail: jstinauer@alstria.de
Phone: +49 40 226 341 344
Website: www.alstria.com