

SUSTAINABILITY REPORT 2020/21 & NINE MONTHS OF 2021

November 4, 2021

DISCLAIMER

Cautionary note regarding forward-looking statements

The statements contained herein may include statements of future expectations and other forward-looking statements that are based on management's current views and assumptions and involve known and unknown risks and uncertainties that could cause actual results, performance or events to differ materially from those expressed or implied in such statements. Actual results, performance or events may differ materially from those in such statements due to, without limitation, general economic conditions, including in particular economic conditions in the alstria's core business and core markets, general competitive factors, the impact of acquisitions, including related integration issues, and reorganization measures. Furthermore, the development of financial markets, interest rate levels, currency exchange rates, as well as national and international changes in laws and regulations, in particular regarding tax matters, can have a corresponding impact. Many of these factors may be more likely to occur, or more pronounced, as a result of terrorist activities and their consequences.

The current COVID-19 outbreak is creating substantial uncertainty in the marketplace. Although alstria has diligently reviewed the information contained in this release it is based on its own analysis and estimate, as well as available public sources and not on active discussion with tenants. As such the current liquidity risk of the tenants can materially differ from alstria's own estimate, and the actual impact of the COVID 19 outbreak may differ substantially from the current provisions.

No duty to update

The company assumes no obligation to update any information contained herein.

INVESTOR AGREEMENT WITH BROOKFIELD

TAKEOVER OFFER

Voluntary takeover offer for the outstanding shares not owned by Brookfield¹ for €19.50 per share

6.8% premium to last reported NTA (€18.26 per share²) and 17.3% to the last closing share price of alstria (€16.62 per share³)

Sophisticated and strategic partner with proven sector expertise and financial strength

Management Board and Supervisory Board intend to recommend the transaction to shareholders subject to review of the offer document

Offer subject to minimum acceptance threshold of 50% + 1 alstria share (including the shares already owned by Brookfield)

Offer expected to close in Q1 2022, subject to customary closing conditions including merger control clearance in Germany

¹ Per the latest ownership notification, Brookfield currently owns [8.1%] of shares in alstria

² As of Q3 2021

³ As of 03 November 2021

INVESTOR AGREEMENT

Strategy

- ✓ Support the continued execution of the strategy
- ✓ Actively pursuing new value-add refurbishment, repositioning opportunities and accelerated assets rotation
- ✓ No DPLTA for at least 3 years following closing

Capital allocation

- ✓ Anchor shareholder with longer-term investment horizon
- ✓ Excess cash re-invested and reduced annual dividend

Employees

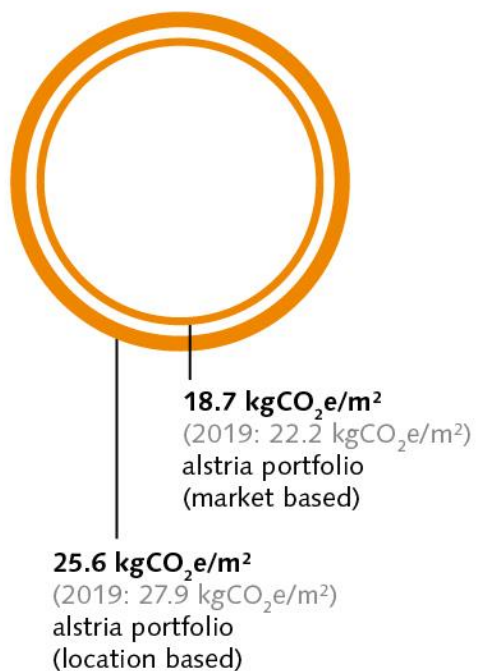
- ✓ Support in attracting, developing and retaining talent to maintain a collaborative work environment
- ✓ Brookfield will not take any actions that would result in business-related termination of employees

Governance

- ✓ No changes in the Management Board
- ✓ Brookfield will seek proportionate representation on the Supervisory Board

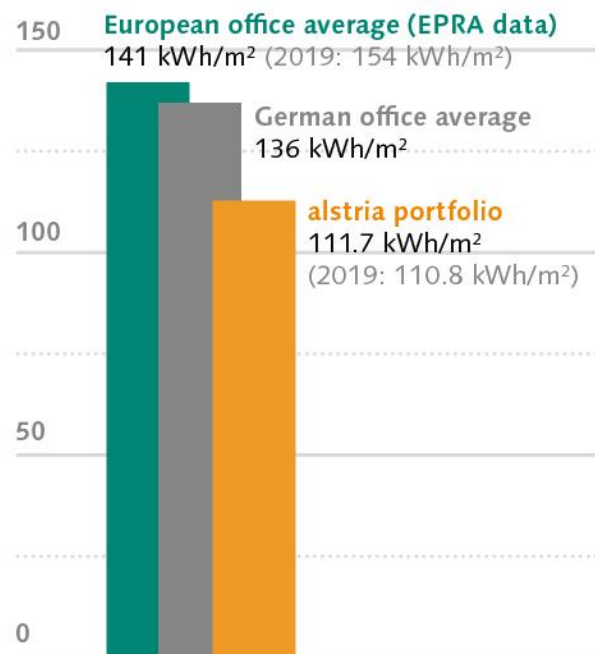
SELECTED ENVIRONMENTAL KPI

OPERATIONAL GHG EMISSION¹⁾



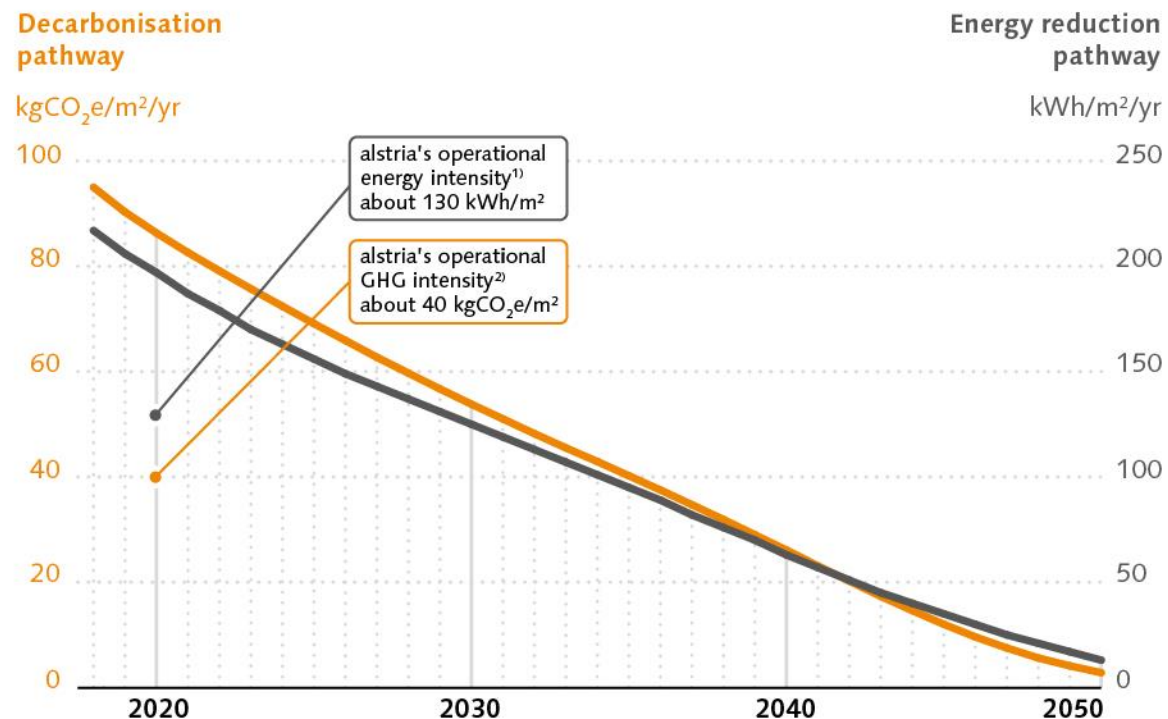
¹⁾Collected consumption data from lettable area available for tenants (about 60% portfolio coverage for electricity, and about 85% for heating).

OPERATIONAL ENERGY CONSUMPTION¹⁾



ASSET IN USE

Additional operational GHG (location based) and energy consumption against the 1.5°C global warming target²⁾



²⁾Extrapolation for whole portfolio area based on about 60% of electricity and 85% of heating consumption data; reduction pathways provided by the scientific CRREM consortium.

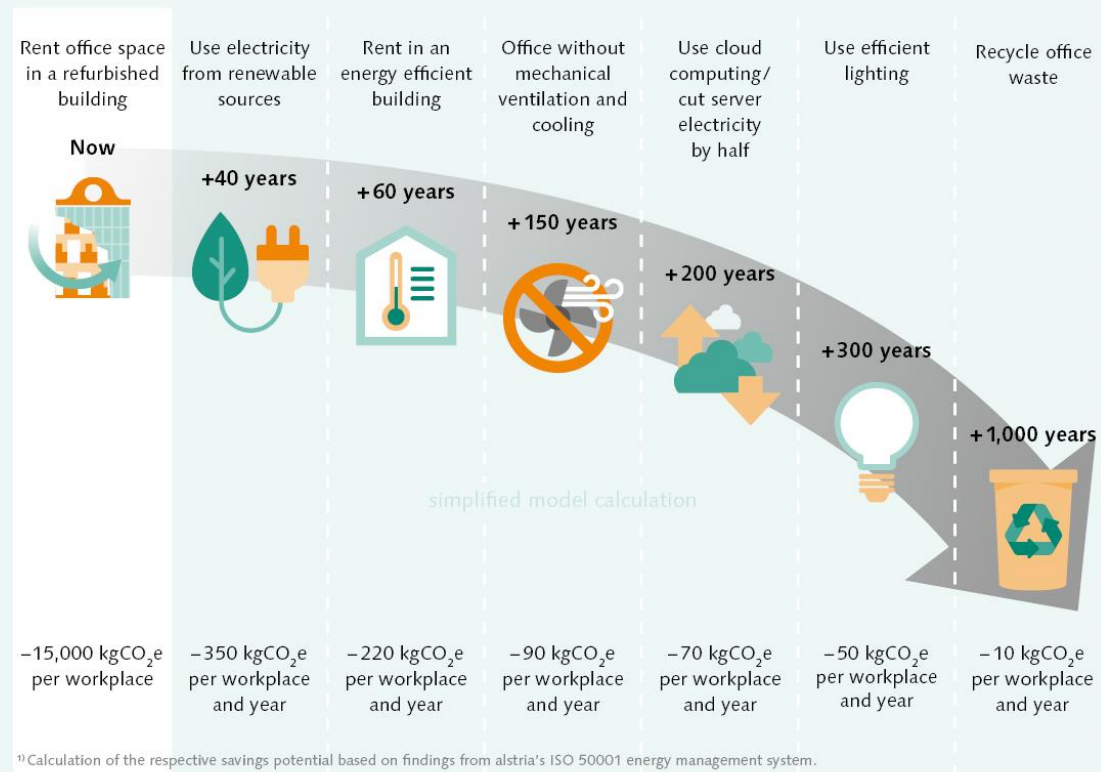
SELECTED ENVIRONMENTAL KPI

YOU ARE RENTING IN A NEW BUILDING?

It is probably not what you think

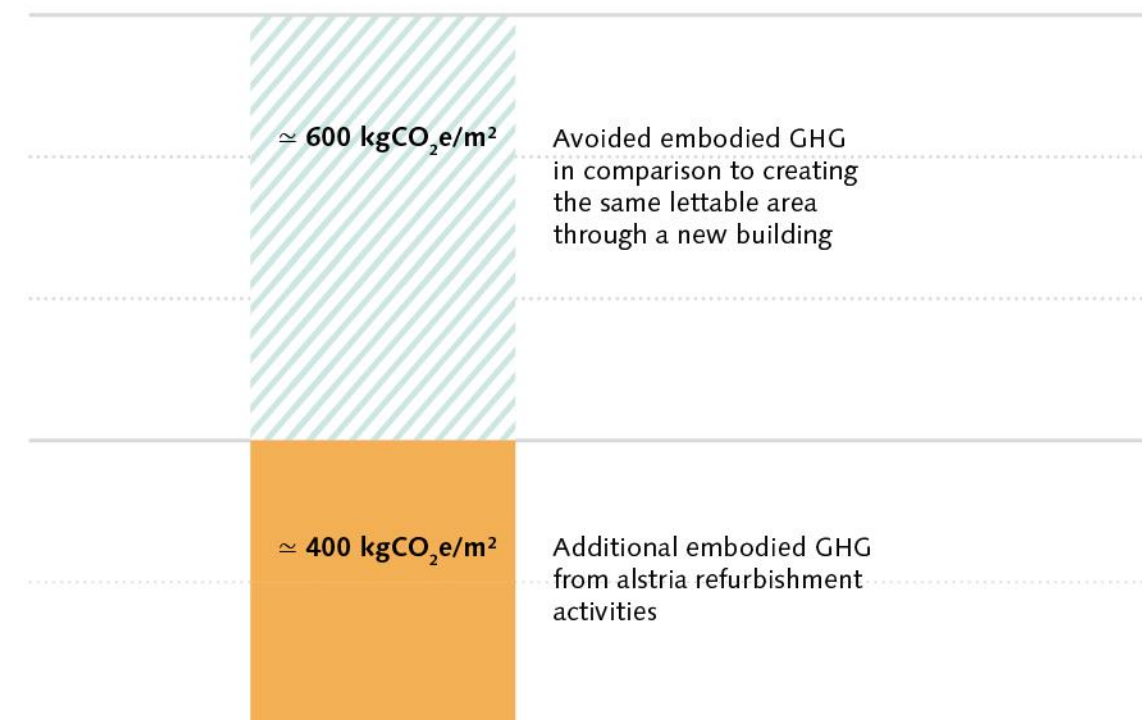
Climate-friendly tenant decisions¹⁾:

How many years would it take to achieve the same amount of carbon savings as deciding to rent office space in a refurbished building instead of a new one?



LOW CARBON BUSINESS MODEL FOCUSED ON REFURBISHING ASSETS

Additional embodied GHG and avoided embodied GHG*



*Estimation using embodied carbon coefficients provided by the industry consortium LETI and building data from alstria.

BIODIVERSITY

One of the largest manager of Green Roof in the European office sector

With around 86,000 m² of green roof managed
Green roofs do not improve biodiversity, but merely mitigate part of the negative impact of the building

Aiming at securing access to a scarce resources that will be critical in the future

First forest acquisition in Germany with 218 ha of forest (2% of our annual timber needs would be covered by this acquisition)



A few numbers related to our forest (size: 218 ha)



Pine: 195 ha
(5–110 years old)



Birch: 14.7 ha
(15–85 years old)



Oak: 4.0 ha
(25–125 years old)



Douglas fir: 1.4 ha
(70–90 years old)



Sycamore: 0.5 ha
(50 years old)



More information on
www.alstria.com/sr/

REVENUE & FFO GROWTH IN 9M 2021

Operating business with strong results

Revenues: EUR 135.9 million (+3.4 % yoy)

FFO: EUR 87.5 million (+4.8 % yoy)

FFO per share: EUR 0.49 (+4.3 % yoy)

Leasing gradually recovering

New leases: 26,800 m²

Lease extensions: 43,600 m²

Guidance review

Revenues: EUR 181 million
(+2.3 % vs. old: EUR 177 million)

FFO: EUR 115 million
(+6.5 % vs. old: EUR 108 million)

Solid balance sheet

EPRA NTA: EUR 18.26 per share
(+2.0 % yoy)

Net LTV: 30.0 % (+3.9 pp yoy)



AMSINCKSTR. 28, HAMBURG

PORTFOLIO UPDATE

Investment property: EUR 4.7 billion

Avg. size per asset: 13,100 m²

Avg. value per asset: EUR 42.0 million

Two acquisitions

EUR 86.1 million AIC

Value per m²

EUR 3,210

WAULT

5.6 years

Rent collection rate

100 % (9M)

One disposal

EUR 24.8 million

Valuation yield

4.4 %

EPRA vacancy rate

8.5 %

Contractual rent

EUR 203.3 million

Portfolio data (as of September 30, 2021).

Nine months of 2021

ALSTRIA'S PORTFOLIO

● Investment property: EUR 4.7 billion

🏠 Number of assets: 111

☒ Lettable space: 1.5 million m²

📄 Contractual rent: EUR 203.3 million

Hamburg (headquarters)

● EUR 1,514 million

🏠 35 assets

☒ 385,900 m²

📄 EUR 55 million

Berlin

● EUR 398 million

🏠 12 assets

☒ 97,600 m²

📄 EUR 13 million

Düsseldorf

● EUR 1,231 million

🏠 33 assets

☒ 448,200 m²

📄 EUR 60 million

Frankfurt

● EUR 960 million

🏠 21 assets

☒ 284,100 m²

📄 EUR 42 million

Stuttgart

● EUR 553 million

🏠 10 assets

☒ 234,900 m²

📄 EUR 34 million

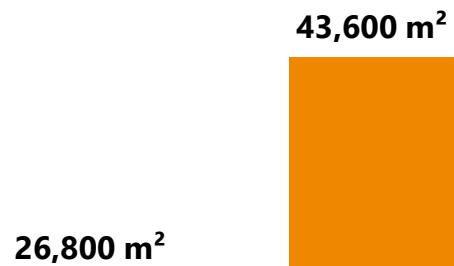
As of September 30, 2021.

LETTING OVERVIEW

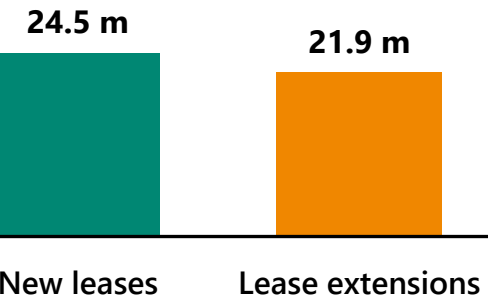
LETTING VOLUME IN 9M 2021: 70,400 m²
(vs. 92,400 m² in 9M 2020)

New leases
WAULT: 4.9 years

Lease extensions
WAULT: 3.7 years

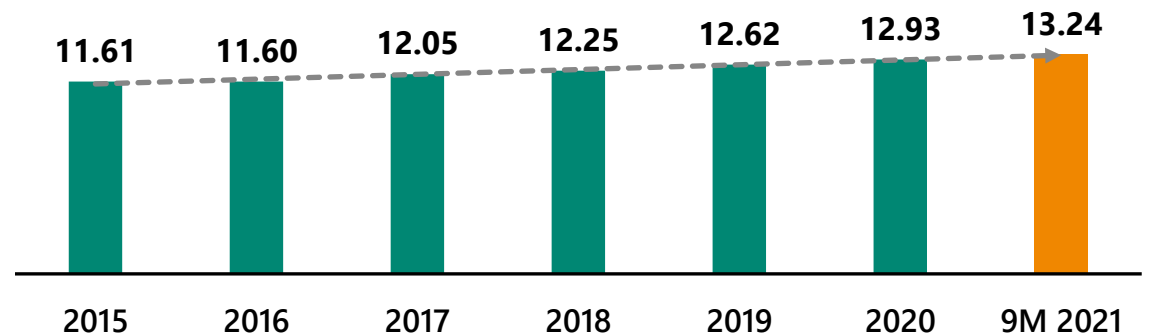


**FUTURE INCOME SECURED IN 9M 2021:
EUR 46.4 m**



AVERAGE RENT
in EUR per m²

CAGR: 2.3%



SELECTED BALANCE SHEET POSITIONS

G-REIT equity ratio

68.3% (71.1%*)

Net LTV

30.0% (27.0%*)

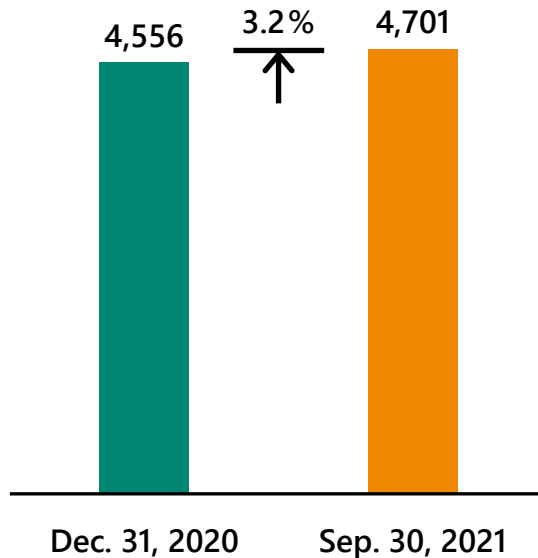
EPRA NTA per share

EUR 18.26

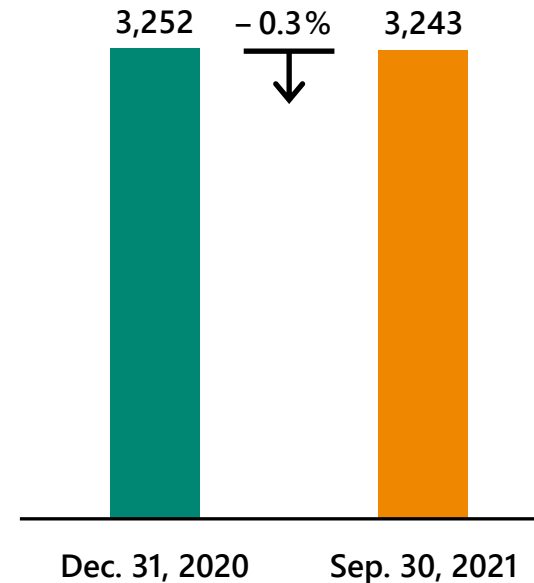
(EUR 18.34*)

*As of Dec. 31, 2020.

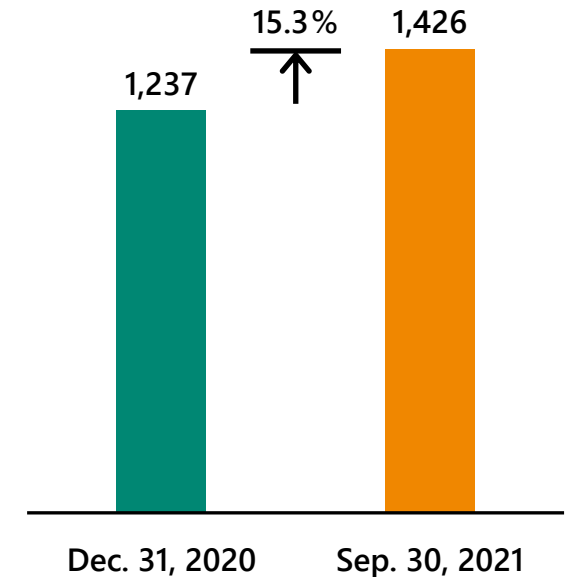
INVESTMENT PROPERTY in EUR million



EQUITY in EUR million



NET FINANCIAL DEBT in EUR million



SELECTED PROFIT & LOSS POSITIONS

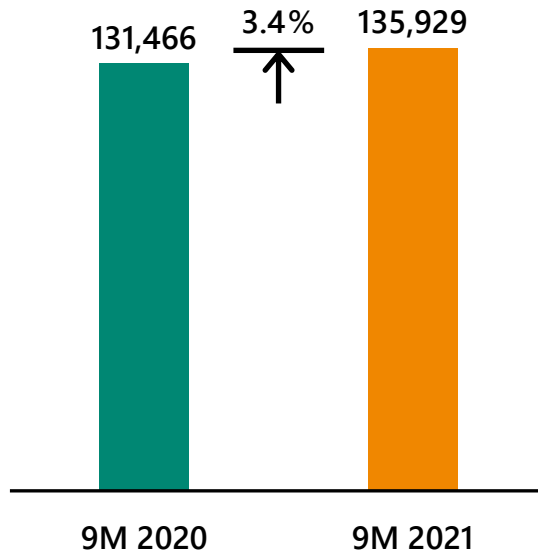
FFO per share
EUR 0.49 (EUR 0.47*)

FFO margin
64.4% (63.5%*)

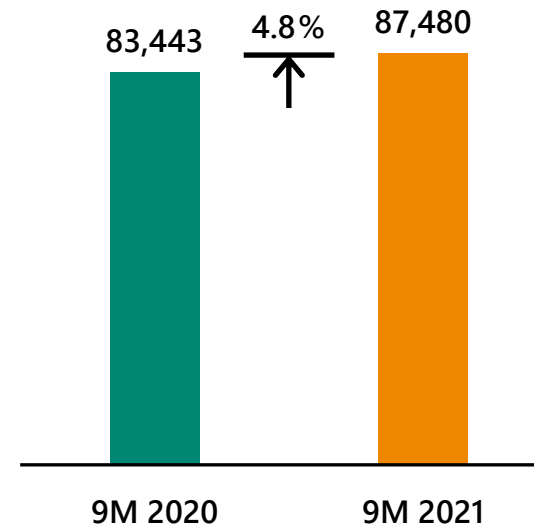
EPRA cost ratio**
19.9% (20.8%*)

*As of Sept. 30, 2020.
**Excl. direct vacancy costs.

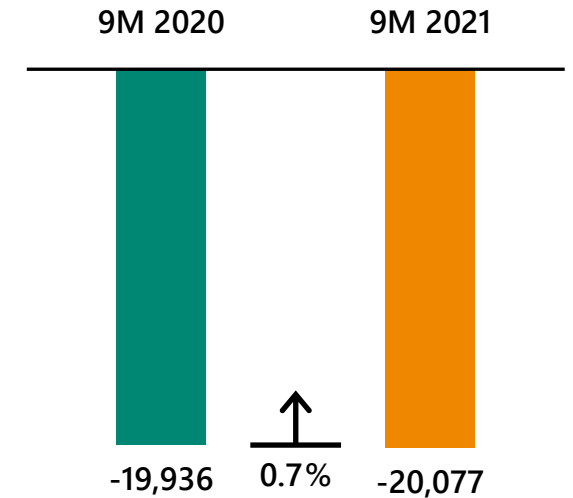
GROSS RENTAL INCOME in EUR k



FUNDS FROM OPERATIONS (FFO) in EUR k

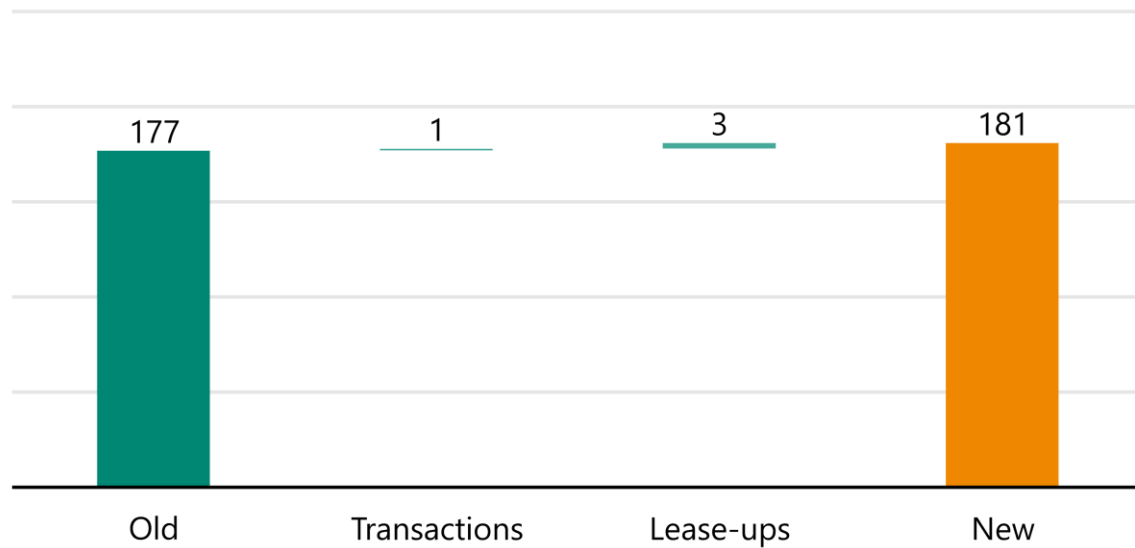


SG&A in EUR k



NEW GUIDANCE FOR FY 2021

REVENUE GUIDANCE 2021
in EUR million



FFO GUIDANCE 2021
in EUR million



OUTLOOK

Gradually improving letting markets with substantial lease backlog. alstria expects an increasing letting demand over 2022 to absorb letting backlog.

Investment market remains supportive, fueled by low interest rate environment.

Increased ESG relevance for the investment market will offer growing opportunities.

ALSTRIA'S SHARE

ISIN

DE000A0LD2U1

Symbol

AOX

Free float

74.6 %

ESG indices

S&P Global DJSI Europe, MSCI ESG Rating, Bloomberg Gender-Equality Index, Sustainalytics ESG Risk Rating, CDP Climate Change, ISS-oekom Corporate Rating, Euronext Eurozone ESG Large 80 Index

Industry group

Real estate

Number of shares

178.0 million

S&P Rating

BBB+, Outlook stable



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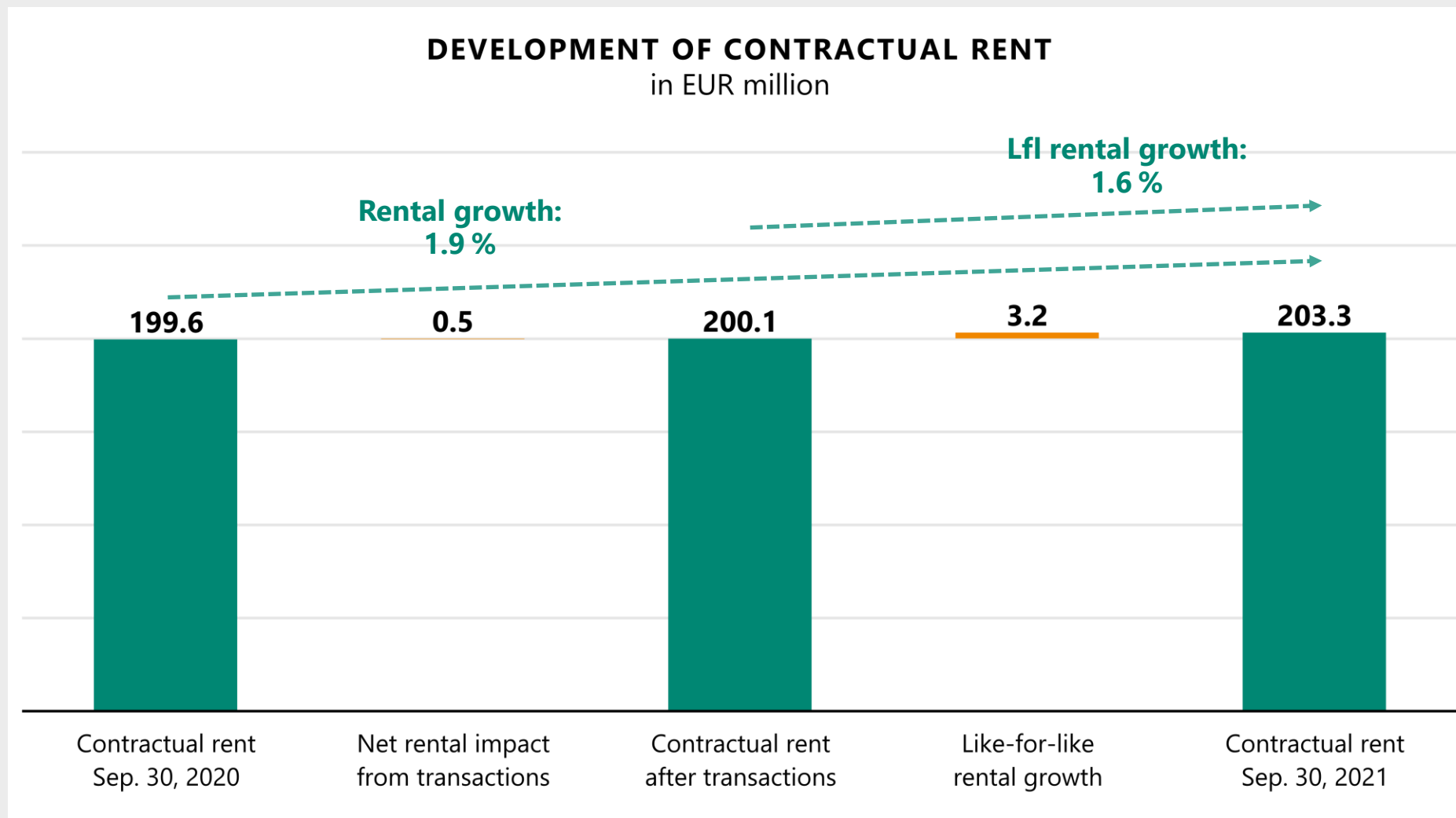
APPENDIX



LIKE-FOR-LIKE RENTAL GROWTH

Like-for-like rental
growth of 1.6%
(EUR 3.2 million)

Rental growth
driven by new leases
and lease extensions



NET LTV OF 30.0 %

Cost of debt

1.4 % (1.4%*)

Net LTV

30.0% (27.0%*)

Net debt / EBITDA

10.5x (9.5x*)

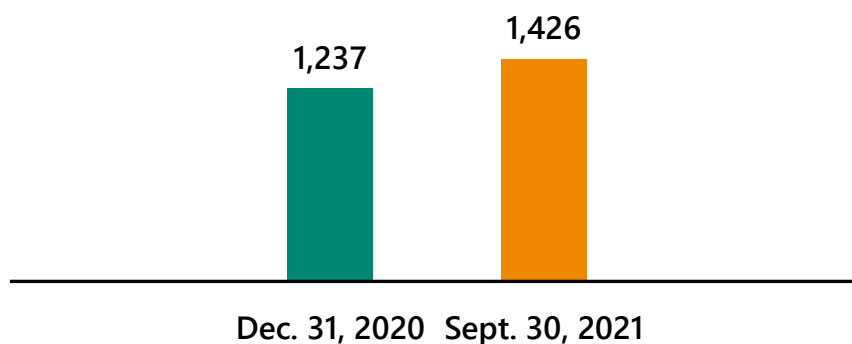
Avg. debt maturity

4.1 years (4.9 years*)

*as of Dec. 31, 2020.

NET FINANCIAL DEBT

in EUR million

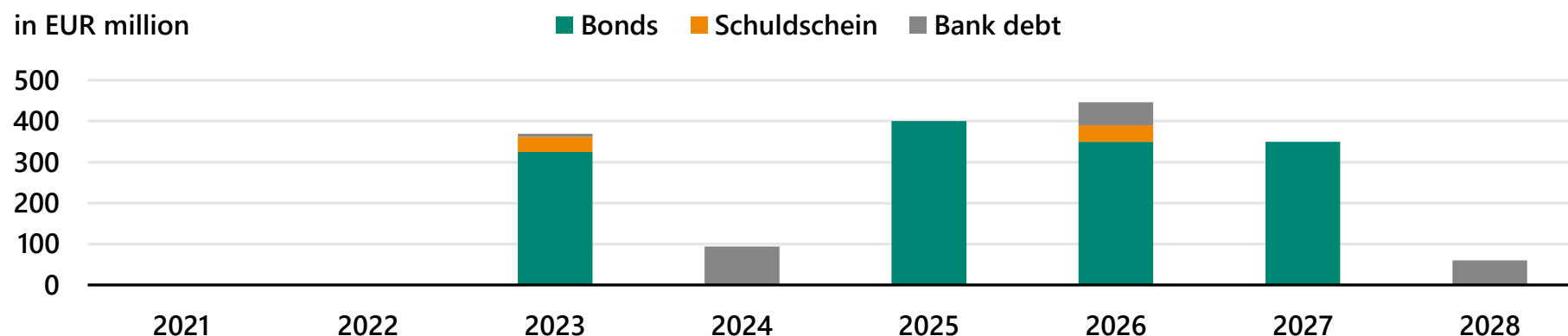


COMPOSITION OF DEBT

	Nominal amount (EUR k)	Cost of debt (%)	Avg. maturity (years)
Bonds	1,425,000	1.4	4.2
Bank debt	217,110	1.0	4.4
Schuldschein	77,000	2.5	3.2
Total	1,719,110	1.4	4.1
Cash	- 292,991		
Net debt	1,426,119		

DEBT MATURITY PROFILE

in EUR million



RECONCILIATION FROM IFRS TO FFO

Financial expenses

EUR 3.1 m financing expenses not allocated to the operating business

Personnel expenses

EUR 1.7 m non-cash share-based compensation

Other operating income

EUR –2.7 m compensation payments

Other operating expenses

EUR 1.5 m valuation of limited partner's shares

IFRS P&L AND FFO

EUR k	IFRS P&L	Adjustments	FFO 9M 2021	FFO 9M 2020
Revenues	135,929	0	135,929	131,466
Revenues from service charge income	26,679	0	29,679	30,037
Real estate operating expenses	– 43,827	315	– 43,512	– 44,509
Net rental income	121,781	315	122,096	116,993
Administrative expenses	– 5,161	699	– 4,462	– 5,214
Personnel expenses	– 14,916	1,665	– 13,251	– 13,475
Other operating income	4,701	– 2,697	2,004	2,796
Other operating expenses	– 2,622	1,782	– 840	– 1,584
Net result from fair value adjustments to investment property	– 1,100	1,100	0	0
Net result from the disposal of investment property	– 877	877	0	0
Net operating result	101,806	3,741	105,547	99,515
Net financial result	– 19,429	3,107	– 16,322	– 14,689
Share of the result of companies accounted for at equity	– 118	0	– 188	– 10
Pretax income/Pretax FFO	82,259	6,848	89,107	84,817
Income tax expenses	– 290	290	0	0
Consolidated profit/FFO (before minorities)	81,969	7,138	89,107	84,817
Minority interests	0	– 1,627	– 1,627	– 1,374
Consolidated profit/FFO (after minorities)	81,969	5,511	87,480	83,443