ADDITIONAL INFORMATION H1 2023

August 8, 2023

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.

No duty to update

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

MARKET DATA H1 2023

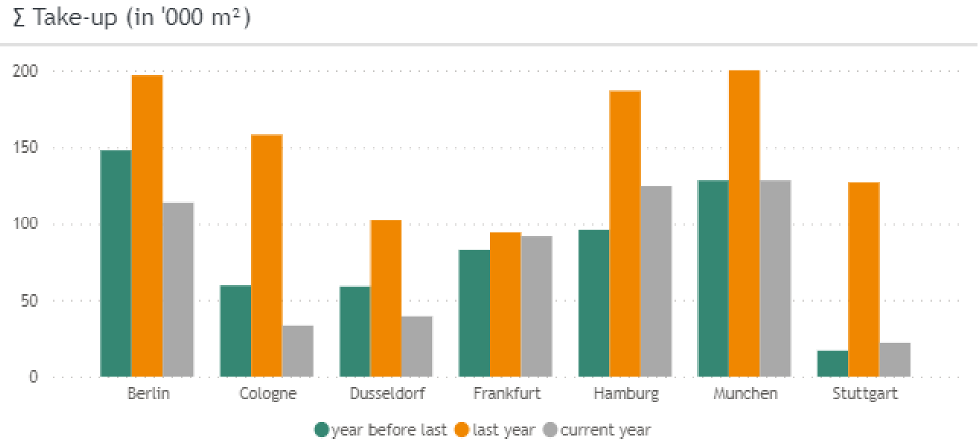
LETTING MARKET BY CITY H1 2023

Overview 2023-Q2 and changes vs. 2022-Q2

	Ø Stock (in '000 m² / qtr)		Σ Take-up (in '000 m²)		Vacancy rate	
Berlin	21,996	+2.0 %	114	-42.3 %	4.8 %	+0.9
Cologne	7,891	+0.4 %	33	-79.0 %	3.1 %	-0.1
Dusseldorf	9,364	+0.8 %	39	-61.5 %	8.7 %	+0.5
Frankfurt	11,818	+1.2 %	92	-2.9 %	8.5 %	+0.0
Hamburg	15,506	+1.1 %	124	-33.4 %	4.5 %	+0.9
Munchen	21,788	+1.8 %	128	-35.9 %	4.7 %	+0.5
Stuttgart	9,161	+0.5 %	22	-82.6 %	3.6 %	+1.3

Source: JLL Research

LETTING MARKET TAKE H1 2023



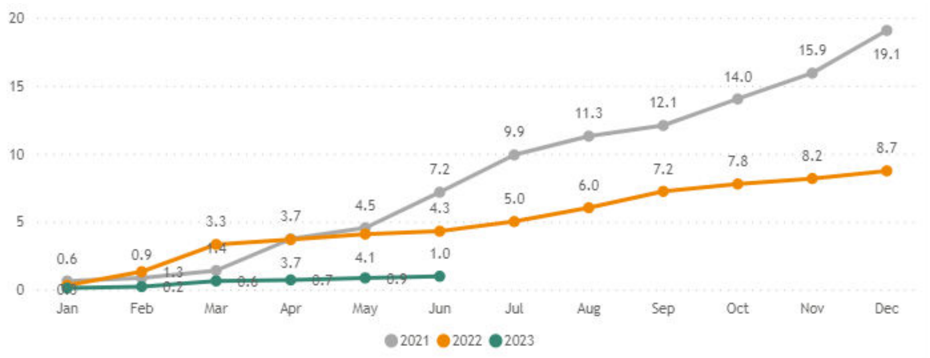
TRANSACTION VOLUME H1 2023

KPIs 2023

4,661
Avg. purchase price/m² (€)

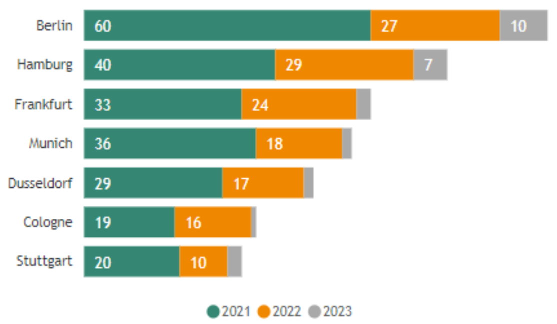
28
No. of transactions

1.0
Transaction volume (bill. €)



Source: alstria Market Intelligence

NUMBER OF TRANSACTION BY CITY H1 2023



City	2021	2022	2023
Sum	19.07	8.74	0.98
Berlin	5.40	2.43	0.25
Cologne	0.57	0.49	0.04
Dusseldorf	1.32	0.77	0.16
Frankfurt	3.85	2.11	0.06
Hamburg	1.95	1.26	0.38
Munich	4.72	1.43	0.03
Stuttgart	1.25	0.25	0.06

Source: alstria Market Intelligence

PORTFOLIO BY REGIONS

CITY	ASSETS	LETTABLE AREA	OCCUPANCY	CONTRACTED RENT			Market Value		WALT
	#	SQM '000S	%	EUR M	EUR PSM*	% TOTAL	EUR M	EUR PSM	YEARS
Berlin	12	98	92%	14	13.4	7%	440	4,479	3.1
Dusseldorf	31	424	85%	61	13.9	31%	1,196	2,823	4.2
Frankfurt	22	283	74%	42	16.6	21%	1,046	3,701	8.5
Hamburg	33	375	97%	61	14.3	31%	1,563	4,170	5.7
Stuttgart	8	208	62%	20	12.8	10%	422	2,027	3.3
Total	**106**	**1,387**	**83%**	**198**	**14.4**	**100%**	**4,667**	**3,364**	**5.4**
Stabilized assets	84	1,016	*93%*	157	*14.0*	*79%*	3,558	3,503	*5.0*
Development assets	22	372	*56%*	41	*16.2*	*21%*	1,109	2,982	*6.9*

* Contracted rent/lettable area

VACANCY

Physical vacancy	SQM '000S	Vacancy rate (%)
Total lettable area - Dec. 31, 2022	**1,398**	
+ Acquired space	0	
- Disposed space	-12	
+/- Othjer adustments	-1	
Total lettable area -Jun. 30, 2023	**1,387**	
o/w Investment portfolio	1,016	
o/w Development portfolio	372	
Vacancy - Dec. 31, 2022	**209**	***15%***
+ Acquired vacancy	0	
- Disposed vacancy	-4	
+ Expiries and breaks	94	
- Renewals	-53	
- New leases	-10	
= Vacancy - Jun. 30, 2023	**236**	***17%***
o/w Vacancy Investment portfolio	72	*7%*
o/w Vacancy Development portfolio	164	*44%*

EPRA vacancy[1]	Jun., 30, 2023	Dec, 31, 2022
Estimated rental value (ERV) (EUR m)	175	177
ERV of vacant space (EUR m)	12	13
Vacancy rate (%)	***7.1%***	***7.2%***

1 Excl. refurbishment assets


GEORG-GLOCK-STR. 19, DÜSSELDORF

OFFICE LEASES

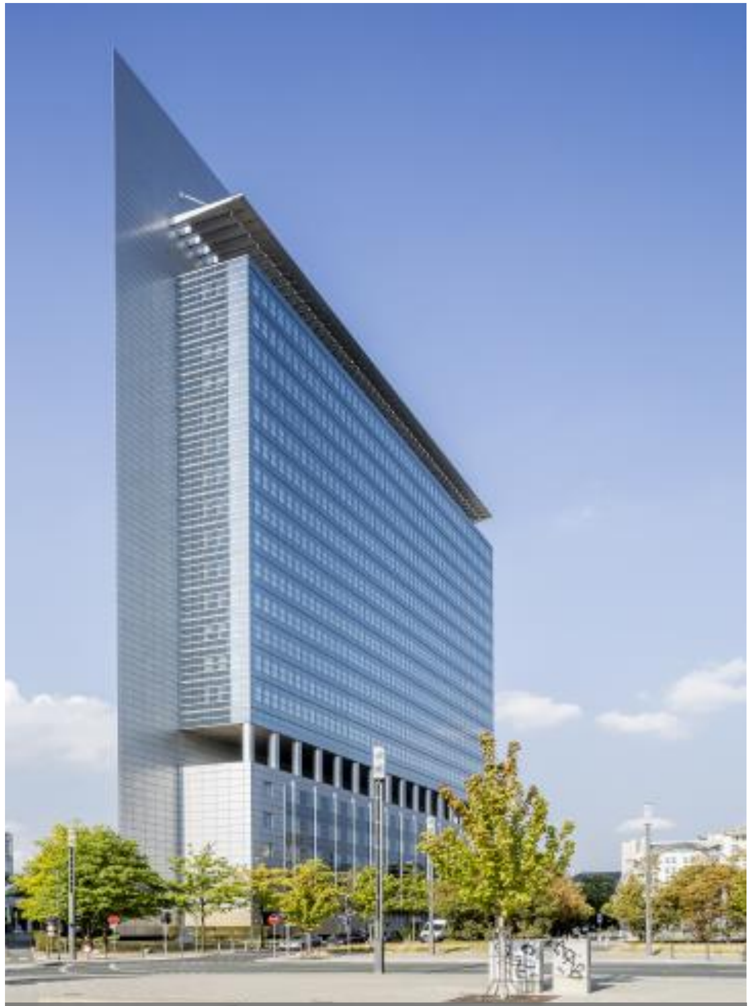
Address	CITY	LET OFFICE AREA	LEASE START	NET RENT P.A.	NEW NET RENT/SQM	LEASE LENGTH	RENT FREE	OLD NET RENT/SQM
		SQM '000S		EUR K	EUR	YEARS	% OF LEASE LENGTH	EUR
New leases > 1,500 SQM								
Epplestr. 225	Stuttgart	1,600		270	14.0	1	-	12.8
New leases < 1,500 SQM		6,200		1,530	-	-	-	-
Total new leases*		**7,800**		**1,800**	-	-	-	-
Renewals > 5,000 SQM								
Eichwiesenring 1-1/1	Stuttgart	6,200		900	12.0	8	-	12.0
Taunusstr. 45-47	Frankfurt	5,400		1,016	15.6	3	5.0%	15.4
Deutsche-Telekom-Allee 9	Darmstadt	10,800		2,029	15.6	3	5.0%	14.6
Subtotal		**22,400**		**3,945**	-	-	-	-
Renewals < 5,000 SQM		12,800		4,655	-	-	-	-
Options		5,900		-	-	-	-	-
Total renewals + Options*		**41,100**						

* Let area in the table represents the office space, total let area is 10,100 sqm (new leases) and 53,300 sqm (extensions + options)

REFURBISHMENT PROJECTS*

ASSET	CITY	MARKET VALUE BEFORE REFURB	TOTAL LETTABLE OFFICE SPACE	TOTAL CAPEX	CAPEX OFFICE SPACE	TOTAL UNDERWRITTEN ANNUAL RENT	LEASE SIGNED	YIELD ON COST	PRE-LET QUOTA
		EUR M	SQM	EUR M	EUR PER SQM	EUR M	EUR M		
Delivery phase									
Augustaanlage 60	Mannheim	3.1	3,858	13.5	3,500	0.8	0.6	4.8%	75%
Total delivery phase		**3.1**	**3,858**	**13.5**	**3,500**	**0.8**	**0.6**	**4.8%**	**75%**
Construction phase									
Carl-Reiss-Platz 1	Mannheim	8.2	7,603	20.3	2,650	1.5	-	5.4%	0%
Carl-Reiss-Platz 2,3,4	Mannheim	5.6	4,447	23.9	5,400	0.9	-	3.2%	0%
Gustav-Nachtigal-Str. 3	Wiesbaden	19.6	17,204	53.4	3,100	6.1	6.1	8.3%	100%
Gustav-Nachtigal-Str. 4	Wiesbaden	7.7	7,189	22.7	3,150	2.6	2.6	8.7%	100%
Gustav-Nachtigal-Str. 5	Wiesbaden	1.3	722	5.8	8,050	0.4	0.4	5.6%	100%
Gartenstr. 2	Düsseldorf	15.6	4,718	6.7	1,400	1.4	0.2	6.3%	21%
Deutsche-Telekom-Allee 7	Darmstadt	40.1	21,133	18.9	900	3.9	2.0	6.5%	47%
Deutsche-Telekom-Allee 9	Darmstadt	140.1	56,744	16.6	300	9.4	6.9	6.0%	73%
Handwerkstr. 4	Stuttgart	7.4	6,021	10.9	1,800	1.1	0.2	5.9%	15%
Adlersstr. 63	Düsseldorf	7.9	2,463	7.9	3,200	0.7	-	4.2%	0%
Corneliusstr. 36	Düsseldorf	7.3	2,248	4.9	2,150	0.6	0.2	4.8%	30%
Uhlandstr. 83	Berlin	46.8	10,955	21.8	2,000	3.4	-	5.0%	0%
Epplestr. 225 (2)	Stuttgart	23.0	11,684	20.4	1,750	2.6	-	5.9%	0%
Epplestr. 225 (5)	Stuttgart	15.2	7,545	15.8	2,100	1.6	1.6	5.3%	100%
Epplestr. 225 (6)	Stuttgart	23.0	11,111	21.4	1,900	2.6	-	5.9%	0%
Total construction phase		**368.8**	**171,787**	**271.4**	**1,600**	**38.8**	**20.2**	**6.1%**	**50.4%**
Planning phase									
Epplestr. 225 (9)	Stuttgart	17.4	7,901	14.7	1,850	1.5	-	4.8%	0%
Epplestr. 225 (10)	Stuttgart	17.8	10,137	16.8	1,650	2.1	-	6.1%	0%
Epplestr. 225 (20,21 &22)	Stuttgart	14.3	14,062	36.0	2,550	1.3	-	2.7%	0%
Friedrich-Scholl-Platz 1 (Part A)	Karlsruhe	9.6	5,499	22.0	4,000	1.2	-	3.8%	0%
Friedrich-List-Str. 20	Essen	19.2	8,574	9.4	1,100	1.7	0.4	5.9%	20%
Platz der Einheit 1	Frankfurt	193.3	29,375	42.9	1,450	9.7	-	4.1%	0%
Hanauer Landstr. 161-173	Frankfurt	31.0	9,116	18.0	1,950	2.1	-	4.3%	0%
Total planning phase		**302.6**	**84,664**	**159.8**	**1,900**	**19.6**	**0.4**	**4.2%**	**2.0%**
Total		**674.5**	**260,309**	**444.7**	**1,700**	**59.2**	**21.2**	**5.3%**	**35.0%**

* Updated once a year as per year end (except Pre-let quota and lease signed: updated as per June 30, 2023)



PLATZ DER EINHEIT 1, FRANKFURT

P&L AND FFO

EUR k[1]	IFRS P&L	Adjustments	FFO Jan. 1 – June 30, 2023	FFO Jan. 1 – June 30, 2022
Revenues	92,793	0	92,793	91,552
Revenues from service charge income	20,235	0	20,235	23,527
Real estate operating expenses	-34,926	871	-34,055	−33,427
Net rental income	**78,102**	**871**	**78,973**	**81,652**
Administrative expenses	-4,118	591	-3,527	−3,591
Personnel expenses	-6,186	520	-5,666	−10,693
Other operating income	1,013	121	1,134	7,440
Other operating expenses	-2,845	2,796	-49	-390
Net result from fair value adjustments to investment property	-35,522	35,522	0	0
Net result from the disposal of investment property	83	-83	0	0
Net operating result	**30,527**	**40,338**	**70,865**	**74,418**
Net financial result	-20,627	0	-20,627	−11,882
Share of the result of joint ventures and equity accounted investments	-12	0	-12	−797
Net result from fair value adjustments on financial derivatives	-653	653	0	
Pretax income/Pretax FFO[2]	**9,235**	**40,991**	**50,226**	**61,739**
Income tax expenses	-29	29	0	0
Consolidated profit/FFO (before minorities)	**9,206**	**41,020**	**50,225**	**61,739**
Minority interests	0	-2,318	-2,318	−2,256
Consolidated profit/FFO (after minorities)	**9,206**	**38,702**	**47,908**	**59,483**
Number of outstanding shares (k)			178,562	178,033
FFO per share (EUR)			**0.27**	**0.33**

[1] Numbers may not sum up due to rounding.

[2] FFO is not a measure of operating performance or liquidity under generally accepted accounting principles — in particular, IFRS — and should not be considered an alternative to the Company's income or cash flow measures as determined in accordance with IFRS. Furthermore, there is no standard definition for FFO. Thus, alstria's FFO values and the measures with similar names presented by other companies may not be comparable.

STEINSTR. 10, HAMBURG

BALANCE SHEET

	JUN. 30, 2023 EUR M	DEC. 31, 2022 EUR M
Investment properties	4,645	4,607
Carrying amount of owner occupied properties	16	16
Other assets	3	3
Assets held for sale	0	27
Equity value of JV (A)	0	0
Carrying amount of immovable assets (B)	**4,664**	**4,652**
Adjustments to fair value of owner occupied properties	9	9
Fair value of immovable assets (C)	**4,673**	**4,662**
Cash on balance sheet (D)	**307**	**365**
IFRS equity (E)	**2,569**	**2,571**
Interest bearing debt (F)	**2,372**	**2,403**
G-REIT equity ratio (E/B)	55.1%	55.3%
Corporate LTV (F/(B-A))	50.9%	51.7%
Corporate Net LTV (F-D)/(B-A)	44.2%	43.7%

ELISABETHSTR. 5-11, DÜSSELDORF