ADDITIONAL INFORMATION FY 2023

March 11, 2024

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.

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	91%	14	16.4	7%	366	3,724	2.8
Dusseldorf	31	424	84%	60	18.1	30%	1,039	2,451	4.0
Frankfurt	22	288	72%	43	20.0	22%	897	3,114	8.0
Hamburg	33	375	96%	62	17.3	31%	1,314	3,504	5.9
Stuttgart	8	209	62%	20	16.3	10%	373	1,787	3.0
Total	**106**	**1,394**	**82%**	**200**	**17.9**	**100%**	**3,989**	**2,860**	**5.3**
Stabilized assets	88	1,069	92%	171	*18.0*	*86%*	3,288	3,077	*5.5*
Development assets	18	325	*48%*	28	*17.2*	*14%*	701	2,153	*3.8*

** Contracted rent/let office sqm*

DARWINSTR. 14-18 , BERLIN

AM WEHRHAHN 30, DÜSSELDORF

VACANCY

Physical vacancy	SQM '000S	Vacancy rate (%)
Total lettable area - Dec. 31, 2022	**1,398**	
+ Acquired space	0	
- Disposed space	-5	
+/- Othjer adustments	1	
Total lettable area - Dec. 31, 2023	**1,394**	
o/w Investment portfolio	1,069	
o/w Development portfolio	325	
Vacancy - Dec. 31, 2022	**209**	***15%***
+ Acquired vacancy	0	
- Disposed vacancy	-3	
+ Expiries and breaks	181	
- Renewals	-110	
- New leases	-23	
= Vacancy - Dec. 31, 2023	**253**	***18%***
o/w Vacancy Investment portfolio	85	*8%*
o/w Vacancy Development portfolio	168	*52%*

EPRA vacancy[1]	Dec. 31, 2023	Dec. 31, 2022
Estimated rental value (ERV) (EUR m)	215	177
ERV of vacant space (EUR m)	17	13
Vacancy rate (%)	***8.0%***	***7.2%***

[1] *Excl. refurbishment assets*

GEORG-GLOCK-STR. 19, DÜSSELDORF

OFFICE LEASES

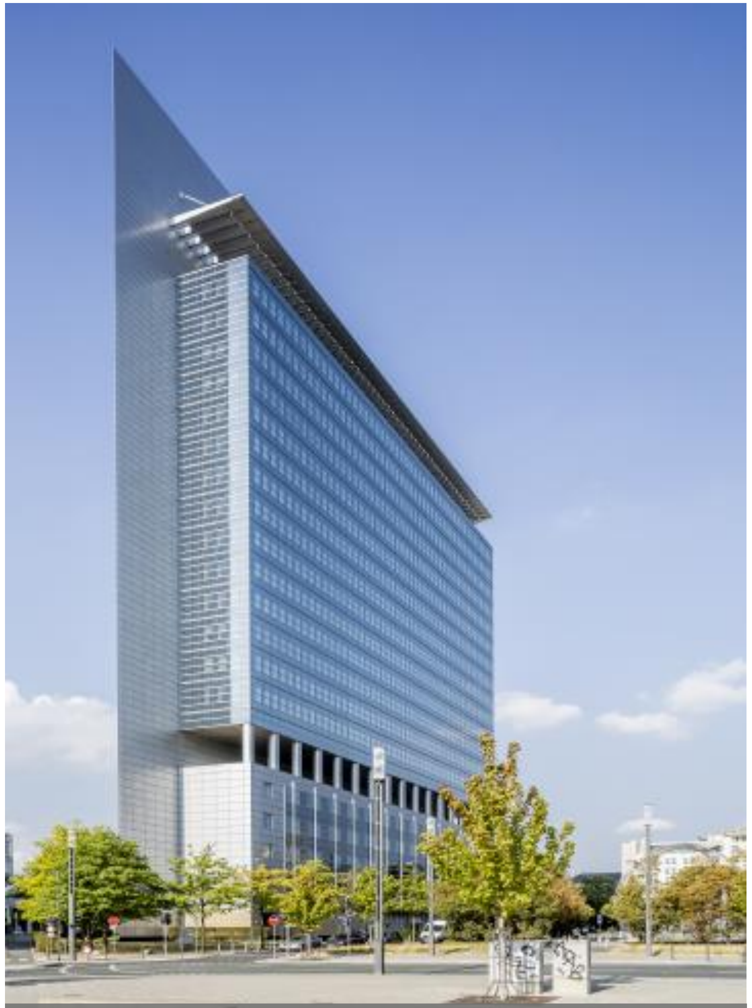
Address	CITY	LET OFFICE AREA	LEASE START	NET RENT P.A.	NEW NET RENT/SQM	LEASE LENGTH	RENT FREE	OLD NET RENT/SQM
		SQM '000S		EUR K	EUR	YEARS	% OF LEASE LENGTH	EUR
New leases > 1,500 SQM								
Epplestr. 225	Stuttgart	1,600	Jun. 1, 2023	296	15.2	1	-	12.4
Bamler Str. 1-5	Essen	2,000	Oct. 1, 2023	337	14.2	2	-	9.7
New leases < 1,500 SQM		14,400		3,505	-	-	-	-
Total new leases*		**18,000**		**4,138**	-	-	-	-
Renewals > 5,000 SQM								
Eichwiesening 1-1/1	Stuttgart	6,200		900	12.0	8	-	12.0
Taunusstraße 45-47	Frankfurt	5,400		1,016	15.6	3	5.0%	15.4
Deutsche-Telekom-Allee 9	Darmstadt	10,800		2,029	15.5	7		14.6
Steinstraße 10	Hamburg	22,200		3,995	13.6	10		13.2
Buxtehuder Straße 9, 9a, 11, 11a	Hamburg	6,000		811	11.3	19		9.4
Renewals/options < 5,000 SQM		38,200		8,049	-	-	-	-
Total renewals + Options*		**88,800**		**16,800**				

* Let area in the table represents the office space, total let area is 23,400 sqm (new leases) and 110,000 sqm (extensions + options)

REFURBISHMENT PROJECTS*

ASSET	CITY	MARKET VALUE BEFORE REFURB EUR M	TOTAL LETTABLE OFFICE SPACE SQM	TOTAL CAPEX EUR M	CAPEX OFFICE SPACE EUR PER SQM	UNDERWRITING ANNUAL RENT EUR M	LEASE SIGNED EUR M	YIELD ON COST	PRE-LET QUOTA
Construction phase									
Gustav-Nachtigal-Str. 4	Wiesbaden	1.0	779	5.8	7,450	0.4	0.4	6.2%	100%
Carl-Reiss-Platz 1	Mannheim	8.2	8,020	22.2	2,750	1.7	-	5.6%	0%
Carl-Reiss-Platz 2,3,4	Mannheim	5.6	4,447	24.1	5,400	1.0	-	3.3%	0%
Gartenstr. 2	Düsseldorf	15.6	4,966	7.3	1,450	1.5	0.3	6.6%	21%
Handwerkstr. 4	Stuttgart	7.4	6,169	11.6	1,900	1.2	0.2	6.3%	15%
Adlersstr. 63	Düsseldorf	7.9	2,707	8.0	2,950	0.8	-	5.1%	0%
Corneliusstr. 36	Düsseldorf	7.3	3,137	5.2	1,650	0.7	0.2	5.4%	30%
Uhlandstr. 83	Berlin	46.8	11,194	29.3	2,600	3.9	-	5.2%	0%
Friedrich-Scholl-Platz 1 (Part A)	Karlsruhe	9.6	5,798	22.0	3,800	1.3	-	4.0%	0%
Friedrich-List-Str. 20	Essen	19.2	8,574	12.0	1,400	1.8	0.4	5.7%	20%
Platz der Einheit 1	Frankfurt	193.3	28,685	46.7	1,650	10.0	-	4.2%	0%
Epplestr. 225 (2)	Stuttgart	23.0	11,522	21.3	1,850	2.8	0.4	6.3%	17%
Epplestr. 225 (6)	Stuttgart	23.0	11,475	22.3	1,950	2.8	-	6.2%	0%
Epplestr. 225 (10)	Stuttgart	17.8	9,859	20.6	2,100	2.4	-	6.2%	0%
Epplestr. 225 (20,21)	Stuttgart	7.3	4,000	18.0	4,500	1.0	-	4.1%	0%
Total construction phase		**393.0**	**121,332**	**276.4**	**2,280**	**33.3**	**1.9**	**5.0%**	**6%**
Planning phase									
Epplestr. 225 (1)	Stuttgart	9.9	4,823	9.3	1,900	1.3	-	6.7%	0%
Hanauer Landstr. 161-173	Frankfurt	31.0	14,116	35.3	2,500	3.3	-	4.0%	0%
Maxstr. 3a	Berlin	11.6	4,441	14.0	3,150	1.3	-	4.0%	0%
Ivo-Beucker-Str. 43	Düsseldorf	16.0	7,272	18.7	2,550	1.6	-	4.5%	0%
Lehrter Str. 17	Berlin	12.0	2,255	3.6	1,600	0.7	-	4.8%	0%
Total planning phase		**80.5**	**32,907**	**80.9**	**2,460**	**8.2**	**-**	**5.1%**	**0%**
Total		**473.5**	**154,239**	**357.3**	**2,300**	**41.5**	**1.9**	**5.0%**	**5%**

* As per December 31, 2023


PLATZ DER EINHEIT 1, FRANKFURT

P&L AND FFO

IFRS P&L AND FFO

EUR k	IFRS P&L	Adjustments	FFO 2023	FFO 2022
Revenues	192,026	-	192,026	182,819
Revenues from service charge income	38,167	-	38,167	38,170
Real estate operating expenses	– 66,257	-	– 66,257	– 62,043
Net rental income	**163,936**	**-**	**163,936**	**158,946**
Administrative expenses	– 9,241	1,557	–7,684	– 9,477
Personnel expenses	–10,885	520	– 10,364	– 22,027
Other operating income	20,983	–19,112	1,872	14,353
Other operating expenses	–848	-1,246	– 2,094	– 351
Net result from fair value adjustments to investment property	-769,541	769,541	-	-
Net result from the disposal of investment property	81	-81	-	-
Net operating result	**-605,514**	**751,179**	**145,665**	**141,444**
Net financial result	–47,378	-6,380	– 53,758	– 29,754
Share of the result of companies accounted for at equity	17	-	17	– 782
Share of the result of companies accounted for at equity	-721	721	-	-
Pretax income / Pretax FFO	**-653,596**	**745,521**	**91,924**	**110,908**
Income tax expenses	222	-222	-	-
Consolidated profit / FFO (before minorities)	**-653,374**	**745,299**	**91,924**	**110,908**
Minority interests	-	–3,953	–3,953	– 4,346
Consolidated profit / FFO (after minorities)	**-653,374**	**741,346**	**87,972**	**106,562**

STEINSTR. 10, HAMBURG

BALANCE SHEET

	Dec. 31, 2023 EUR M	Dec. 31, 2022 EUR M
Investment properties	3,971	4,607
Carrying amount of owner occupied properties	17	16
Other assets	3	3
Assets held for sale	0	27
Carrying amount of immovable assets	**3,991**	**4,652**
Adjustments to fair value of owner occupied properties	9	9
Fair value of immovable assets	**4,000**	**4,662**
Cash on balance sheet	**116**	**365**
IFRS equity	**1,618**	**2,571**
Interest bearing debt	**2,450**	**2,403**
G-REIT equity ratio	43.0%	55.3%
Corporate Net LTV	58.3%	43.7%

ELISABETHSTR. 5-11, DÜSSELDORF