



ADDITIONAL INFORMATION 9M 2024

November 7, 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	90%	14	16.6	7%	375	3.813	2.5
Dusseldorf	31	423	83%	60	18.4	30%	1.059	2.502	4.4
Frankfurt	22	288	72%	43	20.4	22%	928	3.220	7.5
Hamburg	33	376	96%	65	18.3	32%	1.324	3.526	5.5
Stuttgart	8	210	53%	18	16.6	9%	403	1.917	4.3
Total	106	1.395	80%	201	18.5	100%	4.088	2.930	5.3
Stabilized assets	88	1.069	92%	176	18.5	87%	3.322	3.108	5.3
Development assets	18	326	41%	25	18.3	13%	766	2.348	4.7

* Contracted rent/let office sqm



VACANCY

Physical vacancy	SQM '000S	Vacancy rate (%)
Total lettable area - Dec. 31, 2023	1.394	
+ Acquired space	0	
- Disposed space	0	
+/- Other adjustments	1	
Total lettable area - Sep. 30, 2024	1.395	
o/w Investment portfolio	1.069	
o/w Development portfolio	326	
Vacancy - Dec. 31, 2023	253	18%
+ Acquired vacancy	0	
- Disposed vacancy	0	
+ Expiries and breaks	119	
- Renewals	-57	
- New leases	-38	
= Vacancy - Sep. 30, 2024	277	20%
o/w Vacancy Investment portfolio	86	8%
o/w Vacancy Development portfolio	191	59%

EPRA vacancy ¹	Sept. 30, 2024	Dec. 31, 2023
Estimated rental value (ERV) (EUR m)	214.7	214.7
ERV of vacant space (EUR m)	17.3	17.1
Vacancy rate (%)	8.1%	8.0%

¹ Excl. refurbishment assets



GEORG-GLOCK-STR. 19, DÜSSELDORF

OFFICE LEASES

Address	CITY	LET OFFICE AREA SQM '000S	LEASE START	NET RENT P.A. EUR K	NEW NET RENT/SQM EUR	LEASE LENGTH YEARS	RENT FREE % OF LEASE LENGTH	OLD NET RENT/SQM EUR
New leases > 1,500 SQM								
Bamler Str. 1-5	Essen	1.700	Jul. 1, 2024	287	14.1	10	-	11.0
Heerdter Lohweg 35	Düsseldorf	3.900	Mar. 1, 2025	770	16.5	10	3	12.7
Epplestr. 225	Stuttgart	2.000	Nov. 1, 2024	523	21.8	10	4	16.1
Epplestr. 225	Stuttgart	3.100	Dec. 1, 2024	770	20.7	10	6	14.0
Epplestr. 225	Stuttgart	1.300	Jul. 1, 2025	255	16.4	20	0	13.6
Maarweg 165	Köln	2.500	Oct. 1, 2024	523	17.4	10	4	13.6
New leases < 1,500 SQM		10.400		3.772	-	-	-	-
Total new leases*		24.900		6.900	-	-	-	-
Renewals > 5,000 SQM								
Willstädter Str. 11-15	Düsseldorf	6.300		977	13	5	5	12.9
Am Seestern 1	Düsseldorf	6.500		1.340	17	12	8	8.0
Hanns-Klemm-Str. 45	Stuttgart	14.100		2.200	13	3	0	12.8
Renewals/options < 5,000 SQM		16.200		4.583	-	6	3	14.0
Total renewals + Options*		43.100		9.100	-	-	-	-

* Let area in the table represents the office space, total let area is 37,600 sqm (new leases) and 56,700 sqm (extensions + options)

REFURBISHMENT PROJECTS*

ASSET	CITY	MARKET VALUE BEFORE REFURB	TOTAL LETTABLE OFFICE SPACE	TOTAL CAPEX	CAPEX OFFICE SPACE	UNDERWRITING ANNUAL RENT	LEASE SIGNED	YIELD ON COST	PRE-LET QUOTA
		EUR M	SQM	EUR M	EUR PER SQM	EUR M	EUR M		
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	0.4	6.6%	27%
Handwerkstr. 4	Stuttgart	7.4	6,169	11.6	1,900	1.2	0.2	6.3%	17%
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%	29%
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	0.5	5.7%	28%
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	1.6	6.3%	57%
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	0.3	6.2%	13%
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	3.6	5.0%	11%
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	3.6	5.0%	9%

* Portfolio data as per December 31, 2023 (updated only once a year). Lease signed as per Sept. 30, 2024



PLATZ DER EINHEIT 1, FRANKFURT

P&L AND FFO

EUR k ¹⁾	IFRS P&L	Adjustments	FFO Jan. 1 – Sept. 30, 2024	FFO Jan. 1 – Sept. 30, 2023
Revenues	148,581	0	148,581	142,076
Revenues from service charge income	32,255	0	32,255	28,743
Real estate operating expenses	-51,915	406	-51,510	-49,530
Net rental income	128,920	406	129,326	121,289
Administrative expenses	-5,577	1,269	-4,308	-4,869
Personnel expenses	-7,682	0	-7,682	-8,019
Other operating income	3,369	-1,297	2,072	631
Other operating expenses	-3,522	3,725	203	-134
Net result from fair value adjustments to investment property	-8,142	8,142	0	0
Net result from the disposal of investment property	0	0	0	0
Net operating result	107,366	12,245	119,611	108,898
Net financial result	-42,860	-11,791	-54,651	-38,034
Share of the result of companies accounted for at equity	0	0	0	17
Net result from fair value adjustments on financial derivatives at market value	-1,506	1,506	0	0
Pretax income/Pretax FFO ²⁾	63,000	1,960	64,960	70,881
Income tax result	-217,563	217,563	0	0
Consolidated profit/FFO (before minorities)	-154,563	219,523	64,960	70,881
Minority interests	0	-2,981	-2,981	-3,381
Consolidated profit/FFO (after minorities)	-154,563	216,542	61,979	67,500
Number of outstanding shares (k)			178,562	178,562
FFO per share (EUR)			0.35	0.38

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

	Sept. 30, 2024	Dec. 31, 2023
	EUR M	EUR M
Investment properties	4.071	3.971
Carrying amount of owner occupied properties	17	17
Other assets	3	3
Assets held for sale	0	0
Carrying amount of immovable assets	4.090	3.991
Adjustments to fair value of owner occupied properties	5	9
Fair value of immovable assets	4.095	4.000
Cash on balance sheet	108	116
IFRS equity	1.453	1.618
Interest bearing debt	2.448	2.450
G-REIT equity ratio	37.9%	43.0%
Corporate Net LTV	57.1%	58.3%

