



ADDITIONAL INFORMATION FY 2024

March 4, 2025



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%	15	16.8	7%	331	3.366	2.5
Dusseldorf	31	423	83%	60	18.5	30%	1.105	2.612	4.3
Frankfurt	22	288	73%	45	20.9	22%	910	3.157	7.7
Hamburg	33	376	96%	65	18.3	32%	1.364	3.632	5.3
Stuttgart	8	210	53%	18	16.7	9%	437	2.079	4.1
Total	106	1.395	80%	203	18.6	100%	4.147	2.972	5.2
Stabilized assets	95	1.173	89%	188	18.6	93%	3.579	3.051	5.3
Development assets	11	222	35%	15	18.9	7%	568	2.554	4.2

* 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 - Dec. 31, 2024	1.395	
o/w Investment portfolio	1.173	
o/w Development portfolio	222	
Vacancy - Dec. 31, 2023	253	18%
+ Acquired vacancy	0	
- Disposed vacancy	0	
+ Expiries and breaks	180	
- Renewals	-107	
- New leases	-52	
= Vacancy - Dec. 31, 2024	275	20%

EPRA vacancy ¹	Dec. 31, 2024	Dec. 31, 2023
Estimated rental value (ERV) (EUR m)	214.9	214.7
ERV of vacant space (EUR m)	17.0	17.3
Vacancy rate (%)	7.9%	8.1%

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	Cologne	2.500	Oct. 1, 2024	523	17.4	10	4	13.6
Maarweg 165	Cologne	1.600	Jun. 1, 2025	283	14.7	5	0	17.5
Am Hauptbahnhof 6	Frankfurt	5.900	Jan. 1, 2025	1.412	19.9	11	3	19.1
New leases < 1,500 SQM		12.500		4.891	18.3	11	3	15.3
Total new leases*		34.500		9.714	-	-	-	-
Renewals > 5,000 SQM								
Willstädter Str. 11-15	Düsseldorf	6.300		977	13.3	5	5	12.9
Am Seestern 1	Düsseldorf	6.500		1.340	17.2	12	8	17.2
Hanns-Klemm-Str. 45	Stuttgart	14.100		2.200	12.8	3	0	12.8
Renewals/options < 5,000 SQM		37.700		11.583	14.0	6	3	13.9
Total renewals + Options*		64.600		16.100	-	-	-	-

* Let area in the table represents the office space, total let area is 52,100 sqm (new leases) and 106,500 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									
Carl-Reiss-Platz 1	Mannheim	8.2	8.500	22.8	2.700	1.7	-	5.5%	-
Gartenstr. 2	Düsseldorf	15.6	5.000	8.4	1.650	1.5	0.4	6.5%	27%
Handwerkstr. 4	Stuttgart	7.4	6.400	11.8	1.850	1.2	0.2	6.2%	17%
Uhlandstr. 85	Berlin	46.8	13.000	29.3	2.250	3.9	-	5.2%	-
Friedrich-Scholl-Platz 1 (Part A)	Karlsruhe	9.6	5.900	24.9	4.200	1.3	-	3.7%	-
Platz der Einheit 1	Frankfurt	193.3	30.400	46.7	1.550	10.6	-	4.4%	-
Epplestr. 225 (10)	Stuttgart	17.8	11.900	20.7	1.750	2.4	0.3	6.3%	13%
Epplestr. 225 (20)	Stuttgart	14.3	7.900	22.6	2.850	0.8	-	2.2%	-
Total construction phase		313.0	89.000	187.2	2.100	23.4	0.9	4.7%	4%
Planning phase									
Lehrter Str. 17	Berlin	12.0	2.400	3.6	1.500	0.7	-	4.8%	-
Hanauer Landstr. 161-173	Frankfurt	31.0	15.500	35.3	2.300	3.3	-	5.0%	-
Maxstr. 3a	Berlin	11.6	4.100	10.6	2.600	0.8	-	3.4%	-
Ivo-Beucker-Str. 43	Düsseldorf	16.0	8.400	22.5	2.700	2.1	-	5.4%	-
Total planning phase		70.6	30.400	72.0	2.400	6.9	-	4.8%	-
Total		383.6	119.400	259.2	2.200	30.3	0.9	4.7%	3%



PLATZ DER EINHEIT 1, FRANKFURT

* Portfolio data as per December 31, 2024 (updated only once a year).

P&L AND FFO

EUR k ¹⁾	IFRS P&L	Adjustments	FFO 2023	FFO 2023
Revenues	198,441	-	198,441	192,026
Revenues from service charge income	40,735	-	40,735	38,167
Real estate operating expenses	-67,322	-	-67,322	-66,257
Net rental income	171,854	-	171,854	163,936
Administrative expenses	-8,341	1,558	-6,784	-7,684
Personnel expenses	-9,955	-	-9,955	-10,364
Other operating income	7,968	-4,611	3,358	1,872
Other operating expenses	-32,528	31,555	-973	-2,094
Net result from fair value adjustments to investment property	52,751	-52,751	-	-
Net result from the disposal of investment property	-	-	-	-
Net operating result	181,749	-24,248	157,500	145,665
Net financial result	-60,831	-11,791	-72,622	-53,758
Share of the result of companies accounted for at equity	-	-	-	17
Net result from the valuation of derivative financial instruments	-2,062	2,062	-	-
Pretax income	118,856	-33,978	84,878	91,924
Income tax expenses	-233,401	223,401	-	-
Consolidated profit	-104,545	189,423	84,878	91,924
Minority interests	-	-3,705	-3,705	-3,953
Consolidated profit / FFO (after minorities)²⁾	-104,545	185,718	81,173	87,972
Number of outstanding shares (k)			178,562	178,562
FFO per share (EUR)			0.45	0.49

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 it 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

	Dec. 31, 2024	Dec. 31, 2023
	EUR m	EUR m
Investment properties	4.127	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	4.147	3.991
Adjustments to fair value of owner occupied properties	7	9
Fair value of immovable assets	4.154	4.000
Cash on balance sheet	80	116
IFRS equity	1.507	1.618
Interest bearing debt	2.428	2.450
Balance sheet	4.349	4.238
G-REIT equity ratio	38.8%	43.0%
Corporate Net LTV	56.5%	58.3%
Balance sheet net LTV	55.0%	56.6%

