

ADDITIONAL INFORMATION H1 2025

August 5, 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	78%	13	17.3	6%	333	3.384	2.6
Dusseldorf	30	420	82%	59	18.5	30%	1.102	2.625	4.0
Frankfurt	22	290	72%	44	21.7	22%	923	3.188	8.2
Hamburg	32	370	95%	64	18.4	32%	1.353	3.655	5.6
Stuttgart	8	212	54%	20	17.2	10%	454	2.141	5.3
Total	104	1.390	79%	201	18.87	100%	4.165	2.996	5.5
Stabilized assets	93	1.165	86%	183	18.85	91%	3.572	3.066	5.5
Development assets	11	225	41%	18	18.46	9%	593	2.636	5.5

* Contracted rent/let office sqm



VACANCY

Physical vacancy	SQM '000S	Vacancy rate (%)
Total lettable area - Dec. 31, 2024	1.395	
+ Acquired space	0	
- Disposed space	-9	
+/- Other adjustments	-5	
Total lettable area -Jun. 30, 2025	1.390	
o/w Investment portfolio	1.060	
o/w Development portfolio	225	
Vacancy - Dec. 31, 2024	275	20%
+ Acquired vacancy	0	
- Disposed vacancy	-1	
+ Expiries and breaks	137	
- Renewals	-65	
- New leases	-51	
= Vacancy - Jun. 30, 2025	294	21%

EPRA vacancy ¹	Jun. 30, 2025	Dec. 31, 2024
Estimated rental value (ERV) (EUR m)	225.7	214.9
ERV of vacant space (EUR m)	19.3	17.0
Vacancy rate (%)	8.5%	7.9%

¹ Excl. refurbishment assets



GEORG-GLOCK-STR. 19, DÜSSELDORF

OFFICE LEASES

Address	City	Lettable Area*	Lease start	Net rent p. a. [EUR k]	Net rent/m ² [new lease]	Lease length [years]	Rent free [% of lease length]	Net rent/m ² [former lease]
New leases > 1,500 sqm								
Epplestraße 225	Stuttgart	12.700	July 1, 2025	2.270	14.92	3.0	-	16.06
Deutsche-Telekom-Allee 9	Darmstadt	12.100	July 1, 2026	2.560	17.69	13.0	-	14.10
Epplestraße 225	Stuttgart	2.000**	Dec. 1, 2025	0	0.00	0.0	-	0.00
Friedrich-Scholl-Platz 1	Karlsruhe	5.800	Dec. 1, 2025	1.530	22.01	20.0	-	7.18
New leases < 1,500 sqm		9.300		440				
Total new leases		41.900		6.800	16.26			12.93
Renewals + Options > 5,000 sqm								
Grindelberg 62-66	Hamburg	17.400		2.870	13.75	5.0	-	13.46
Max-Brauer-Allee 89-91	Hamburg	7.000		1.240	14.76	10.0	-	14.76
Öjendorfer Weg 9-11	Hamburg	5.900		770	10.88	5.0	-	10.88
Renewals + Options < 5,000 sqm		25.900		3.920				
Total Renewals+ Options		56.200		8.800				

* Lettable area in the table represents just the office space, total let area is 2025 (YTD): 51,000m² (New leases) and 65,200m² (Prolongations + Options)

** 100% turnover rent

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	0.9	6.5%	62%
Handwerkstr. 4	Stuttgart	7.4	6.400	11.8	1.850	1.2	0.3	6.2%	25%
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	1.5	3.7%	100%
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	3.0	4.7%	13%
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	3.0	4.7%	10%



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

P&L AND FFO

EUR k ¹⁾	IFRS P&L	Adjustments	FFO Jan. 1 – June 30, 2025	FFO ³⁾ Jan. 1 – June 30, 2024
Revenues	97,394	-	97,394	98,624
Revenues from service charge income	22,170	-	22,170	23,337
Real estate operating expenses	-34,438	559	-33,880	-34,627
Net rental income	85,126	559	85,685	87,334
Administrative expenses	-4,289	529	-3,761	-3,392
Personnel expenses	-11,149	-	-11,149	-11,558
Other operating income	1,848	-200	1,648	1,790
Other operating expenses	-2,479	-451	-2,930	263
Net result from fair value adjustments to investment property	-106	106	-	-
Net result from the disposal of investment property	-3,301	3,301	-	-
Net operating result	65,650	3,844	69,494	74,437
Net financial result ²⁾	-24,747	-14,301	-39,047	-36,400
Share of the result of companies accounted for at equity	-	-	-	-
Net result from fair value adjustments on financial derivatives	-5,276	5,276	-	-
Pretax income/Pretax FFO²⁾	35,627	-5,180	30,446	38,037
Income tax result	-1,472	1,472	-	-
Consolidated profit/FFO (before minorities)	1,685	-1,685	-	-
Minority interests	35,840	-5,392	30,446	38,037
Consolidated profit/FFO (after minorities)	-	-1,699	-1,699	-2,032
	35,840	-7,091	28,748	36,005
Number of outstanding shares (k)			178,562	178,562
FFO per share (EUR)			0.16	0.20

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.

3) The calculation of FFO was adjusted for the same period of the previous year in accordance with the reporting standard applicable from the first quarter of 2025. FFO (after minority interests) of EUR k 41,454 was recognised in the prior-year period.



STEINSTR. 10, HAMBURG

BALANCE SHEET

	Jun. 30, 2025	Dec. 31, 2024
	EUR m	EUR m
Investment properties	4.146	4.127
Carrying amount of owner occupied properties	16	17
Other assets	0	3
Assets held for sale	3	0
Carrying amount of immovable assets	4.166	4.147
Adjustments to fair value of owner occupied properties	7	7
Fair value of immovable assets	4.173	4.154
Cash on balance sheet	154	80
IFRS equity	1.540	1.507
Interest bearing debt	2.549	2.428
Balance sheet	4.473	4.349
Balance sheet net LTV	54.5%	54.8%

