



## Ad-hoc announcement

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## alstria announces indicative results of invitation to tender existing corporate bonds (ISIN: XS1323052180, XS1346695437)

Hamburg, November 16, 2017 - alstria office REIT-AG (Symbol: AOX, ISIN: DE000A0LD2U1) announces today the indicative results of its invitation to holders of its existing €500,000,000 2.250% Notes due 2021 (the “2021 Notes”, ISIN: XS1323052180) and €500,000,000 2.125% Notes due 2023 (the “2023 Notes”, ISIN: XS1346695437, and, together with the 2021 Notes, the “Notes”), to tender such Notes for purchase by alstria office REIT-AG for cash (the “Invitation”).

The Invitation was announced on November 8, 2017 and was made on the terms and subject to the conditions set forth in the tender offer memorandum dated November 8, 2017.

The invitation period expired at 5:00 p.m. CET on November 15, 2017. As at the expiration of the invitation period, alstria office REIT-AG had received valid tenders for purchase pursuant to the Invitation of (i) EUR 173,200,000 in aggregate nominal amount of 2021 Notes, and (ii) EUR 202,800,000 in aggregate nominal amount of 2023 Notes.

If alstria office REIT-AG decides to accept Notes validly tendered pursuant to the Invitation, alstria office REIT-AG expects that the final aggregate nominal amount of Notes accepted for purchase pursuant to the Invitation (the “Final Acceptance Amount”), the allocation of the amount accepted for purchase pursuant to the Invitation for each of the 2021 Notes and the 2023 Notes (the “Series Acceptance Amounts”) and the scaling factors that will be applied to 2021 Notes and/or the 2023 Notes as a consequence (each a “Scaling Factor”), will be set as follows:

	<b>Expected Series Acceptance Amount</b>	<b>Expected Scaling Factor</b>
<b>2021 Notes</b>	EUR 173,200,000	N/A
<b>2023 Notes</b>	EUR 175,000,000	94.50%
<b>Expected Final Acceptance Amount</b>	EUR 348,200,000	

Noteholders should note that this is a non-binding indication of the level at which alstria office REIT-AG expects to set the Final Acceptance Amount, each Series Acceptance Amount, and any Scaling Factor(s) that may apply to 2021 Notes and/or 2023 Notes as a consequence.

Pricing for the Invitation will take place at or around 12:00 p.m. CET today. As soon as reasonably practicable thereafter, alstria office REIT-AG will announce the final results of the Invitation and whether it will accept for purchase valid tenders of Notes pursuant to the Invitation.

The settlement date in respect of the Notes accepted for purchase pursuant to the Invitation is expected to be November 20, 2017.

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[www.beehive.work](http://www.beehive.work)

**About alstria:**

alstria office REIT AG is the leading real-estate operator focusing solely on German office property in selected German markets. Our strategy is based on the ownership and an active management of our properties throughout their entire life cycle, strong added-value services to our customers and deep knowledge of the markets in which we operate. alstria strives for sustainable long-term value creation while taking advantage of short-term arbitrage of inefficiencies in the real estate markets. The portfolio comprises 119 buildings with a lettable area of 1.6 million sqm and a total portfolio value of EUR 3.2 billion.

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No action has been taken that would permit an offering of the securities or possession or distribution of this release in any jurisdiction where action for that purpose is required. Persons into whose possession this release comes are required to inform themselves about and to observe any such restrictions.

The Invitation will not be made, directly or indirectly, in or into, or by use of the mail of, or by any means or instrumentality of interstate or foreign commerce of, or of any facilities of a national securities exchange of, the United States. This includes, but is not limited to, facsimile transmission, electronic mail, telephone and the internet. Accordingly, this release and any other documents or materials relating to the Invitation are not being, and must not be, directly or indirectly, mailed or otherwise transmitted, distributed or forwarded (including, without limitation, by custodians, nominees or trustees) in or into the United States or to any persons located or resident in the United States. Any purported offer of bonds in the Invitation resulting directly or indirectly from a violation of these restrictions will be invalid and any purported offer of bonds for purchase made by a person located in the United States or any agent, fiduciary or other intermediary acting on a non-discretionary basis for a principal giving instructions from within the United States will be invalid and will not be accepted.

As far as this release contains forward-looking statements with respect to the business, financial condition and results of operations of alstria office REIT-AG (alstria), these statements are based on current expectations or beliefs of alstria's management. These forward-looking statements are subject to a number of risks and uncertainties that could cause alstria's actual results or performance to differ materially from those reflected in such forward-looking statements. Apart from other factors not mentioned here, differences could occur as a result of changes in the overall economic situation and the

competitive environment - especially in the core business segments and markets of alstria. Also, the development of the financial markets and changes in national as well as international provisions particularly in the field of tax legislation and financial reporting standards could have an effect. Terrorist attacks and their consequences could increase the likelihood and the extent of differences. alstria undertakes no obligation to publicly release any revisions or updates to these forward-looking statements to reflect events or circumstances after the date hereof or to reflect the occurrence of unanticipated events.