

## Press release

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alstria office REIT-AG places corporate bond with a nominal value of EUR 500 m

- **Euro denominated, unsecured, fixed-rated bond with a nominal value of EUR 500 m and coupon of 2.25% refinances debt of Deutsche Office**
- **Issuance was three times oversubscribed**
- **Bond issuance further diversifies alstria's sources of financing**

**HAMBURG, November 17, 2015** – alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1) ('alstria'), the leading German office REIT, announces the successful placement of an unsecured, fixed-rated corporate bond.

The corporate bond maturing March 24, 2021 with a total nominal amount of EUR 500 m will bear a fixed coupon of 2.25% and will be issued in a denomination of EUR 100,000. The proceeds from the bond will be used to replace the existing, higher-yielding bank liabilities of DO Deutsche Office-AG, which has recently been acquired by alstria.

The bond received a preliminary BBB rating from Standard & Poor's (S&P) and will be issued on or around November 17, 2015. The long-term corporate rating assigned to alstria office REIT-AG by S&P is BBB. The bond will be admitted to trading on the regulated market of the Luxembourg Stock Exchange. The identification numbers are: WKN: A1685N, ISIN: XS1323052180, Common Code: 132305218.

'Following the preliminary rating of S&P, this first bond issuance by alstria is an important step in the development of the Company', said Olivier Elamine, CEO of alstria office REIT-AG. 'Our ability to access a new, deep and liquid market, allows us to further diversify our sources of funding, while executing the business plan announced at the time of the acquisition of Deutsche Office.'

J.P. Morgan, Société Générale, UBS and UniCredit are acting as Joint Bookrunners on the transaction.

**Contact IR/PR:**

Ralf Dibbern  
Bäckerbreitergang 75  
20355 Hamburg, Germany  
Tel: +49 (0) 40 226 341 329  
Email: [rdibbern@alstria.de](mailto:rdibbern@alstria.de)

**More information on:**

[www.alstria.com](http://www.alstria.com)  
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**About alstria:** alstria office REIT-AG is an internally managed Real Estate Investment Trust (REIT) focused solely on acquiring, owning and managing office real estate in Germany. alstria was founded in January 2006 and was converted into the first German REIT in October 2007. Its headquarters are in Hamburg. The combination of alstria and Deutsche Office creates the leading listed German office real estate company with a combined portfolio of 125 office buildings comprising 1.8 million sqm of lettable space and representing a total portfolio value of approximately EUR 3.4 billion (as of September 30, 2015). The alstria office REIT-AG strategy is based on active asset and portfolio management as well as on establishing and maintaining good relationships with key customers and decision makers. alstria focuses on long-term real estate value creation.

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