



## Press release

Not for release, publication or distribution in the United States, Australia, Canada or Japan

### alstria office REIT-AG places second 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 2.125 %
- Maturity of 7 years further improves alstria's balance sheet quality
- Order book was 10 times oversubscribed
- Bond issuance concludes refinancing of Deutsche Office

**HAMBURG, April 05, 2016** - alstria office REIT-AG (symbol: AOX, ISIN: DE000A0LD2U1) ('alstria'), the leading German office REIT, announces the successful placement of a second unsecured, fixed-rated corporate bond.

The corporate bond maturing in April 2023 with a total nominal amount of EUR 500 m will bear a fixed coupon of 2.125 % and will be issued in a denomination of EUR 100,000. The proceeds from the bond will be used to replace the existing bank liabilities of DO Deutsche Office-AG, which has been acquired by alstria in October 2015.

The bond received a preliminary BBB rating from Standard & Poor's (S&P) and will be issued on or around April 5, 2016. 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: A169L5, ISIN: XS1346695437, Common Code: 134669543.

'With the placement of our second bond we concluded the refinancing of the debt of Deutsche Office', said Olivier Elamine, CEO of alstria office REIT-AG. 'Following our debut bond in November last year, we have successfully managed to establish alstria in the public credit market as demonstrated by the very strong demand that the order book generated'.

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)  
[www.alstria.blogspot.com](http://www.alstria.blogspot.com)  
[www.twitter.com/alstria\\_REIT](http://www.twitter.com/alstria_REIT)

**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 120 office buildings comprising 1.7 million sqm of lettable space and representing a total portfolio value of approximately EUR 3.3 billion (as of December 31, 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.

**Disclaimer:** This release may not be published, distributed or transmitted, directly or indirectly, in the United States (including its territories and possessions), Canada, Australia or Japan or any other jurisdiction where such an announcement would be unlawful. The distribution of this announcement may be restricted by law in certain jurisdictions and persons into whose possession this document or other information referred to herein should inform themselves about and observe any such restriction. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction.

This release constitutes neither an offer to sell nor to buy nor a solicitation of an offer to buy any securities. Neither this release nor anything contained herein shall form the basis of, or be relied upon in connection with, any offer or commitment whatsoever in any jurisdiction. The securities mentioned herein have not been nor will they be registered under the U.S. Securities Act of 1933, as amended, or with any securities regulatory authority of a state or any other jurisdiction in the USA. Therefore, the securities must not be offered or sold within the USA or any other jurisdiction where to do so would constitute a violation of the laws of such jurisdiction. There will be no registration of the securities pursuant to the relevant laws in the USA.

In the United Kingdom, this release is for distribution only to persons (i) who are investment professionals falling within Article 19(5) of Financial Services and Markets Act 2000 (as amended, the "Financial Promotion Order") or (ii) falling within Article 49(2)(a) to (d) of the Financial Promotion Order (high net worth companies, unincorporated associations, etc.) or (iii) other persons to whom it may be lawfully communicated in accordance with the Financial Promotion Order (all such persons falling within (i) - (iii) together being referred to as "Relevant Persons"). This release is directed only at Relevant Persons and must not be acted on or relied on by persons who are not Relevant Persons. In the United Kingdom, any investment or investment activity to which this release relates is available only to Relevant Persons and will be engaged in only with Relevant Persons.

In member states of the European Economic Area which have implemented the Directive 2003/71/EC (and amendments thereto, including Directive 2010/73/EU, to the extent implemented, the "Prospectus Directive") (each, a "Relevant Member State"), this release and any offer if made subsequently is directed exclusively at persons who are "qualified investors" within the meaning of the Prospectus Directive (including any relevant implementing measure in the Relevant Member State).

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.

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 actual results or performance of the Company 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.