



Press release

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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.

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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 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.

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