

# FACT SHEET

as per Nov. 2010



**alstria**

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First German REIT

## COMPANY PROFILE

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.

## STRATEGIC FOCUS

- ◆ Focus on Germany
- ◆ Focus on office properties
- ◆ Close tenant relationships
- ◆ Buy-and-Manage strategy
- ◆ G-REIT



SOME BUY AND SELL  
OTHERS BUY AND HOLD  
WE BUY AND MANAGE REAL ESTATE



**alstria**  
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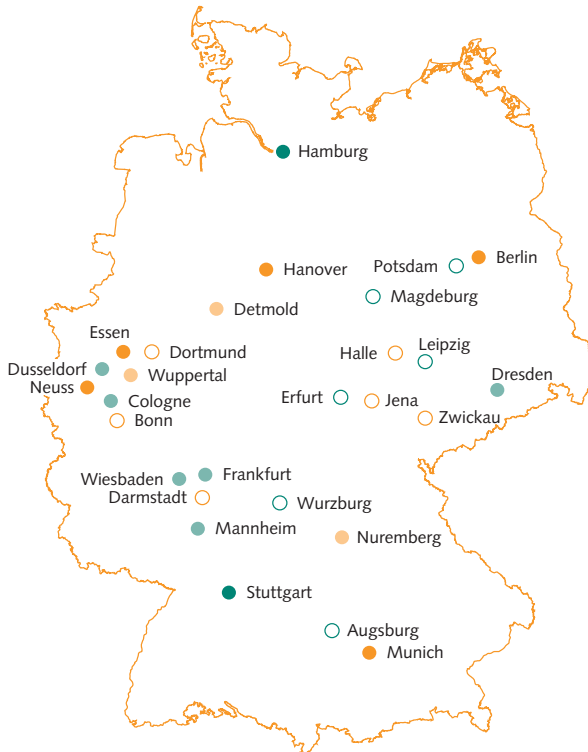
GESUNDHEITSAMT HAMBURG-MITTE

## PORTFOLIO METRICS

Metric	Value
Number of properties	74
Number of Joint Ventures (off balance)	2
Market value (EUR m)	1,442
Contractual rent (EUR m)	89.5
Valuation yield	6.2%
Approx. lettable area (sqm)	820,300
Vacancy (% of lettable area)	7.7%
Lease length (years)	9.2
Average value per sqm (EUR)	1,758
Average rent per sqm (EUR per month)	9.8



# OMV<sup>1</sup> OF INVESTMENT PROPERTIES



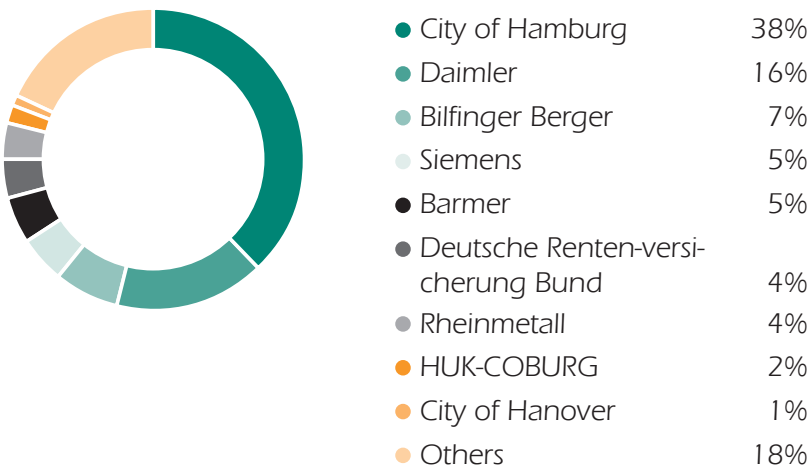
- More than EUR 100 m
- Between EUR 50 m and EUR 100 m
- Between EUR 25 m and EUR 50 m
- Between EUR 10 m and EUR 25 m
- Between EUR 5 m and EUR 10 m
- Between EUR 1 and EUR 5 m

<sup>1</sup> open market value

# PORTFOLIO BROKEN DOWN BY USE



# KEY TENANTS







FIRST CLASS OFFICE BUILDINGS IN GERMANY  
NOTHING MORE  
BUT NOTHING LESS EITHER



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# FINANCIAL HIGHLIGHTS H1 2010

## P&L

Revenues (EUR m)	45.1
FFO (EUR m)	15.7
Net profit (EUR m)	11.6
Dividend/share, 2009 (EUR)	0.50

## Balance sheet

Average maturity of debt (years)	5.1
Average cost of debt	4.3 %
Net LTV (%)	56.7
GREIT equity ratio (%)	42.5

# SHARE

ISIN	DE000A0LD2U1
Symbol	AOX
Prime Sector	Financial Services
Industry Group	Real Estate
Market Segment	Prime Standard, Frankfurt
Indices	SDAX, EPRA, German REIT Index, S&P/Citigroup Global REIT Index
Number of Shares	61.6 million
Share Capital (notional)	EUR 61.6 million
Market Capitalisation (30.10.2010)	EUR 620 million
Free Float	44 %





A GOOD INVESTMENT STARTS WITH THE  
PASSION FOR PERFECT DETAILS



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## NOTES

[illegible]

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