



Q1 |

*CONSOLIDATED INTERIM
STATEMENT*

as of March 31, 2016

GROUP FINANCIALS

| EUR k | Jan. 1 – March 31, 2016 | Jan. 1 – March 31, 2015 | Change (%) |
|---|----------------------------|----------------------------|---------------|
| Revenues and Earnings | | | |
| Revenues | 51,066 | 24,072 | 112.1 |
| Net rental income | 45,185 | 21,925 | 106.1 |
| Consolidated loss/profit for the period ¹⁾ | 14,020 | -10,532 | n/a |
| FFO ¹⁾ | 28,983 | 11,211 | 158.5 |
| Earnings per share (EUR) | 0.09 | -0.13 | n/a |
| FFO per share (EUR) | 0.19 | 0.13 | 46.2 |

| EUR k | March 31, 2016 | Dec. 31, 2015 | Change (%) |
|---|----------------|---------------|---------------|
| Balance Sheet | | | |
| Investment property | 3,261,495 | 3,260,467 | 0.0 |
| Total assets | 3,529,989 | 3,850,580 | -8.3 |
| Equity ¹⁾ | 1,633,620 | 1,619,377 | 0.9 |
| Liabilities | 1,857,499 | 2,192,916 | -15.3 |
| Net asset value (NAV) per share (EUR) | 10.74 | 10.64 | 0.9 |
| Diluted NAV per share (EUR) ²⁾ | 10.80 | 10.68 | 1.1 |
| Net LTV (%) | 49.0 | 49.3 | -0.3 pp |

¹⁾ Without minorities.

²⁾ Dilution based on potential conversion of convertible bond.

| G-REIT Figures | March 31, 2016 | Dec. 31, 2015 | Change (%) |
|---|----------------|---------------|---------------|
| G-REIT equity ratio (%) | 49.7 | 49.4 | 0.3 pp |
| Revenues incl. other income from investment properties (%) | 100 | 100 | 0.0 pp |

| EPRA ¹⁾ Key Figures | Jan. 1 – March 31, 2016 | Jan. 1 – March 31, 2015 | Change (%) |
|-------------------------------------|----------------------------|----------------------------|---------------|
| EPRA earnings per share (EUR) | 0.18 | 0.12 | 50.0 |
| EPRA cost ratio A (%) ²⁾ | 20.0 | 25.0 | -5.0 pp |
| EPRA cost ratio B (%) ³⁾ | 15.4 | 20.5 | -4.6 pp |

| | March 31, 2016 | Dec. 31, 2015 | Change (%) |
|--|----------------|---------------|---------------|
| EPRA NAV per share (EUR) | 11.10 | 10.91 | 1.7 |
| EPRA NNNNAV per share (EUR) | 10.77 | 10.66 | 1.0 |
| EPRA net initial yield (%) | 5.0 | 5.0 | 0.0 pp |
| EPRA 'topped-up' net initial yield (%) | 5.4 | 5.3 | 0.1 pp |
| EPRA vacancy rate (%) | 10.9 | 11.2 | -0.3 pp |

¹⁾ For further information, please refer to EPRA Best Practices Recommendations, www.epra.com.

²⁾ Including vacancy costs.

³⁾ Excluding vacancy costs.

CONSOLIDATED INTERIM STATEMENT Q1 2016

1 KEY METRICS OF THE PORTFOLIO AND SIGNIFICANT EVENTS

| Key Metrics | March 31, 2016 | Dec. 31, 2016 |
|--|-------------------|------------------|
| Number of properties | 121 | 120 |
| Number of joint venture properties | 1 | 1 |
| Market value (EUR bn) ¹⁾ | 3.3 | 3.3 |
| Annual contractual rent (EUR m) | 211.3 | 208.3 |
| Valuation yield (contractual rent/ market value) | 6.3 | 6.3 |
| Lettable area (sqm) | 1,749,388 | 1,724,100 |
| Vacancy (% of lettable area) ²⁾ | 11.6 | 11.8 |
| WAULT (years) | 5.1 | 5.2 |
| Average rent/sqm (EUR/month) | 11.5 | 11.5 |

¹⁾ Incl. fair value of owner-occupied properties.

²⁾ Contractual vacancy rate includes vacancies in assets of the Company's development pipeline.

5,600 SQM NEW LEASE IN THE KASTOR TOWER IN FRANKFURT

In the first quarter of fiscal year 2016, letting activities (as measured by new leases and lease extensions) were at a good level. In total, alstria let around 34,500 sqm, of which 14,900 sqm were new leases and 19,600 sqm were lease renewals.

A significant letting success was a new lease in Frankfurt, Platz der Einheit (KASTOR TOWER) for approximately 5,600 sqm of office and ancillary space. The lease will start on June 15, 2016, and will reduce the vacancy in the 30,600 sqm building from 71 % to 53 %.

LOAN REPAYMENT

On February 22, 2016, the loan to finance the Herkules portfolio with a nominal value of EUR 332 m was repaid prematurely. The refinancing was made using the proceeds from the bond that had been issued in November 2015.

2 KEY FIGURES FOR THE DEVELOPMENT OF EARNING POSITION

Rental revenues amounted to EUR 51.1 m in the first quarter of 2016, and thus increased by EUR 27.0 m compared to the revenues in the first quarter of the previous year (EUR 24.1 m). This includes revenues from Deutsche Office in an amount of EUR 26.0 m.

The consolidated net result amounted to EUR 14.6 m (of which EUR 0.6 m is attributable to minorities) in the reporting period and was higher than the consolidated net result of the first quarter 2015 (consolidated net result: EUR -10.5 m). The increase is mainly due to an unproportional increase in net financing costs as well as an improved net result from fair value adjustments on financial derivatives.

Funds from operations amounted to EUR 29.8 m (thereof attributable to minorities: EUR 0.8 m) and were thus EUR 18.6 m higher than funds from operations in the previous year's reporting period (EUR 11.2 m). The main reason for this is the increase in revenues resulting from the takeover of Deutsche Office and the improvement of financing costs.

| EUR k | Jan. 1 – March 31, 2016 | Jan. 1 – March 31, 2015 |
|--|-------------------------------|-------------------------------|
| Pre-tax income (EBT) | 14,561 | -10,529 |
| Net profit/loss from fair value adjustments on financial derivatives | 12,888 | 20,450 |
| Profit/loss from the disposal of investment property | 11 | 0 |
| Fair value and other adjustments in joint venture | 0 | 431 |
| Other adjustments ¹⁾ | 2,367 | 859 |
| Funds from operations (FFO)²⁾ | 29,827 | 11,211 |
| Attributable to minority shareholders | -844 | - |
| Attributable to alstria office REIT-AG shareholders | 28,983 | 11,211 |
| Maintenance and re-letting | -2,768 | -4,798 |
| Adjusted funds from operations (AFFO)³⁾ | 26,215 | 6,413 |
| Number of shares (k) | 152,164 | 86,941 |
| FFO per share (EUR k)⁴⁾ | 0.19 | 0.13 |

¹⁾ Non-cash income or expenses and non-recurring effects.

²⁾ (A)FFO is not a measure of operating performance or liquidity under generally accepted accounting principles, in particular IFRS, and should not be considered as an alternative to the Company's income or cash flow measures as determined in accordance with IFRS. Furthermore, there is no standard definition for (A)FFO. Thus, the (A)FFO or measures with similar names as presented by other companies may not necessarily be comparable to alstria's (A)FFO.

³⁾ The AFFO is equal to the FFO with adjustments made for capital expenditures used to maintain the quality of the underlying investment portfolio and expenses for lease-ups.

⁴⁾ Without minorities.

3 KEY FIGURES FOR THE DEVELOPMENT OF THE FINANCIAL AND ASSETS POSITION

INVESTMENT PROPERTIES

The total value of investment properties amounted to EUR 3.26 bn as of March 31, 2016, in comparison to EUR 3.26 bn as of December 31, 2015.

| | |
|--|------------------|
| EUR k | |
| Investment properties as of Dec. 31, 2015 | 3,260,467 |
| Investments | 5,771 |
| Acquisitions | 15 |
| Disposals | 0 |
| Reclassifications | -4,758 |
| Net loss/gain from fair value adjustments on investment property | 0 |
| Investment properties as of March 31, 2016 | 3,261,495 |
| Carrying amount of owner occupied properties | 9,114 |
| Fair value of properties held for sale | 70,088 |
| Interests in joint ventures | 24,293 |
| Carrying amount of immovable assets | 3,364,990 |
| Adjustments to fair value of owner occupied properties | 1,926 |
| Fair value of immovable assets | 3,366,916 |

For a detailed description of the investment properties, please refer to the Company Report 2015.

FURTHER KEY FIGURES OF THE ASSETS POSITION

As of March 31, 2016 alstria had cash and cash equivalents in an amount of EUR 127.8 m (December 31, 2015: EUR 460.3 m).

Total equity increased to EUR 1,672.5 m as of March 31, 2016 (December 31, 2015: EUR 1,657.7 m), containing a share of EUR 38.9 m that is attributable to minorities (December 31, 2015: EUR 38.3 m).

LOANS

as of March 31, 2016, the loan facilities in place are as follows:

| Liabilities | Maturity | Principal amount drawn as of March 31, 2016 EUR k | LTV as of March 31, 2016 % | LTV covenant % | Principal amount drawn as of Dec. 31, 2015 EUR k |
|----------------------------------|----------------|--|-------------------------------|-------------------|---|
| Syndicated loan #1 | Sept. 30, 2020 | 466,464 | 47.4 | 70.0 | 470,556 |
| Syndicated loan #2 ¹⁾ | Feb. 22, 2016 | 0 | – | 72.0 | 331,910 |
| Syndicated loan #3 | Sept. 30, 2018 | 334,470 | 58.2 | 75.0 | 336,320 |
| Loan #1 | Sept. 30, 2019 | 67,000 | 45.2 | 65.0 | 67,000 |
| Loan #2 | June 30, 2017 | 58,538 | 58.2 | n/a | 58,868 |
| Loan #3 | April 30, 2021 | 59,817 | 50.2 | 66.0 | 60,048 |
| Loan #4 | Mar. 28, 2024 | 56,500 | 50.2 | 75.0 | 56,500 |
| Loan #5 | Dec. 17, 2018 | 56,000 | 45.9 | 60.0 | 56,000 |
| Loan #6 | Dec. 31, 2018 | 53,155 | 57.0 | 65.0 | 53,432 |
| Loan #7 | Dec. 30, 2017 | 18,358 | 50.7 | 73.0 | 18,507 |
| Loan #8 | July 30, 2021 | 15,384 | 52.0 | 60.0 | 15,423 |
| Total loans | | 1,185,686 | 51.7 | – | 1,524,564 |
| Bond | Mar. 24, 2021 | 500,000 | – | – | 500,000 |
| Convertible bond | June 14, 2018 | 79,200 | – | – | 79,200 |
| Total | | 1,764,886 | 52.9 | – | 2,103,764 |
| Net LTV | | | 49.0 | | |

¹⁾ Loan agreement terminated as at February 22, 2016.

4 COVENANT REPORT

*COMPLIANCE WITH AND CALCULATION OF THE COVENANTS REFERRING TO §11 OF THE TERMS AND CONDITIONS**

In case of the incurrence of new Financial Indebtedness, that is not drawn for the purpose of refinancing existing liabilities, alstria needs to comply with the following covenants:

- › The ratio of the Consolidated Net Financial Indebtedness over Total Assets will not exceed 60%
- › The ratio of the Secured Consolidated Net Financial Indebtedness over Total Assets will not exceed 45%
- › The ratio of Unencumbered Assets over Unsecured Consolidated Net Financial Indebtedness will be more than 150%

Following the issuance of the bond on November 24, 2015 up to the reporting date alstria did not incur any new Financial Indebtedness. After the reporting period, alstria incurred two further Financial Indebtednesses to refinance existing Secured Financial Indebtedness (for further information please see section “Recent developments and outlook”).

Furthermore, starting from the fifth reporting date following the issuance of the bond, alstria needs to maintain a ratio of the Consolidated Adjusted EBITDA over Net Cash Interest of not less than 1.80 to 1.00. The initial calculation and publication of the ratio will be done together with the 2016 annual report.

As of March 31, 2016, no covenants under the loan agreements and/or the terms and conditions of the bond have been breached.

* The following section refers to the Terms and Conditions of the Fixed Rate Notes issued on November 24, 2015 with a total nominal amount of EUR 500 million with a coupon amounting to 2.25% per annum, maturing on March 24, 2021 (for further information please refer to www.alstria.de). Capitalized terms have the meaning as defined in the Terms and Conditions.

5 RECENT DEVELOPMENTS AND OUTLOOK

PLACEMENT OF A BOND

On April 5, 2016, alstria placed a second unsecured fixed-rated bond with a nominal value of EUR 500 m. The corporate bond, which matures April 2023, bears a fixed coupon of 2.125%. The proceeds from the bond serve for the refinancing of bank liabilities.

PLACEMENT OF A "SCHULDSCHEIN"

On April 28, 2016 the Company placed a Schuldschein with a nominal value of EUR 150 m. The Schuldschein with an average coupon of 2.07% has an average maturity of 7.1 years. The proceeds will be used to refinance existing bank debt.

FURTHER LOAN REPAYMENT

With the proceeds from the second bond the Company was able to refinance further bank liabilities. On May 2, 2016, the loan agreement for the financing of the Homer portfolio with a nominal value of EUR 333 m was terminated prematurely.

CAPITAL INCREASE

After the reporting period, the Company acquired an additional approx. 1.4% of DO Deutsche Office AG against the issuance of shares of alstria office REIT-AG.

alstria created the new shares by implementing a capital increase against contribution in kind in a volume of EUR 964,182.00, having partially utilized its authorized capital and having excluded shareholders' subscription rights. The implementation of the capital increase was registered in the commercial register as of May 3, 2016. Therefore, the registered capital of alstria office REIT-AG has increased from EUR 152,164,285.00 to EUR 153,128,467.00.

OUTLOOK

The first quarter of financial year 2016 proceeded as expected. The statements and forecasts presented in the Group management report of 2015 concerning the expected development of the Group for the financial year 2016 are still valid. Based on the recent transactions and the contractual rents, alstria still expects revenues in the amount of EUR 200 m and an FFO of EUR 115 m (FFO attributable to alstria shareholders) for fiscal year 2016.

RISK MANAGEMENT

The Group is exposed through its business to various risks. For further details please refer to the Annual Report 2015.

The overall risk situation of alstria has not changed.

DISCLAIMER

The management report contains statements relating to anticipated future developments. These statements are based on current assessments and are, by their very nature, exposed to risks and uncertainty. Actual developments may differ from those predicted in these statements.

CONSOLIDATED INCOME STATEMENT

for the period from January 1 to March 31. 2016

| EUR k | 01.01.- 31.03.2016 | 01.01.- 31.03.2015 |
|---|-------------------------------|-------------------------------|
| Revenues | 51,066 | 24,072 |
| Income less expenses from passed on operating expenses | -342 | -64 |
| Real estate operating costs | -5,539 | -2,083 |
| Net Rental Income | 45,185 | 21,925 |
| Administrative expenses | -2,011 | -1,066 |
| Personnel expenses | -3,386 | -3,163 |
| Other operating income | 1,770 | 970 |
| Other operating expenses | -1,852 | -285 |
| Gain/loss on disposal of investment property | -11 | 0 |
| Net Operating Result | 39,695 | 18,381 |
| Net financial result | -12,639 | -8,250 |
| Share of the result of joint venture | 393 | -210 |
| Net loss from fair value adjustments on financial derivatives | -12,888 | -20,450 |
| Pre-Tax Income (EBT) | 14,561 | -10,529 |
| Income tax expense | 42 | -3 |
| Consolidated Profit/Loss for the period | 14,603 | -10,532 |
| Attributable to: | | |
| Owners of the company | 14,020 | -10,532 |
| Noncontrolling interest | 583 | 0 |
| Earnings per share in EUR | | |
| <i>based on the profit attributable to alstria's shareholders</i> | | |
| Basic earnings per share | 0.09 | -0.13 |
| Diluted earnings per share | 0.09 | -0.11 |

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the period from January 1 to March 31. 2016

| EUR k | 01.01.- 31.03.2016 | 01.01.- 31.03.2015 |
|---|-----------------------|-----------------------|
| Consolidated loss/profit for the period | 14,603 | -10,532 |
| Items which might be reclassified to the income statement in a future period: | | |
| <i>Reclassification from Cashflow Hedging Reserve</i> | 21 | 869 |
| Other comprehensive result for the period: | 21 | 869 |
| Total comprehensive result for the period: | 14,624 | -9,663 |
| Total comprehensive profit/loss attributable to: | | |
| Owners of the company | 14,041 | -9,663 |
| Noncontrolling interest | 583 | 0 |

as at March 31, 2016

| EUR k | 31.03.2016 | 31.12.2015 |
|---------------------------------|------------------|------------------|
| Non-Current Assets | | |
| Investment property | 3,261,495 | 3,260,467 |
| Equity-accounted investments | 24,293 | 23,900 |
| Property, plant and equipment | 9,830 | 5,161 |
| Intangible assets | 540 | 607 |
| Derivatives | 3,766 | 8,462 |
| Total Non-Current Assets | 3,299,924 | 3,298,597 |
| Current Assets | | |
| Trade receivables | 17,067 | 12,578 |
| Tax receivables | 225 | 226 |
| Other receivables | 14,916 | 9,783 |
| Cash and cash equivalents | 127,769 | 460,253 |
| <i>thereof restricted</i> | 15,126 | 32,036 |
| Assets held for sale | 70,088 | 69,143 |
| Total Current Assets | 230,065 | 551,983 |
| Total Assets | 3,529,989 | 3,850,580 |

EQUITY AND LIABILITIES

| EUR k | 31.03.2016 | 31.12.2015 |
|---|------------------|------------------|
| Equity | | |
| Share capital | 152,164 | 152,164 |
| Capital surplus | 1,499,679 | 1,499,477 |
| Hedging reserve | -249 | -270 |
| Retained earnings | -17,974 | -31,994 |
| Equity attributable to the owners of the company | 1,633,620 | 1,619,377 |
| Noncontrolling interests | 38,870 | 38,287 |
| Total Equity | 1,672,490 | 1,657,664 |
| Non-Current Liabilities | | |
| Long-term loans, net of current portion | 1,714,101 | 1,715,590 |
| Derivatives | 28,171 | 23,208 |
| Other provisions | 3,721 | 3,221 |
| Other liabilities | 1,588 | 1,854 |
| Deferred taxes | 132 | 132 |
| Total Non-Current Liabilities | 1,747,713 | 1,744,005 |
| Current Liabilities | | |
| Short-term loans | 35,763 | 376,402 |
| Trade payables | 12,445 | 20,477 |
| Profit participation rights | 362 | 362 |
| Income tax liabilities | 8,687 | 8,687 |
| Other provisions | 1,883 | 1,794 |
| Other current liabilities | 50,646 | 41,189 |
| Total Current Liabilities | 109,786 | 448,911 |
| Total Liabilities | 1,857,499 | 2,192,916 |
| Total Equity and Liabilities | 3,529,989 | 3,850,580 |

CONSOLIDATED STATEMENT OF CASH FLOW

for the period from January 1 to March 31, 2016

| EUR k | 01.01.- 31.03.2016 | 01.01.- 31.03.2015 |
|--|-----------------------|-----------------------|
| 1. Operating activities | | |
| Consolidated profit/loss for the period | 14,603 | -10,532 |
| Unrealized valuation movements | 12,495 | 20,450 |
| Interest income | -18 | -14 |
| Interest expense | 12,657 | 8,264 |
| Result from income taxes | -42 | 3 |
| Abschreibungen auf den Geschäfts- oder Firmenwert | -5,086 | -409 |
| Other non-cash expenses (+) | 11 | 0 |
| Depreciation and impairment of fixed assets (+) | 168 | 109 |
| Decrease (+)/Increase (-) in trade receivables and other assets that are not attributed to investing or financing activities | -3,832 | -798 |
| Decrease (-)/increase (+) in trade payables and other liabilities that are not attributed to investing or financing activities | 4,212 | -591 |
| Cash generated from operations | 35,168 | 16,482 |
| Interest received | 18 | 14 |
| Interest paid | -11,573 | -8,961 |
| Income tax paid | 42 | -3 |
| Net cash generated from operating activities | 23,655 | 7,532 |
| Investing activities | | |
| Acquisition of investment properties | -9,702 | -5,824 |
| Proceeds from sale of investment properties | 0 | 1,000 |
| Acquisition of other property, plant and equipment | -17 | -21 |
| Net cash used in investing activities | -9,719 | -4,845 |
| 3. Financing activities | | |
| Cash received from equity contributions | 0 | 102,725 |
| Payment of transaction costs of issue of shares | 0 | -1,285 |
| Payments of the redemption of bonds and borrowings | -343,189 | -3,785 |
| Payments for the acquisition/redemption/adjustment of financial derivatives | -3,231 | 0 |
| Net cash used in/generated from financing activities | -346,420 | 97,655 |
| 4. Cash and cash equivalents at the end of the period | | |
| Change in cash and cash equivalents (subtotal of 1 to 3) | -332,484 | 100,342 |
| Cash and cash equivalents at the beginning of the period | 460,253 | 63,145 |
| Cash and cash equivalents at the end of the period | 127,769 | 163,487 |
| <i>thereof restricted: EUR 15.126 k; previous year: EUR 0</i> | | |

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the period from January 1 to March 31, 2016

| EUR k | Share capital | Capital surplus | Hedging reserve | Retained earnings | Equity of alstria shareholders | Non-controlling interests | Total Equity |
|-----------------------------------|----------------|------------------|-----------------|-------------------|--------------------------------|---------------------------|------------------|
| As of January 1, 2016 | 152,164 | 1,499,477 | -270 | -31,994 | 1,619,377 | 38,287 | 1,657,664 |
| Changes Q1 2016 | | | | | | | |
| Consolidated profit | 0 | 0 | 0 | 14,020 | 14,020 | 583 | 14,603 |
| Other comprehensive income | 0 | 0 | 21 | 0 | 21 | 0 | 21 |
| Total comprehensive income | 0 | 0 | 21 | 14,020 | 14,041 | 583 | 14,624 |
| Share-based remuneration | 0 | 202 | 0 | 0 | 202 | 0 | 202 |
| As of March 31, 2016 | 152,164 | 1,499,679 | -249 | -17,974 | 1,633,620 | 38,870 | 1,672,490 |

for the period from January 1 to March 31, 2015

| | | | | | | | |
|--------------------------------------|---------------|----------------|---------------|----------------|----------------|----------|----------------|
| As of January 1, 2015 | 79,018 | 691,693 | -3,095 | 78,977 | 846,593 | - | 846,593 |
| Changes in Q1 2015 | | | | | | | |
| Consolidated profit | 0 | 0 | 0 | -10,532 | -10,532 | - | -10,532 |
| Other comprehensive income | 0 | 0 | 869 | 0 | 869 | - | 869 |
| Total comprehensive income | 0 | 0 | 869 | -10,532 | -9,663 | - | -9,663 |
| Share-based remuneration | 0 | 159 | 0 | 0 | 159 | - | 159 |
| Proceeds from shares issued | 7,903 | 94,822 | 0 | 0 | 102,725 | - | 102,725 |
| Transaction costs of issue of shares | 0 | -1,339 | 0 | 0 | -1,339 | - | -1,339 |
| As of March 31, 2015 | 86,941 | 785,578 | -2,226 | 68,445 | 938,738 | - | 938,738 |

BUILDING YOUR FUTURE



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