

Press release

alstria offers option for dividend in own shares

- **alstria is the first German company offering a stock dividend**
- **Shareholders can opt to exchange their cash dividend for shares**
- **Treasury shares to be used for dividend payout**

Hamburg, June 04, 2009 – As the first listed company in Germany, Hamburg-based office real estate company alstria office REIT-AG (Symbol: AOX, ISIN: DE000A0LD2U1) will offer its shareholders the option to exchange (Exchange Offer) the proposed cash dividend for 2008 for a dividend in own shares. "alstria is the first listed German company to propose this kind of option to its shareholders", alstria's CEO Olivier Elamine said. "The stock dividend option is an interesting value proposition from the company to its shareholders. It allows them to reinvest their dividend into alstria at an attractive price, without any transaction costs."

At the Annual General Meeting on June 10, 2009, alstria's supervisory and management board will propose a dividend of 52 cents per share to alstria's shareholders, for a total payout of approx. EUR 28.4 m. The shares required for paying out the stock dividend will be taken from the company's treasury shares of 1,340,134. No new shares will be issued by the company in the process. In the event that this offer is oversubscribed the shares will be allocated on a pro rata basis, with the remaining differences to be paid in cash.

"To reflect the current volatility in the market, we will offer shareholders who opt to receive their dividend in shares a discount on the current market conditions", said alstria's CFO Alexander Dexne. "The final discount will be determined and will be announced on our website on June 19, 2009. It will not be lower than 20%."

alstria's shareholders will be asked to decide, whether or not they choose the stock dividend option between June 11, 2009 and June 24, 2009. Shareholders, who do not opt for the dividend in shares or stay inactive, will receive the regular cash dividend on June 29, 2009. The allotment of shares is scheduled to take place on July 06, 2009.

Share offer details of alstria on the internet

Details of the exchange offer (including all relevant information) are available for download at www.alstria.com (under 'Investor-Relations' – 'Annual General Meeting').

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.

alstria office REIT-AG owns a diversified portfolio of properties across attractive German office real estate markets. Its current portfolio comprises 89 properties with an aggregate lettable space of approx. 944,000 sqm and is valued at approximately EUR 1.8 bn.

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.

For further information, please see: www.alstria.com
<http://alstria.blogspot.com>

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Disclaimer:

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