



Press Release

Contacts:

Sven Korndörffer

Phone: +49 611 348-2306

sven.korndoerffer@aareal-bank.com

Christian Feldbrügge

Phone: +49 611 348-2280

christian.feldbruegge@aareal-bank.com

Aareal Bank sells property company in Sweden – slightly raises guidance for 2015's full-year consolidated operating profit, thanks to the positive impact on earnings

Wiesbaden, 8 December 2015 – Aareal Bank AG has sold all the shares in its wholly-owned subsidiary Aqvatrium AB, the owner of Fatburssjön 10/Fatburen, a commercial property located in Stockholm. The buyer is AMF Fastigheter AB, a wholly-owned subsidiary of AMF Pensionsförsäkring AB domiciled in Sweden. The preliminary purchase price is SEK 3,006 million, equivalent to approximately € 323 million. The parties signed a corresponding agreement today. Aareal Bank will realise non-recurring income expected to amount to approximately € 70 million from the transaction. The majority of this figure will be incurred at the closing date of the transaction – expected for April 2016 – and hence, in the next financial year. Based on the portion of income (€ 12.5 million) to be recognised already in the 2015 financial year, Aareal Bank AG slightly increases its consolidated operating profit forecast for the full year 2015, from between € 450 million to € 460 million, to between € 460 million and € 470 million. At the end of February, Aareal Bank will report on the impact of the transaction's contribution to 2016 results on the Bank's full-year guidance for 2016, as part of its outlook for the 2016 financial year.

Besides the positive contribution to earnings from this transaction in 2016, Aareal Bank also anticipates offsetting non-recurring effects – including project-related expenditure as well as investments, which will also be included into the outlook for 2016.

Aareal Bank acquired the Fatburssjön 10/Fatburen property, located in Stockholm's Södermalm area, within the scope of a foreclosure. Aareal Estate AG, a wholly-owned subsidiary of Aareal Bank AG, supported the property's successful market re-positioning.

Aareal Bank Group

Aareal Bank Group, headquartered in Wiesbaden, Germany, is one of the leading international property specialists. It is active across three continents - in Europe, North America and Asia. Aareal Bank AG, whose shares are included in Deutsche Börse's MDAX index, is the Group's parent entity. It manages the various entities organised in the Group's two business segments: Structured Property Financing and Consulting/Services. The Structured Property Financing segment encompasses all of Aareal Bank Group's property financing and funding activities. In this segment, the Bank facilitates property investment projects for its domestic and international clients, within the framework of a three-continent strategy covering Europe, North America and Asia. In the Consulting/Services segment, Aareal Bank Group offers clients – particularly from the housing industry and the commercial property sector – services and products for managing residential property portfolios and processing payment flows.