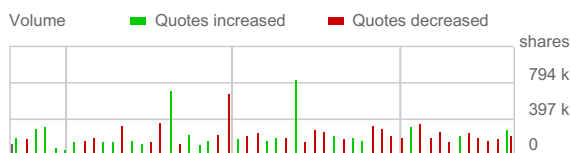
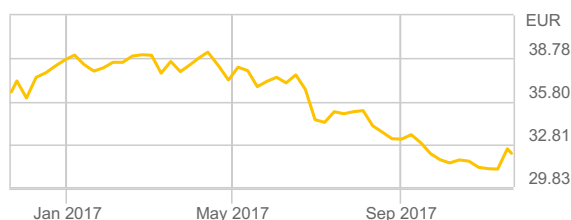


## COMPANY PROFILE

Deutsche EuroShop is Germany's only public company, that invests solely in shopping centers in prime locations. The Company currently has equity interests in 21 European shopping centers in Germany, Austria, Czech Republic, Hungary and Poland. The market value of these shopping centers, which are predominantly in city center locations, amounts to €5.1 billion.

Deutsche EuroShop focuses on the optimization of the distributable free cash flow, which is paid as dividends to the shareholders. Prime locations, a sustainable income flow due to indexed rents in combination with turnover related rents, as well as an occupancy rate of 99% on average and a center management are the basis for long term solid growth.

## SHARE CHART



## FINANCIAL CALENDAR

### ON TOUR

<b>Nov 21, 2017</b>	DZ BANK Equity Conference, Frankfurt
<b>Nov 29, 2017</b>	Supervisory Board meeting, Hamburg
<b>Dec 11 - Dec 12, 2017</b>	HSBC Global Real Estate Conference, Cape Town

## MANAGEMENT BOARD



**Wilhelm Wellner**  
CEO



**Olaf Borkers**

## SUPERVISORY BOARD

> Reiner Strecker (C)	> Karin Dohm (VC)
> Thomas Armbrust	> Beate Bell
> Manuela Better	> Dr. Henning Kreke
> Klaus Striebich	> Alexander Otto
> Roland Werner	

## STOCK FUNDAMENTALS

ISIN	DE0007480204
WKN	748020
Share type	Ordinary
Bloomberg Code	DEQ@GR
Reuters Code	DEQGn.DE
Ticker	DEQ
Branch	Financial Services
Index	MDAX, EPRA, GPR 250, MSCI Small Cap, EPIX 30, HASPAX, F.A.Z.-Index, DivMSDAX, EURO STOXX, STOXX Europe 600
Segment	Prime Standard
Last Dividend	EUR 1.40 (for 2016)
No. of shares	61,783,594
Market Cap	EUR 1.99 bn
52 week high	39.47 EUR
52 week low	30.29 EUR
Stock exchanges	Amtlicher Markt in Frankfurt (Prime Standard); Freiverkehr in Berlin-Bremen, Düsseldorf, Hamburg, Hannover, München und Stuttgart

## SHAREHOLDER STRUCTURE

24.3 %	Private Investors
17.6 %	Alexander Otto
5.9 %	BlackRock
3.5 %	Johannes Schorr
3.0 %	State Street
45.7 %	Institutional Investors

## ANNUAL FIGURES

	2010	2011	2012	2013	2014	2015	2016
<b>in Mio. €</b>							
Revenue	144.2	190.0	211.2	188.0	200.8	200.9	205.1
Net operating income (NOI)	128.8	171.6	189.4	170.2	181.8	183.5	184.7
Earnings before interest and taxes (EBIT)	124.0	165.7	181.0	165.7	177.5	176.3	178.6
Net finance costs	(60.2)	(79.1)	(86.0)	(34.1)	(39.8)	(2.1)	(13.9)
Measurement gains/losses	33.1	41.9	8.5	56.0	77.0	220.6	116.8
Earnings before tax (EBT)	96.9	128.4	103.5	187.6	214.7	394.7	281.5
Income tax expense	(15.2)	(35.0)	19.0	(16.6)	(37.2)	(85.4)	(58.3)
Consolidated profit	81.9	93.4	122.5	171.0	177.4	309.3	221.8

## QUARTERLY FIGURES

in Mio. €	2015			2016			2017		
	Q1*	Q2*	Q3*	Q1*	Q2*	Q3*	Q1*	Q2*	Q3*
Revenue	50.6	50.0	50.4	50.7	51.1	50.5	50.7	55.1	55.2
Earnings before interest and taxes (EBIT)	44.6	43.5	42.9	44.6	44.2	42.7	44.3	48.2	47.8
Net finance costs	(12.9)	(11.8)	(12.5)	(12.3)	(13.2)	(11.1)	(9.1)	(10.9)	(10.1)
Measurement gains/losses	(0.5)	(1.5)	(0.8)	(1.4)	(1.8)	(1.6)	(0.7)	(1.5)	(1.4)
Earnings before tax (EBT)	31.3	30.2	29.5	31.0	29.1	30.0	34.5	35.9	36.3
Consolidated profit	25.3	24.3	23.9	24.9	23.8	23.5	27.5	28.7	29.0
EPS in €	0.47	0.45	0.44	0.46	0.44	0.44	0.50	0.49	0.50

\*at-equity consolidation

**Deutsche EuroShop AG**

Heegbarg 36  
22391 Hamburg  
Deutschland

Tel.: +49 (0)40 - 41 35 79-20  
Fax: +49 (0)40 - 41 35 79-29  
info@deutsche-euroshop.de  
http://www.deutsche-euroshop.de

**Contact Investor Relations**

**Patrick Kiss**  
Head of Investor & Public Relations  
Tel.: +49 (0)40 - 41 35 79-20  
Fax: +49 (0)40 - 41 35 79-29  
E-Mail: kiss@deutsche-euroshop.de