

Company profile

Update: May 17, 2012

Deutsche EuroShop is Germany's only public company, that invests solely in shopping centers in prime locations. The Company currently has equity interests in 19 European shopping centers in Germany, Austria, Hungary and Poland. The market value of these shopping centers, which are predominantly in city center locations, amounts to EUR3.6 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 a occupancy rate of 99% on average and a center management are the basis for long term solid growth.

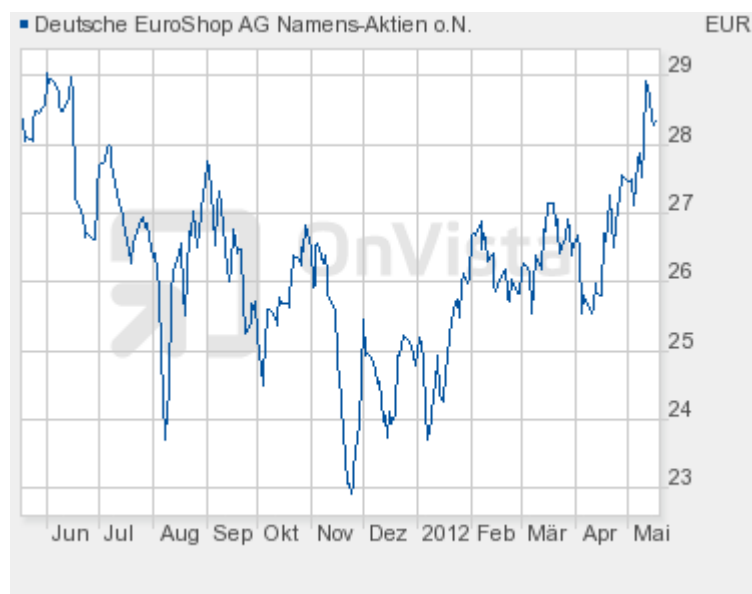
Management board

- Claus-Matthias Böge (C)
- Olaf G. Borkers

Supervisory board

- Manfred Zaß (C)
- Dr. Michael Gellen (VC)
- Thomas Armbrust
- Dr. Dr. h.c. Jörn Kreke
- Alexander Otto
- Dr. Bernd Thiemann

Share chart



Financial calendar

Mar 09, 2012	Preliminary Results FY2011
Mar 15-16, 2012	Kempen & Co Property Seminar, New York
Mar 20, 2012	Roadshow Munich, Baader Bank
Mar 21, 2012	Roadshow Zurich, WestLB
Mar 21, 2012	Roadshow London, Bank of America Merrill Lynch
Mar 21, 2012	Roadshow Zurich, WestLB
Mar 22, 2012	Roadshow Amsterdam, Commerzbank
Mar 22, 2012	Roadshow Amsterdam, Commerzbank
Mar 22, 2012	Roadshow Paris, Kepler
Mar 27, 2012	Roadshow Hamburg, equinet
Apr 03, 2012	Deutsche Bank's VIP Real Estate Event, Frankfurt
Apr 18, 2012	Credit Suisse Global Real Estate Conference, London
Apr 19, 2012	Commerzbank Corporate Day, London
Apr 27, 2012	Bankhaus Lampe Deutschland-Konferenz, Baden-Baden
Apr 27, 2012	Publication of Annual Report
May 15, 2012	Publication of Q1 Report
Jun 21, 2012	Annual General Meeting, Hamburg
Aug 14, 2012	Interim report H1 2012
Nov 13, 2012	Publication of Q3 Report

Shareholder structure

15.0%	Family Otto	3.0%	BlackRock
29.2%	Private Investors	49.8%	Institutional Investors
3.0%	Hertie Foundation		

Stock fundamentals

ISIN	DE0007480204
WKN	748020
Share type	Ordinary
Reuters Code	DEQGN.DE
Bloomberg Code	DEQ@GR
Ticker	DEQ

Branch	Fincancial Services
Country	Deutschland
Index	MDAX, EPRA, GPR 250, MSCI Small Cap, EPIX 30, HASPAX
Segment	Prime Standard
Last Dividend	EUR 1.10 (for 2010)
No. of shares	51,631,400

Stock exchanges	Amtlicher Markt in Frankfurt (Prime Standard); Freiverkehr in Berlin-Bremen, Düsseldorf, Hamburg, Hannover, München und Stuttgart
Rating	-

Key figures

Annual figures	2006	2007	2008	2009	2010	2011
in Mio. €						
Revenue	92.9	95.8	115.3	127.6	144.2	190.0
Net operating income (NOI)	76.7	81.7	102.3	114.5	128.8	171.6
Earnings before interest and taxes (EBIT)	86.3	78.5	98.1	110.7	124.0	165.7
Net finance costs	(41.0)	(39.6)	(49.4)	(55.9)	(60.2)	(79.1)
Measurement gains/losses	72.3	50.8	38.3	(14.8)	33.1	41.9
Earnings before tax (EBT)	117.7	77.8	87.0	40.1	96.9	128.4
Income tax expense	(17.4)	16.3	(18.1)	(5.7)	(15.2)	(35.0)
Consolidated profit	100.3	94.2	68.9	34.4	81.9	93.4

Quarterly figures	2009				2010				2011		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
in Mio. €											
Revenue	31.8	31.2	31.5	33.1	34.6	35.8	36.2	37.6	44.4	46.7	46.9
Earnings before interest and taxes (EBIT)	27.1	26.8	27.0	29.8	30.1	30.7	30.7	32.5	38.6	39.7	39.6
Net finance costs	(14.2)	(13.5)	(13.9)	(14.3)	(14.7)	(14.9)	(14.9)	(15.7)	(19.1)	19.6	(20.1)
EBT before Valuation	12.8	13.3	13.1	15.6	15.4	15.8	15.7	50.1	19.5	20.1	19.5
Measurement gains/losses	16.8	(6.0)	(3.9)	(21.7)	0.0	0.0	(0.7)	33.8	(0.4)	(0.5)	0.4
Earnings before tax (EBT)	29.6	7.3	9.2	(6.1)	15.4	15.8	15.1	50.7	19.1	19.6	19.0
Consolidated profit	24.4	11.4	8.0	(9.4)	12.8	13.2	12.3	43.5	16.0	16.4	7.7
EPS in €	0.66	0.17	0.22	(0.12)	0.31	0.29	0.27	0.93	0.31	0.32	0.15

Deutsche EuroShop AG

Deutsche EuroShop AG	Tel: +49 (0)40 - 41 35 79-20
Oderfelder Straße 23	Fax: +49 (0)40 - 41 35 79-29
20149 Hamburg	E-Mail: info@deutsche-euroshop.de
Deutschland	http://www.deutsche-euroshop.de

Investor Relations

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