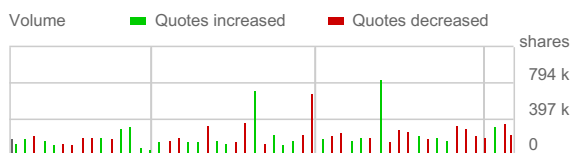


COMPANY PROFILE

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

Nov 15, 2017 Quarterly Statement 9M 2017

ON TOUR

Sep 28, 2017 Supervisory Board meeting, Hamburg
Sep 29, 2017 Societe Generale Pan European Real Estate Conference, London
Oct 04 - Oct 06, 2017 Expo Real, Munich
Nov 16, 2017 Natixis European Mid Caps Conference, Paris
Nov 17, 2017 Roadshow Brussels, Kempen & Co

MANAGEMENT BOARD



Wilhelm Wellner
CEO



Olaf Borkers

SUPERVISORY BOARD

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

STOCK FUNDAMENTALS

ISIN	DE0007480204
WKN	748020
Share type	Ordinary
Bloomberg Code	DEQ@GR
Reuters Code	DEQn.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	58,404,996
Market Cap	EUR 1.89 bn
52 week high	41.87 EUR
52 week low	32.57 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
in Mio. €							
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*
Revenue	50.6	50.0	50.4	50.7	51.1	50.5	50.7	55.1
Earnings before interest and taxes (EBIT)	44.6	43.5	42.9	44.6	44.2	42.7	44.3	48.2
Net finance costs	(12.9)	(11.8)	(12.5)	(12.3)	(13.2)	(11.1)	(9.1)	(10.9)
Measurement gains/losses	(0.5)	(1.5)	(0.8)	(1.4)	(1.8)	(1.6)	(0.7)	(1.5)
Earnings before tax (EBT)	31.3	30.2	29.5	31.0	29.1	30.0	34.5	35.9
Consolidated profit	25.3	24.3	23.9	24.9	23.8	23.5	27.5	28.7
EPS in €	0.47	0.45	0.44	0.46	0.44	0.44	0.50	0.49

*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