



Center Details

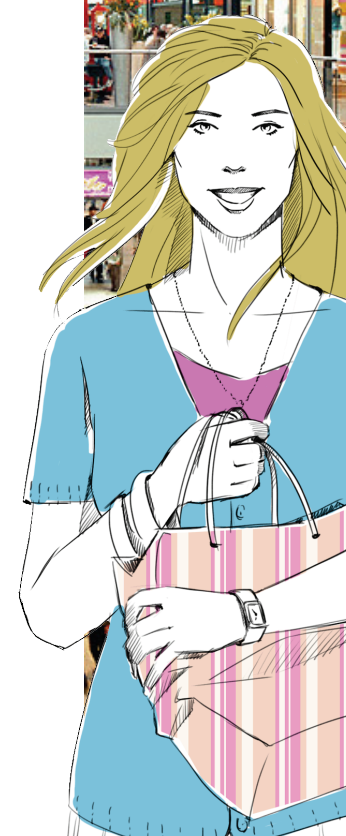
- Grand opening: autumn 1998, extension with 40 new shops on one additional level was finished in spring 2006
- approx. 51,400 sqm lettable space, thereof 35,000 sqm retail space
- approx. 150 shops
- Occupancy rate: 99%
- Parking: around 1,300
- approx. 0.7 million people living in the catchment area
- approx. 35.000 visitors every day



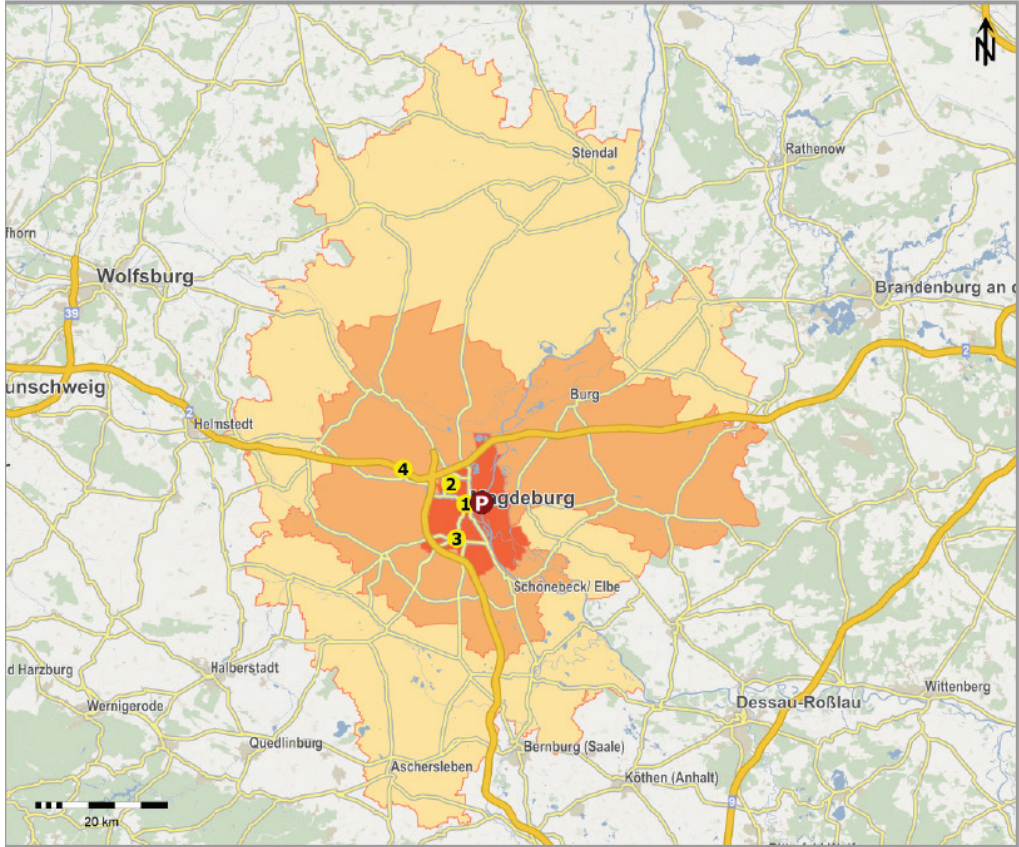
15th Shopping Center in Germany, 19th overall



Inner City Location



Catchment Area / Competition



Karte erstellt mit RegioGraph

- Mikro-Standort
- Zone I
- Zone II
- Zone III

Wettbewerb

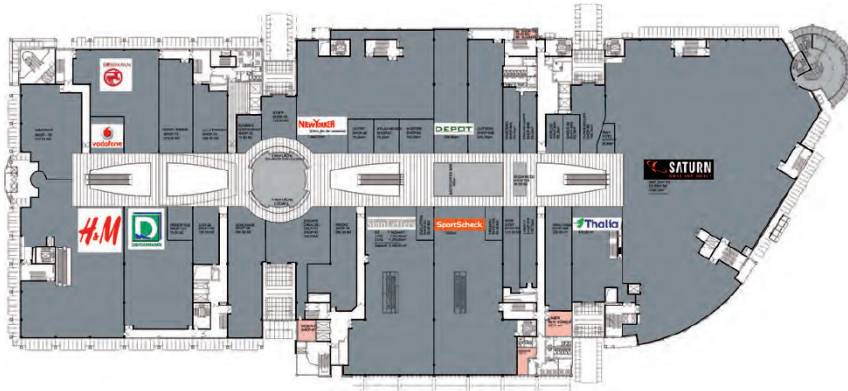
- 1 City Carrè Magdeburg
- 2 Flora Park Magdeburg
- 3 Börde Park Magdeburg
- 4 Elbe Park/A2 Outlet Irxleben

Verkehr

- Autobahnen
- Hauptstraßen
- Eisenbahnlinien



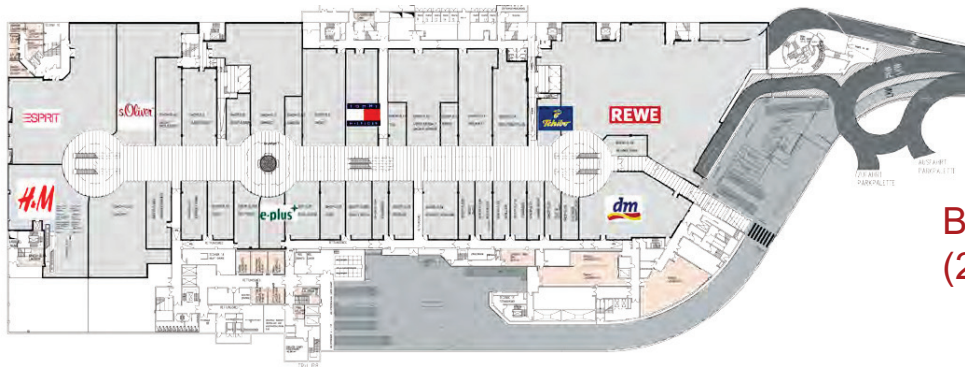
Floorplans



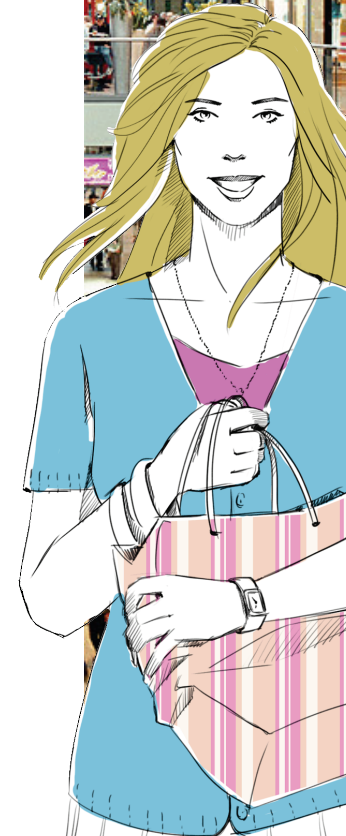
1st Floor



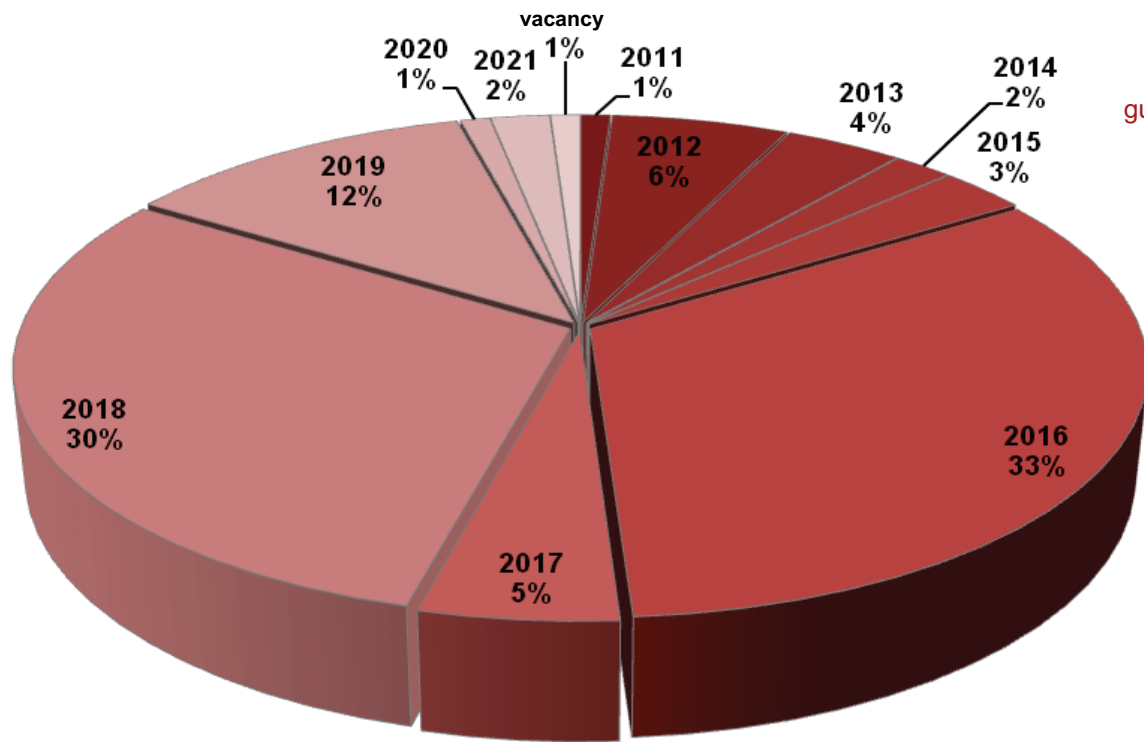
Ground Floor



Basement
(2006 extension)



Maturity Distribution of Rental Contracts*



Long-term contracts guarantee rental income

Weighted maturity 7.0 years



Anchor tenants:

SATURN
4,600 sqm

Sinn **Leffers**
3,600 sqm

H&M
3,000 sqm

SportScheck
2,200 sqm

REWE
1,800 sqm

Thalia BÜCHER
1,500 sqm

*as % of rental income

Impressions - Outside



Impressions - Inside



Financial Details

- Deutsche EuroShop buys 50% (share deal)
- Effective from 1 Oct./1 Nov. 2011 as the completion of the transaction is subject to approval by the German antitrust authorities
- Total investment: approx. €118 million
- Debt-free SPV
- (preliminary) financing by utilisation of a credit line
- Expected annualised rents effective from 2012: €7.8 million
- Expected gross yield: 6.7%
- Expected net initial yield (NOI): 6.0%
- Consolidation: up to the end of 2012 proportionally, from 2013 onwards equity method
- No major influence on the updated guidance for 2011



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Statements in this presentation relating to future status or circumstances, including statements regarding management's plans and objectives for future operations, sales and earnings figures, are forward-looking statements of goals and expectations based on estimates, assumptions and the anticipated effects of future events on current and developing circumstances and do not necessarily predict future results.

Many factors could cause the actual results to be materially different from those that may be expressed or implied by such statements.

Deutsche EuroShop does not intend to update these forward-looking statements and does not assume any obligation to do so.



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