Feel the Shopamine.



Quarterly statement as at 30 September 2026

DES
Deutsche EuroShop

Key consolidated figures

in € million	01.01.-30.09.2026	01.01.-30.09.2025	+/-
Revenue	202.5	197.4	2.5%
Net operating income (NOI)	158.3	155.5	1.8%
EBIT	162.1	155.4	4.3%
EBT (excluding measurement gains/losses[1])	108.9	107.5	1.3%
EPRA[2] earnings[7]	100.7	103.6	-2.8%
FFO	103.8	108.8	-4.6%
Consolidated profit	98.8	93.5	5.6%
in €	**01.01.-30.09.2026**	**01.01.-30.09.2025**	**+/-**
EPRA[2] earnings per share[7]	1.33	1.37	-2.9%
FFO per share	1.37	1.44	-4.9%
Earnings per share	1.30	1.23	5.7%
Number of no-par-value shares with dividend rights[6]	75,743,854	75,743,854	0.0%
in € million	**30.09.2026**	**31.12.2025**	**+/-**
Equity[3]	2,196.9	2,170.1	1.2%
Liabilities	2,439.0	2,433.7	0.2%
Total assets	4,635.9	4,603.8	0.7%
Equity ratio in %[3]	47.4	47.1	
LTV ratio in %[4]	40.9	41.3	
EPRA[2] LTV in %[5]	43.0	43.4	
Cash and cash equivalents	399.3	387.4	3.1%

1 Including the share attributable to equity-accounted joint ventures and associates
2 European Public Real Estate Association
3 Including third-party interests in equity
4 Loan-to-value (LTV): Ratio of net financial liabilities (financial liabilities less cash and cash equivalents) to non-current assets (investment properties and financial investments accounted for using the equity method)
5 EPRA Loan-to-Value (EPRA LTV): Ratio of net debt (financial liabilities and lease liabilities less cash and cash equivalents) to real estate assets (investment properties, owner-occupied properties, intangible assets and other assets (net)). Net debt and real estate assets are calculated on the basis of the Group's share in the subsidiaries and joint ventures.
6 The number of no-par-value shares issued includes the treasury shares which were acquired.
7 EPRA earnings have been adjusted for non-recurring effects in accordance with the current "Best Practice Recommendations" issued by EPRA for the first time. The adjustment relates to non-recurring income from the reversal of real estate transfer tax reserves and expenses related to the conversion to a societas Europaea (SE) (previous year: expenses related to the early termination of interest rate swaps as part of the Group's realignment of its financing structure). The previous year's figure has been restated accordingly to ensure comparability.

Letter from the Executive Board

Dear Shareholders and Readers,

The first nine months of the 2026 financial year are now behind us. Subdued consumer spending and geopolitical uncertainty continued to shape the economic environment. Under these conditions, our shopping centers performed as expected.

Retail sales at our centers increased by 1.9% compared with the same period of the previous year, while visitor numbers fell by 1.5%. With an occupancy rate of 95.6% as at 30 September 2026, our portfolio continues to enjoy strong tenant demand.

Group revenue reached €202.5 million, an increase of 2.5%. Net operating income (NOI) amounted to €158.3 million (+1.8%), EBIT came to €162.1 million (+4.3%) and earnings before taxes excluding measurement gains/losses totalled €108.9 million (+1.3%). Consolidated profit reached €98.8 million. EPRA earnings came to €1.33 per share, while funds from operations (FFO) reached €1.37 per share.

The ongoing development of our shopping centers remains a key element of our portfolio strategy. Over the past nine months, we have enhanced the appeal of our locations by attracting new tenants and making targeted investments. These investments offer visitors richer experiences, a wider range of leisure opportunities and a more inviting atmosphere. Our strong capital base and long-term funding provide a sustainable foundation for these activities.

With business developing as expected, coupled with favourable non-recurring effects, we are adjusting our guidance for 2026. Operating performance is benefiting from higher rents, settlements from tenants and costs that are expected to be slightly lower for the full year. We have also benefited from non-recurring income from the reversal of provisions for real estate transfer tax liabilities, as well as higher interest income. We are therefore narrowing our revenue guidance and raising our expectations for EBIT, EBT excluding measurement gains/losses and FFO. The upgraded guidance is largely driven by favourable non-recurring effects that are not expected to have a lasting impact on business performance in the coming years. The non-recurring effect from the reversal of provisions is excluded from FFO. Our revised guidance for the 2026 financial year is as follows:



- Revenue: €272–277 million (previously: €269–277 million)
- EBIT: €220–225 million (previously: €211–219 million)
- EBT excluding measurement gains/losses: €149–154 million (previously: €134–142 million)
- FFO: €144–149 million (previously: €134–142 million)

We believe that we are well positioned for the remainder of the year, despite the challenging business environment.

Thank you for the confidence you have placed in Deutsche EuroShop and for your continued support.

Hamburg, November 2026



Hans-Peter Kneip

Business performance

Results of operations

in € thousand	01.01.-30.09.2026	01.01.-30.09.2025	Change ±	Change in %
Revenue	202,461	197,432	5,028	2.5
Operating and administrative costs for property	-37,745	-36,585	-1,159	-3.2
Write-downs and derecognition of receivables	-6,406	-5,360	-1,046	-19.5
NOI	**158,310**	**155,487**	**2,823**	**1.8**
Other operating income	11,614	7,039	4,575	65.0
Other operating expenses	-7,863	-7,128	-735	-10.3
EBIT	**162,061**	**155,398**	**6,663**	**4.3**
At-equity profit/loss	9,096	6,733		
Measurement gains/losses (at equity)	-2,665	-232		
Deferred taxes (at equity)	218	94		
At-equity (operating) profit/loss	6,649	6,595	54	0.8
Interest expense	-54,253	-44,581	-9,672	-21.7
Profit/loss attributable to limited partners	-10,080	-10,438	358	3.4
Interest income	4,533	3,302	1,231	37.3
Other financial expenses	0	-2,739	2,739	100.0
Financial gains/losses (excluding measurement gains/losses)	**-53,151**	**-47,861**	**-5,290**	**-11.1**
EBT (excluding measurement gains/losses)	**108,910**	**107,537**	**1,373**	**1.3**
Measurement gains/losses	3,544	4,292		
Measurement gains/losses (at equity)	2,665	232		
Measurement gains/losses (including at equity)	6,209	4,524	1,685	37.2
Taxes on income and earnings	-5,336	-5,120	-216	-4.2
Deferred taxes	-10,774	-13,330		
Deferred taxes (at equity)	-218	-94		
Deferred taxes (including at equity)	-10,992	-13,424	2,432	18.1
Consolidated profit	**98,791**	**93,517**	**5,274**	**5.6**

Slight year-on-year increase in revenue

Revenue increased slightly by €5.0 million (2.5%) compared with the same period of the previous year. This was primarily driven by higher contractual rents (+1.7%), as well as €1.9 million in additional income from settlements from tenants.

Center operating expenses up slightly on the previous year

Center operating expenses for the financial year totalled €37.7 million (previous year: €36.6 million). These mainly comprise center management fees, non-apportionable ancillary costs, land taxes, building insurance and maintenance. Expenses were 3.2% higher than in the previous year, primarily due to higher non-apportionable ancillary costs for the renewal of technical equipment.

Increase in write-downs

Write-downs and the derecognition of receivables increased by €1.0 million (19.5%) compared to the previous year to €6.4 million (previous year: €5.4 million).

Net operating income (NOI)

Higher revenue resulted in a 1.8% increase in net operating income (NOI) to €158.3 million (previous year: €155.5 million), despite increased property operating and administrative costs and higher write-downs.

Other operating income and expenses

Other operating income – stemming primarily from the reversal of provisions, rental receivables for which impairment losses had been recognised in previous years and insurance reimbursements – amounted to €11.6 million (previous year: €7.0 million). Other operating income exceeded the previous year's level due to income of €4.1 million from the reversal of provisions for real estate transfer tax.

Other operating expenses of €7.9 million (previous year: €7.1 million) consisted mostly of general administrative and personnel expenses. These expenses were primarily above the previous year's level due to legal and consulting fees related to the completed conversion into an SE and increased Supervisory Board remuneration.

EBIT up compared to previous year

At €162.1 million, earnings before interest and taxes (EBIT) were slightly higher than in the previous year (€155.4 million). This was mainly due to increases in revenue and other operating income.

Decrease in financial gains/losses as expected

Financial gains/losses (excluding measurement gains/losses) came to €-53.2 million, down from €-47.9 million in the previous year. This was largely attributable to a €9.7 million increase in interest expense, the majority of which was related to the bond issued in June 2025. Interest income came to €4.5 million, higher than in the previous year (€3.3 million).

Slight increase in EBT (excluding measurement gains/losses)

Higher other operating income led to a 1.3% increase in EBT (excluding measurement gains/losses) to €108.9 million (previous year: €107.5 million), despite the decline in financial gains/losses.

Measurement gains/losses

Measurement gains/losses for the first nine months of 2026, including the investments in the real estate portfolio, totalled €6.2 million (previous year: €4.5 million).

After minority interests, €3.5 million was attributable to the measurement of the real estate assets reported by the Group, and €2.7 million to the measurement of the real estate assets of joint ventures accounted for using the equity method.

Taxes on income and earnings

Taxes on income and earnings increased slightly to €5.3 million (previous year: €5.1 million). Expenses from deferred taxes, resulting mainly from a rise in market values and the systematic depreciation of the tax balance sheet values of our real estate assets, amounted to €11.0 million (previous year: €13.4 million).

Increase in consolidated profit

At €98.8 million, consolidated profit was 5.6% higher than in the same period of the previous year (€93.5 million), while earnings per share came to €1.30 (previous year: €1.23).

Slight fall in EPRA earnings

EPRA earnings, which exclude measurement gains/losses and non-recurring effects, fell by €2.9 million or €0.04 per share.

EPRA Earnings	01.01.-30.09.2026		01.01.-30.09.2025	
	in € thousand	per share in €	in € thousand	per share in €
Consolidated profit	98,791	1.30	93,517	1.23
Measurement gains/losses on investment properties[1]	-6,209	-0.08	-4,524	-0.06
Non-recurring effects[1] [3]	-3,676	-0.05	2,739	0.04
Deferred tax adjustments pursuant to EPRA[2]	11,840	0.16	11,879	0.16
EPRA earnings	**100,746**	**1.33**	**103,611**	**1.37**
Weighted number of no-par-value shares with dividend rights		75,743,854		75,743,854

1 Including the share attributable to equity-accounted joint ventures and associates
2 Affects deferred taxes on investment properties
3 EPRA earnings have been adjusted for non-recurring effects in accordance with the current "Best Practice Recommendations" issued by EPRA for the first time. The adjustment relates to non-recurring income from the reversal of real estate transfer tax reserves and expenses related to the conversion to a societas Europaea (SE) (previous year: expenses related to the early termination of interest rate swaps as part of the Group's realignment of its financing structure). The previous year's figure has been restated accordingly to ensure comparability.

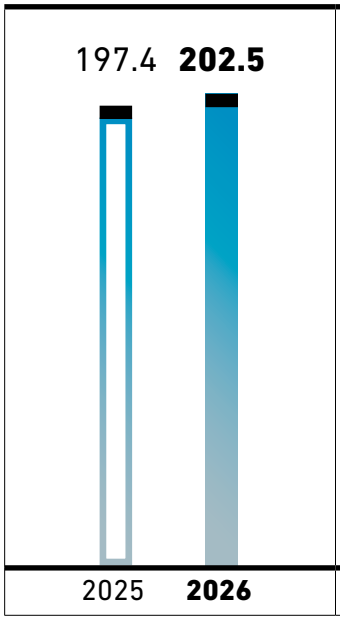
Development of funds from operations (FFO)

Funds from operations (FFO) are used to finance our ongoing investments in portfolio properties, scheduled repayments on our long-term bank loans and as the basis for the distribution of dividends. Significant non-recurring effects that are not part of the Group's operating activities are eliminated in the calculation of FFO. FFO decreased from €108.8 million to €103.8 million, or from €1.44 to €1.37 per share.

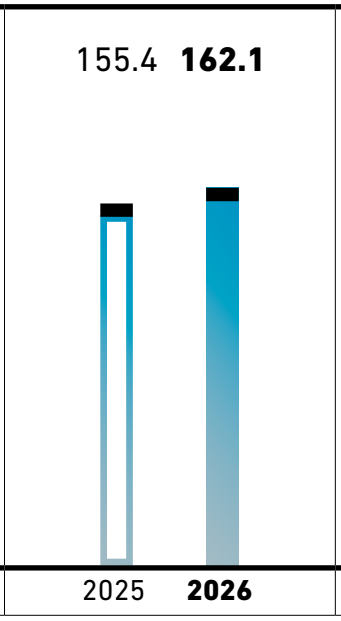
Funds from operations	01.01.-30.09.2026		01.01.-30.09.2025	
	in € thousand	per share in €	in € thousand	per share in €
Consolidated profit	98,791	1.30	93,517	1.23
Measurement gains/losses on investment properties[1]	-6,209	-0.08	-4,524	-0.06
Non cash interest expenses[1]	3,852	0.05	3,632	0.05
Non-recurring items[1]	-3,676	-0.05	2,739	0.04
Deferred taxes[1]	10,992	0.15	13,424	0.18
FFO	**103,750**	**1.37**	**108,788**	**1.44**
Number of no-par-value shares with dividend rights		75,743,854		75,743,854

1 Including the share attributable to equity-accounted joint ventures and associates

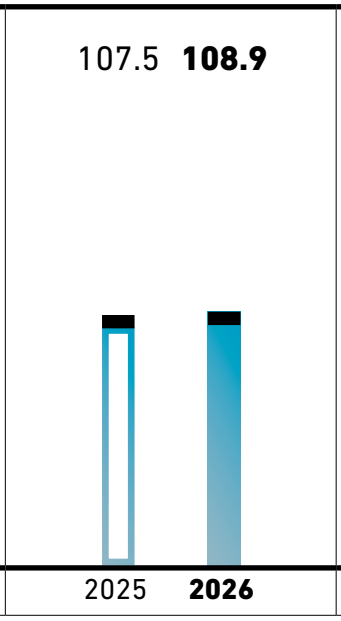
Revenue
in € million



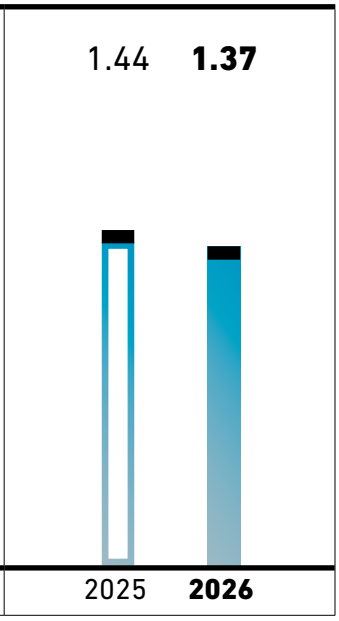
EBIT
in € million



EBT
(excluding measurement gains/losses) in € million



Funds from operations
per share in €



Financial position and net assets

Net assets and liquidity

The total assets of the Deutsche EuroShop Group rose slightly by €32.1 million compared with the last reporting date to €4,635.9 million (31 December 2025: €4,603.8 million).

Equity ratio of 47.4%

The equity ratio (including the shares of third-party shareholders) of 47.4% is slightly higher than on the last reporting date (47.1%) and remains at a robust level.

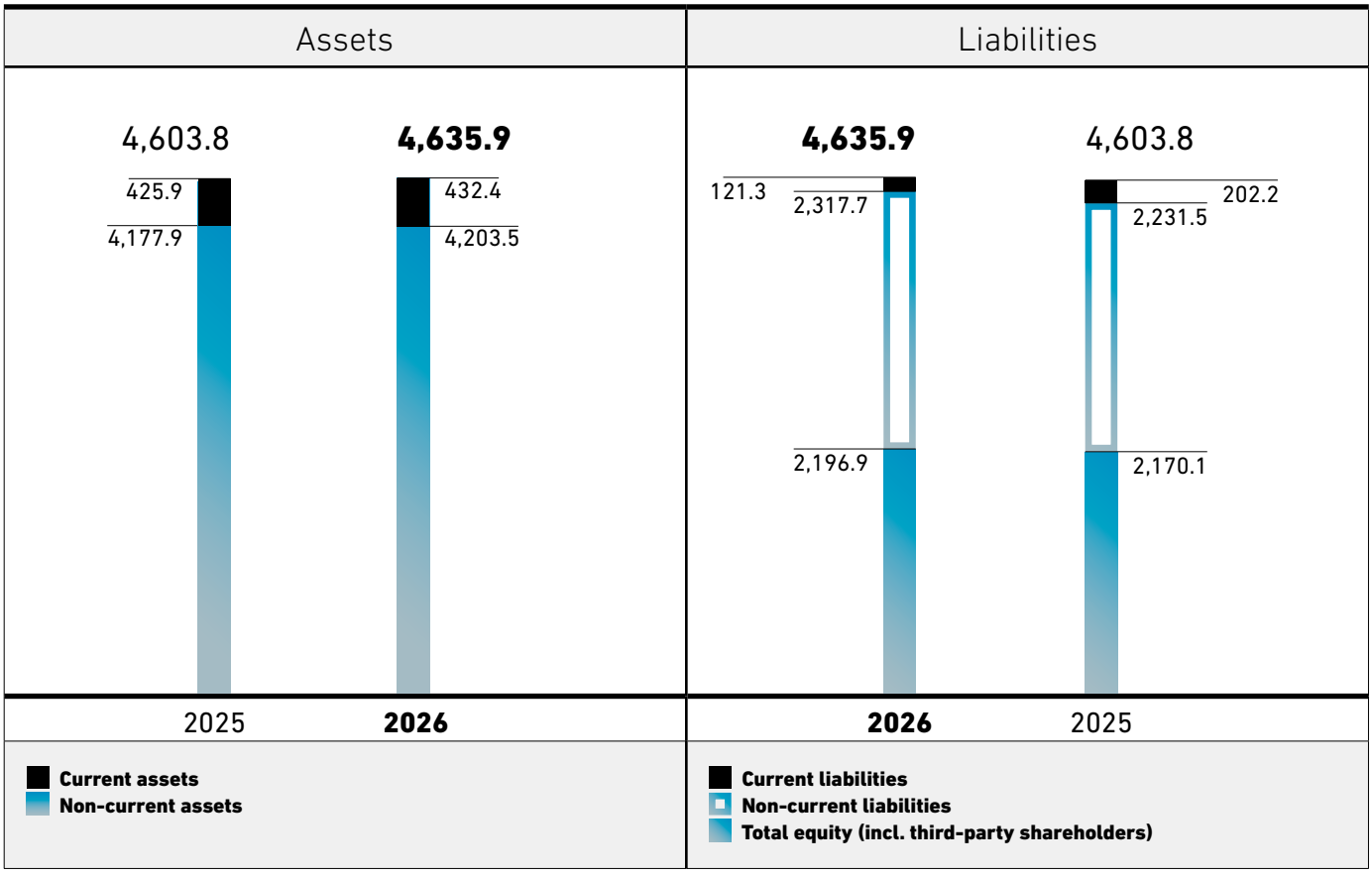
Liabilities

Liabilities rose slightly by €5.3 million compared with the last reporting date to €2,439.0 million (31 December 2025: €2,433.7 million).

As at 30 September 2026, current and non-current financial liabilities, which at €2,099.0 million accounted for the majority of liabilities, were slightly above the year-end 2025 level, up €7.6 million due to scheduled repayments and increased liabilities for bond interest. As at 30 September 2026, all loan covenants were met.

Non-current deferred tax liabilities increased by €10.8 million to €302.1 million due to additional provisions. Other current and non-current liabilities and provisions fell by €13.1 million.

Balance sheet structure Balance sheet total in € million



Outlook

Expected results of operations and financial position

With business developing as expected, coupled with favourable non-recurring effects, we are adjusting our guidance for 2026. Operating performance is benefiting from higher rents, settlements from tenants and costs that are expected to be slightly lower for the full year. We have also benefited from non-recurring income from the reversal of provisions for real estate transfer tax liabilities, as well as higher interest income. We are therefore narrowing our revenue guidance and raising our expectations for EBIT, EBT excluding measurement gains/losses and FFO. The upgraded guidance is largely driven by favourable non-recurring effects that are not expected to have a lasting impact on business performance in the coming years. The non-recurring effect from the reversal of provisions is excluded from FFO. For the year as a whole, we now expect:

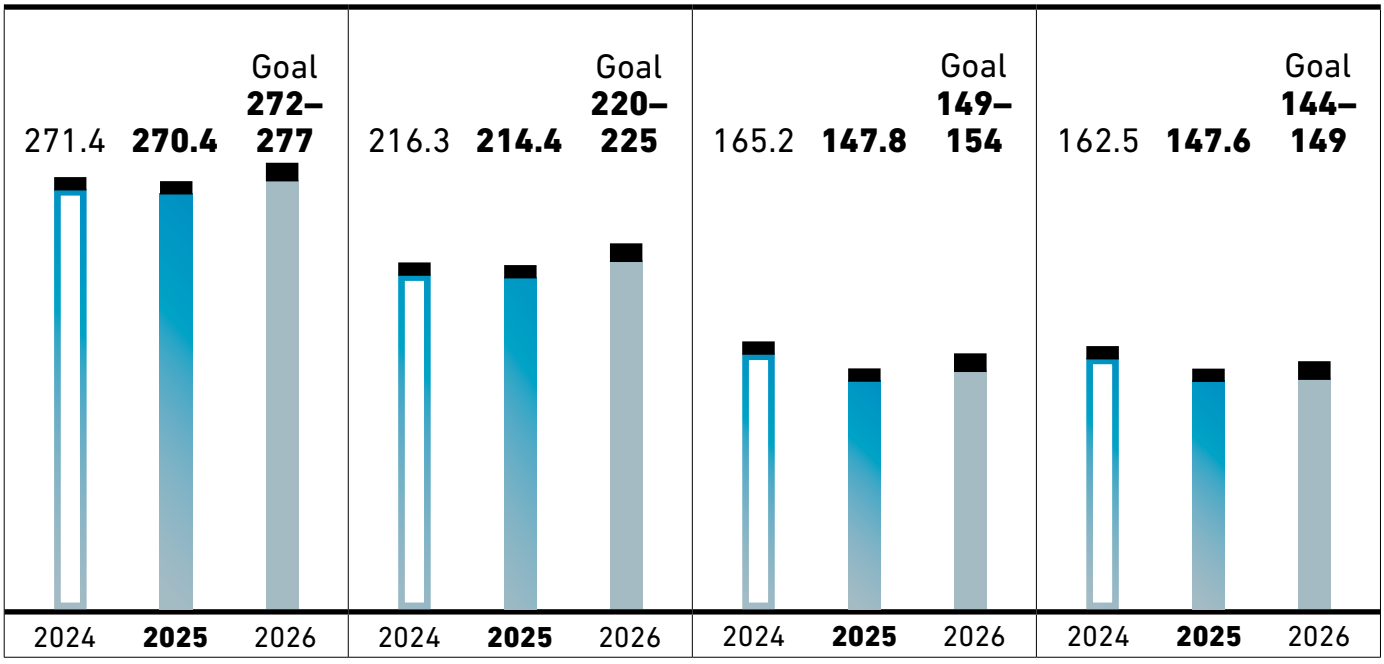
- Revenue: €272–277 million (previously: €269–277 million)
- Earnings before interest and taxes (EBIT): €220–225 million (previously: €211–219 million)
- Earnings before taxes (EBT) excluding measurement gains/losses: €149–154 million (previously: €134–142 million)
- Funds from operations (FFO): €144–149 million (previously: €134–142 million)

Revenue
in € million

EBIT
in € million

EBT
(excluding measurement gains/losses) in € million

Funds from operations
in € million



Risk report

The Iran conflict may still lead to additional uncertainty for tenants, lenders and shareholders. We are currently seeing no significant direct impact. However, a rise in inflation rates – particularly due to higher energy costs – and a steady increase in interest rate levels may result in indirect effects. These remain difficult to assess based on the information currently available to us.

Since the beginning of the financial year, there have been no other significant changes to the information provided in the risk report of the combined management report as at 31 December 2025 (see the Risk Report section of the 2025 Annual Report). We do not believe that the Company currently faces any risks capable of jeopardising its continued existence.

Consolidated balance sheet

Assets in € thousand	30.09.2026	31.12.2025
ASSETS		
Non-current assets		
Intangible assets	51,743	51,746
Property, plant and equipment	240	291
Investment properties	4,042,721	4,020,721
Investments accounted for using the equity method	108,813	105,152
Non-current assets	**4,203,517**	**4,177,910**
Current assets		
Trade receivables	12,934	16,258
Other current assets	20,120	22,259
Cash and cash equivalents	399,289	387,405
Current assets	**432,343**	**425,922**
Total assets	**4,635,860**	**4,603,832**

Liabilities in € thousand	30.09.2026	31.12.2025
EQUITY AND LIABILITIES		
Equity and reserves		
Subscribed capital	75,744	75,744
Capital reserves	781,582	781,582
Retained earnings	1,067,188	1,044,141
Total equity	**1,924,514**	**1,901,467**
Non-current liabilities		
Financial liabilities	2,014,758	1,938,879
Deferred tax liabilities	302,075	291,302
Limited partner contributions of non-controlling interests	272,338	268,632
Other liabilities	891	1,328
Non-current liabilities	**2,590,062**	**2,500,141**
Current liabilities		
Financial liabilities	84,256	152,536
Trade payables	8,284	6,537
Tax liabilities	3,181	14,021
Other provisions	10,552	15,886
Other liabilities	15,011	13,244
Current liabilities	**121,284**	**202,224**
Total equity and liabilities	**4,635,860**	**4,603,832**

Consolidated income statement

in € thousand	01.07.-30.09.2026	01.07.-30.09.2025	01.01.-30.09.2026	01.01.-30.09.2025
Revenue	69,132	66,070	202,461	197,432
Property operating costs	-8,504	-8,454	-26,319	-25,170
Property management costs	-3,821	-3,824	-11,426	-11,415
Write-downs and disposals of financial assets	-3,404	-1,519	-6,406	-5,360
Net operating income (NOI)	**53,403**	**52,273**	**158,310**	**155,487**
Other operating income	5,923	1,940	11,614	7,039
Other operating expenses	-2,632	-2,749	-7,863	-7,128
Earnings before interest and taxes (EBIT)	**56,694**	**51,464**	**162,061**	**155,398**
Share in the profit or loss of associates and joint ventures accounted for using the equity method	1,997	1,745	9,096	6,733
Interest expense	-18,660	-17,866	-54,253	-44,581
Profit/loss attributable to limited partners	-3,343	-3,219	-10,080	-10,438
Other financial expenses	0	-1,965	0	-2,739
Interest income	1,614	1,705	4,533	3,302
Financial gains/losses	**-18,392**	**-19,600**	**-50,704**	**-47,723**
Measurement gains/losses	**-6,328**	**-5,228**	**3,544**	**4,292**
Earnings before taxes (EBT)	**31,974**	**26,636**	**114,901**	**111,967**
Taxes on income and earnings	-4,366	-2,895	-16,110	-18,450
Consolidated profit	**27,608**	**23,741**	**98,791**	**93,517**
Earnings per share (€)	0.36	0.31	1.30	1.23

Consolidated statement of comprehensive income

in € thousand	01.07.-30.09.2026	01.07.-30.09.2025	01.01.-30.09.2026	01.01.-30.09.2025
Consolidated profit	**27,608**	**23,741**	**98,791**	**93,517**
Items which under certain conditions in the future will be reclassified to the income statement:				
Actual share of the profits and losses from instruments used to hedge cash flows	0	1,913	0	3,129
Deferred taxes on changes in value offset directly against equity	0	-333	0	-531
Total earnings recognised directly in equity	**0**	**1,580**	**0**	**2,598**
Total profit	**27,608**	**25,321**	**98,791**	**96,115**
Share of Group shareholders	27,608	25,321	98,791	96,115

Consolidated statement of changes in equity

in € thousand	Number of shares outstanding	Subscribed capital	Capital reserves	Other retained earnings	Statutory reserve	Cash flow hedge reserve	Treasury shares	Total
01.01.2025	**75,743,854**	**76,464**	**793,943**	**1,015,451**	**2,000**	**-2,598**	**-720**	**1,884,540**
Total profit		0	0	93,517	0	2,598	0	96,115
Dividend payments		0	0	-200,721	0	0	0	-200,721
30.09.2025	**75,743,854**	**76,464**	**793,943**	**908,247**	**2,000**	**0**	**-720**	**1,779,934**
01.01.2026	**75,743,854**	**75,744**	**781,582**	**1,042,141**	**2,000**	**0**	**0**	**1,901,467**
Total profit		0	0	98,791	0	0	0	98,791
Dividend payments		0	0	-75,744	0	0	0	-75,744
30.09.2026	**75,743,854**	**75,744**	**781,582**	**1,065,188**	**2,000**	**0**	**0**	**1,924,514**

Consolidated cash flow statement

in € thousand	01.01.-30.09.2026	01.01.-30.09.2025
Consolidated profit	**98,791**	**93,517**
Income taxes	16,110	18,450
Financial gains/losses	50,704	47,723
Amortisation/depreciation of intangible assets and property, plant and equipment with a finite life	110	114
Unrealised changes in fair value of investment property and other measurement gains/losses	-3,544	-4,292
Distributions and capital repayments received	5,434	5,961
Changes in trade receivables and other assets	7,867	1,039
Changes in current provisions	-5,334	-2,922
Changes in liabilities	19,073	-7,206
Cash flow from operating activities	**189,212**	**152,384**
Interest paid	-49,786	-40,949
Interest received	4,533	3,302
Income taxes paid	-19,443	-8,533
Net cash flow from operating activities	**124,516**	**106,204**
Outflows for the acquisition of investment properties	-15,351	-17,586
Outflows for the acquisition of intangible assets and property, plant and equipment	-56	-82
Cash flow from investing activities	**-15,407**	**-17,668**
Inflows from the assumption of financial liabilities	2,570	493,855
Outflows from the repayment of financial liabilities	-15,362	-210,152
Outflows from the repayment of lease liabilities	-74	-26
Payments to limited partners	-8,615	-7,898
Payments to Group shareholders	-75,744	-200,721
Cash flow from financing activities	**-97,225**	**75,058**
Net change in cash and cash equivalents	**11,884**	**163,594**
Cash and cash equivalents at beginning of period	**387,405**	**212,438**
Cash and cash equivalents at end of period	**399,289**	**376,032**

Segment reporting

Segment reporting by Deutsche EuroShop SE is carried out on the basis of internal reports that are used by the Executive Board to manage the Group. Internal reports distinguish between shopping centers in Germany and other European countries ("abroad").

As the Group's chief operating decision maker, the Executive Board of Deutsche EuroShop SE first and foremost assesses the performance of the segments based on revenue, EBIT and EBT excluding measurement gains/losses. The measurement principles for segment reporting correspond to those of the Group.

To assess the contribution of the segments to the individual performance indicators as well as to the Group's performance, the income, expenditure, assets and liabilities of the joint ventures are included in internal reporting in proportion to the Group's share in the same. Similarly, for subsidiaries in which the Group is not the sole shareholder, income, expenditure, assets and liabilities are only consolidated in proportion to the corresponding Group share. This results in the following figures, broken down by segment:

in € thousand	Germany	Abroad	Total	Reconciliation	01.01.-30.09.2026
Revenue	**152,565**	**43,307**	**195,872**	**6,589**	**202,461**
01.01.-30.09.2025	(148,714)	(42,167)	(190,881)	(6,551)	(197,432)
EBIT	**121,740**	**38,066**	**159,806**	**2,255**	**162,061**
01.01.-30.09.2025	(116,593)	(37,045)	(153,638)	(1,760)	(155,398)
EBT (excluding measurement gains/losses)	**87,516**	**33,258**	**120,774**	**-11,864**	**108,910**
01.01.-30.09.2025	(82,818)	(32,830)	(115,648)	(-8,111)	(107,537)
					30.09.2026
Segment assets	**3,129,832**	**838,848**	**3,968,680**	**667,180**	**4,635,860**
31.12.2025	(3,127,048)	(819,122)	(3,946,170)	(657,662)	(4,603,832)
of which investment properties	**3,015,701**	**799,460**	**3,815,161**	**227,560**	**4,042,721**
31.12.2025	(3,015,350)	(778,460)	(3,793,810)	(226,911)	(4,020,721)

The adjustment of the proportionate consolidation of the joint ventures and subsidiaries in which the Group does not own a 100% stake is carried out in the reconciliation column. Deferred tax liabilities are considered by the Executive Board of Deutsche EuroShop SE cross-segmentally and are therefore included in the reconciliation column for segment liabilities. Accordingly, the goodwill from the acquisition of Olympia Brno was allocated to the reconciliation column of the segment assets. The reconciliation column also contains the companies that are not allocated to either of the two segments (Deutsche EuroShop SE, DES Management GmbH and DES Beteiligungs GmbH & Co. KG).

In view of the geographical segmentation, no further information pursuant to IFRS 8.33 is given.

Other disclosures

Dividend

The Annual General Meeting held on 18 June 2026 resolved to use €75,743,854.00 of the distributable profit of Deutsche EuroShop SE for the 2025 financial year (€204,909,602.71) to pay a dividend of €1.00 per no-par-value share with dividend rights, with the remaining €129,165,748.71 carried forward to new account. The dividend was paid out on 23 June 2026.

Events after the reporting date

No significant events occurred between the reporting date of 30 September 2026 and the date of preparation of the financial statements.

Hamburg, 12 November 2026



Hans-Peter Kneip

Responsibility Statement by the Executive Board

To the best of my knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the quarterly statement gives a true and fair view of the assets, liabilities, financial position and profit or loss of the Group, as well as a fair review of the performance of the business, including the operating results and the position of the Group, together with a description of the principal opportunities and risks associated with the expected performance of the Group for the remainder of the financial year.

Hamburg, 12 November 2026



Hans-Peter Kneip

The shopping center share

After closing out 2025 at €18.84,[1] the Deutsche EuroShop share started the new year on a positive note and trended upward until it reached a high of €20.90 on 27 February 2026. Since 28 February 2026, the conflict with Iran, among other factors, has put downward pressure on the share price. A period of moderate recovery followed in the lead-up to the Annual General Meeting, which was held in Hamburg on 18 June 2026. The share price mainly trended lower in the weeks following the AGM. The share price reached its low for the period of €17.40 on 28 September 2026 and closed the first nine months at €17.68 on 30 September 2026. Taking into account the dividend of €1.00 per share for the 2025 financial year which was distributed on 23 June 2026, this corresponds to a performance of -1.1% in the reporting period. The small cap index SDAX rose by 7.3% over the same period. Deutsche EuroShop's market capitalisation stood at €1.34 billion at the end of September 2026.

Key share data

Sector/industry group	Financial services/real estate
Share capital on 30.09.2026	€75,743,854.00
Number of shares on 30.09.2026 (no-par-value registered shares)	75,743,854
Dividend for 2025[2]	€1.00
Share price on 30.12.2025	€18.84
Share price on 30.09.2026	€17.68
Low/high for the period under review	€17.40/€20.90
Market capitalisation on 30.09.2026	€1.34 billion
Prime Standard	Frankfurt and Xetra
OTC markets	Berlin, Düsseldorf, Hamburg, Hanover, Munich and Stuttgart
Indices	SDAX, CDAX, EPRA, HASPAX, Prime All Share Index, Classic All Share Index
ISIN	DE 000748 020 4
Ticker symbol	DEQ, Reuters: DEQGn.DE

1 Unless otherwise specified, all information and calculations are based on XETRA closing prices.
2 Paid on 23 June 2026

Financial calendar

2026

12 November	**Quarterly statement 9M 2026**

2027

20 January	**Kepler Cheuvreux German Corporate Conference, Frankfurt**
22–24 March	**Bank of America EMEA Real Estate CEO Conference, London**
31 March	**Annual Report 2026**
13 May	**Quarterly statement 3M 2027**
24 June	**Annual General Meeting, Hamburg**
12 August	**Half-year Financial Report 2027**
15 November	**Quarterly statement 9M 2027**

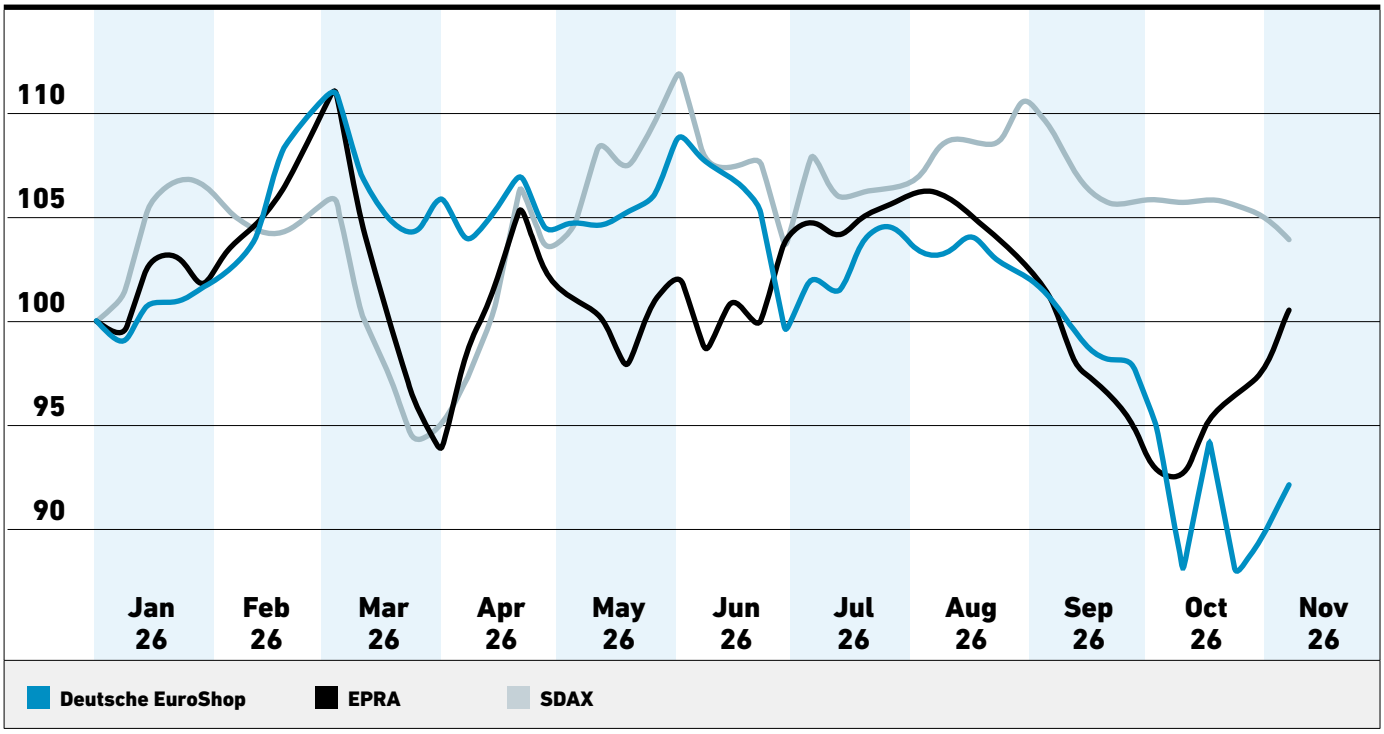
Our financial calendar is updated continuously. Please check our website for the latest events: www.deutsche-euroshop.com/ir

Would you like further information?
Then visit us online or call us:

Patrick Kiss and Nicolas Lissner
Tel.: +49 (0)40 - 41 35 79-20 / -22
Fax: +49 (0)40 - 41 35 79-29
Email: ir@deutsche-euroshop.de
Online: www.deutsche-euroshop.com/ir

Deutsche EuroShop vs. SDAX and EPRA

Comparison, January to November 2026 (indexed, base of 100, in %)



Forward-looking statements
This quarterly statement contains forward-looking statements based on estimates of future developments by the Executive Board. The statements and forecasts represent estimates based on all of the information available at the current time. If the assumptions on which these statements and forecasts are based do not materialise, the actual results may differ from those currently forecast.

Rounding and rates of change
Percentages and figures stated in this report may be subject to rounding differences. The signs used to indicate rates of change are based on economic considerations: improvements are indicated with a plus sign (+); deteriorations with a minus sign (-).