



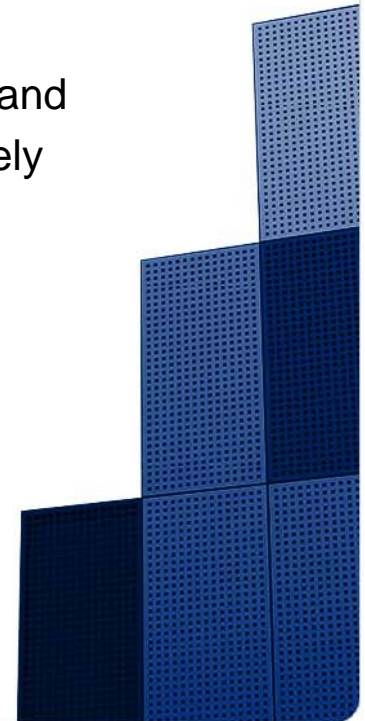
# Conference Call Interim Report Q1-3 2009

Hamburg, 12 November 2009

## Portfolio News



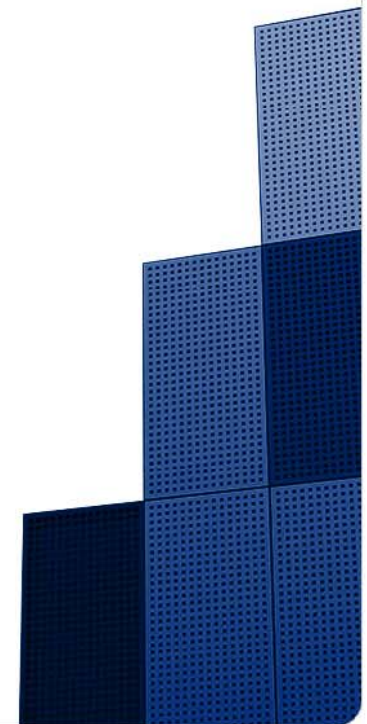
- Construction work for the expansion of Main-Taunus-Zentrum finally began
- Work on expanding Altmarkt-Galerie Dresden is well underway
- Restructuring measures in Hamm and Kassel are completed: 2 respectively 8 new tenants



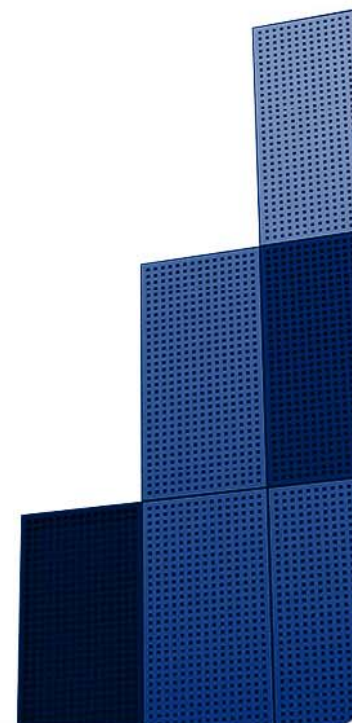
€ million	01.01.- 30.09.2009	01.01.- 30.09.2008	+/-
Revenue	94.4	84.1	12%
Net operating income	83.8	73.4	14%
EBIT	80.9	70.5	15%
Net finance costs	-36.9	-32.3	-14%
EBT	46.2	37.9	22%
<b>Consolidated profit</b>	<b>38.5</b>	<b>31.3</b>	<b>23%</b>
FFO per share (€)*	1.11	1.02	9%
Earnings per share (€)*	1.09	0.91	20%

€ million	30.09.2009	31.12.2008	+/-
<b>Total equity</b>	<b>1,051.1</b>	<b>977.8</b>	<b>7%</b>
<b>Interest bearing debt</b>	<b>925.4</b>	<b>899.8</b>	<b>3%</b>
Other debt	44.1	47.0	-6%
<b>Total assets</b>	<b>2,110.6</b>	<b>2,006.8</b>	<b>5%</b>
Equity ratio	49.8%	48.7%	

\*undiluted



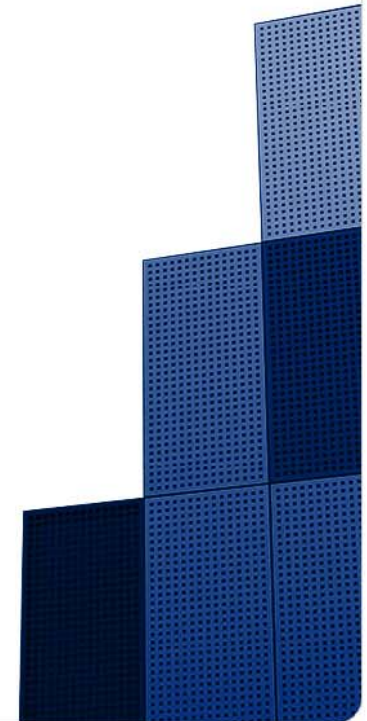
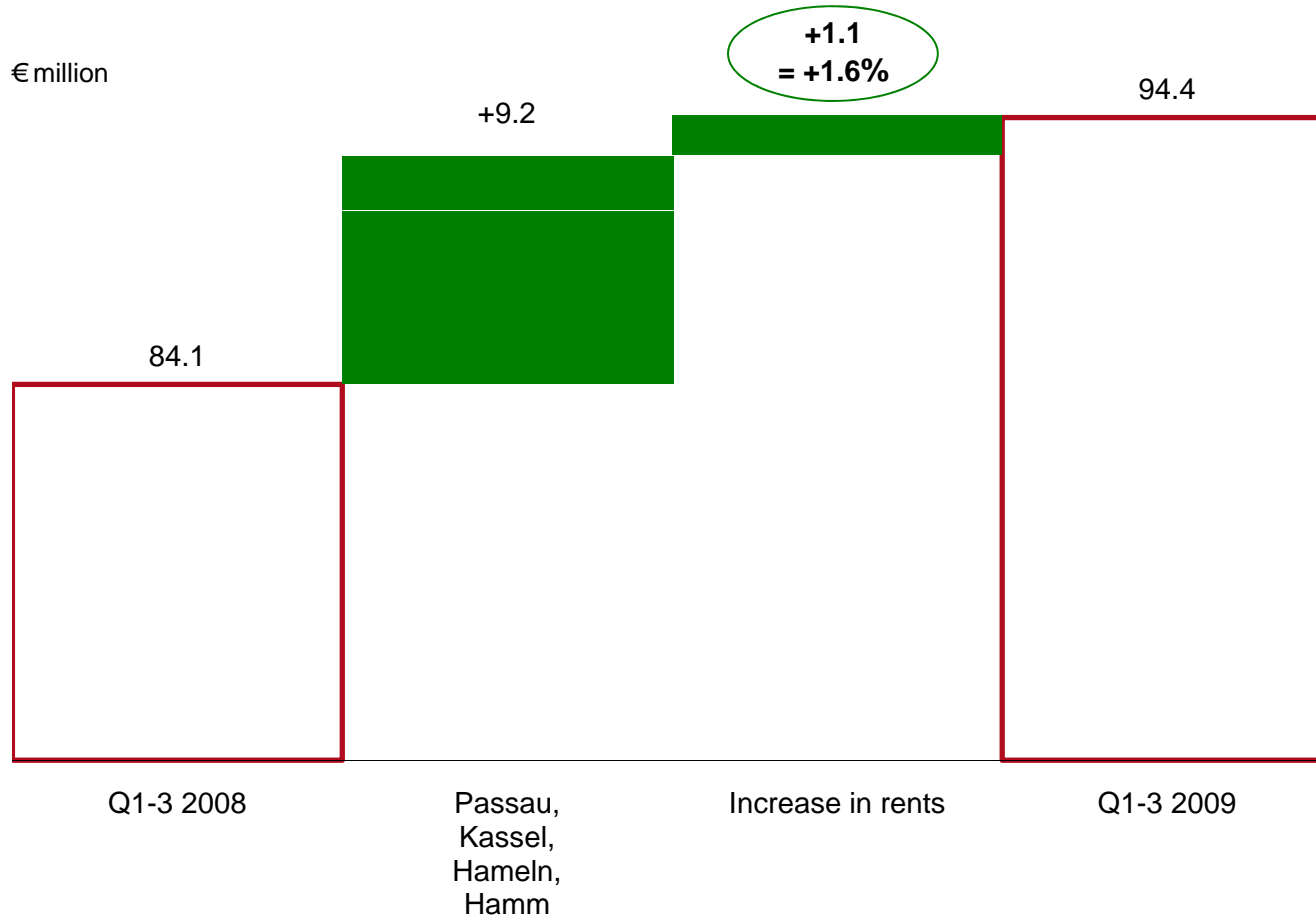
in € thousand	30.09.2009	31.12.2008	+/-
Non-current assets	2,031,968	1,953,984	77,984
Current assets	78,631	52,865	25,766
<b>Total assets</b>	<b>2,110,599</b>	<b>2,006,849</b>	<b>103,750</b>
Group equity	928,897	860,450	68,447
Minorities	122,238	117,320	4,918
<b>Total equity</b>	<b>1,051,135</b>	<b>977,770</b>	<b>73,365</b>
Bank debt	925,382	899,808	25,574
Deferred tax liabilities	89,959	82,313	7,646
Other liabilities	44,123	46,958	-2,835
<b>Total equity and liabilities</b>	<b>2,110,599</b>	<b>2,006,849</b>	<b>103,750</b>



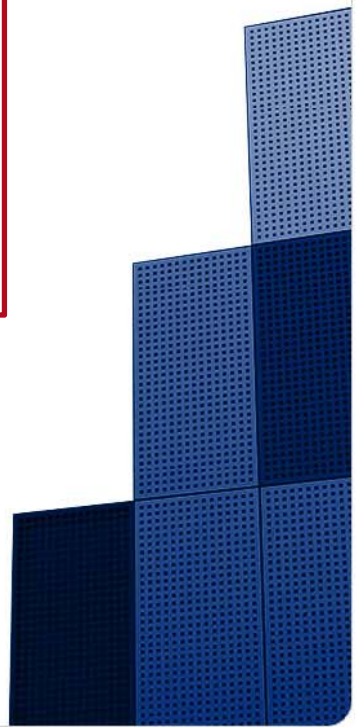
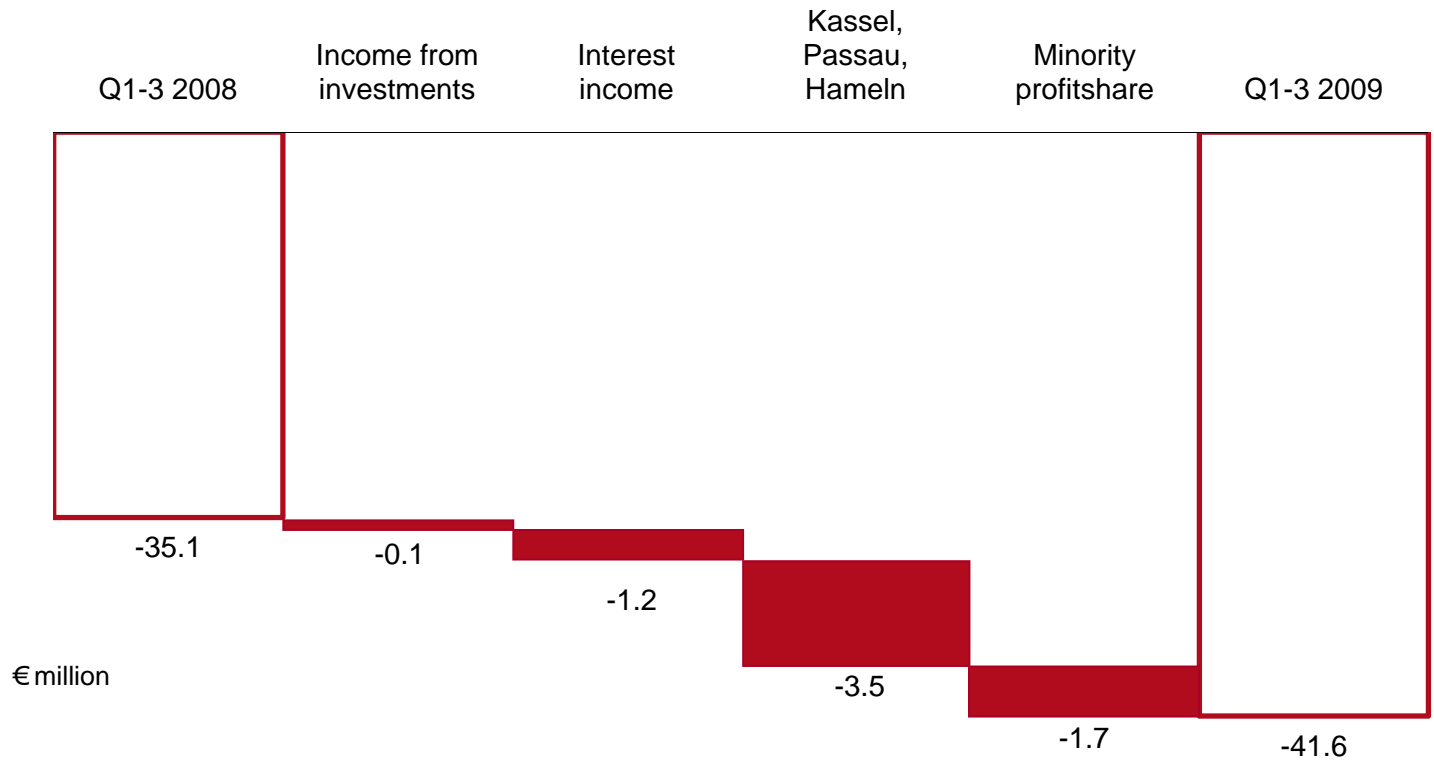
in € thousand	<b>01.01.- 30.09.2009</b>	<b>01.01.- 30.09.2008</b>	<b>+/-</b>
<b>Revenue</b>	<b>94,447</b>	<b>84,147</b>	<b>12%</b>
Property operating and management costs	-10,696	-10,752	
<b>Net operating income</b>	<b>83,751</b>	<b>73,395</b>	<b>14%</b>
Other operating income	677	661	
Corporate costs	-3,562	-3,587	
<b>EBIT</b>	<b>80,866</b>	<b>70,469</b>	<b>15%</b>
Income from Investments	1,213	1,365	
Net interest expense	-36,878	-32,296	
Profit attributable to limited partners	-5,938	-4,183	
<b>Net finance costs</b>	<b>-41,603</b>	<b>-35,114</b>	<b>-18%</b>
Measurement gains/losses	6,907	2,534	
<b>EBT</b>	<b>46,170</b>	<b>37,889</b>	<b>22%</b>
Taxes	-7,694	-6,626	
<b>Consolidated profit</b>	<b>38,476</b>	<b>31,263</b>	<b>23%</b>

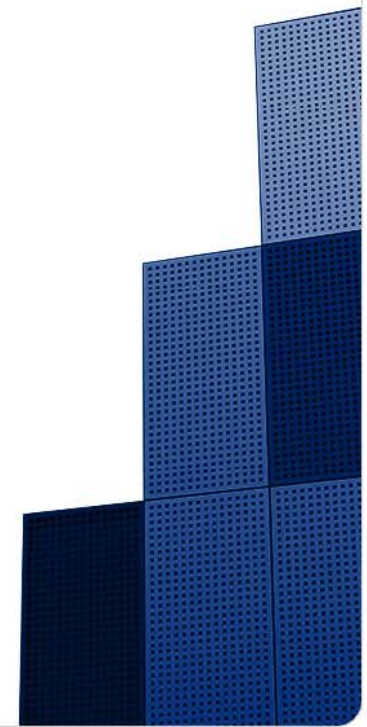
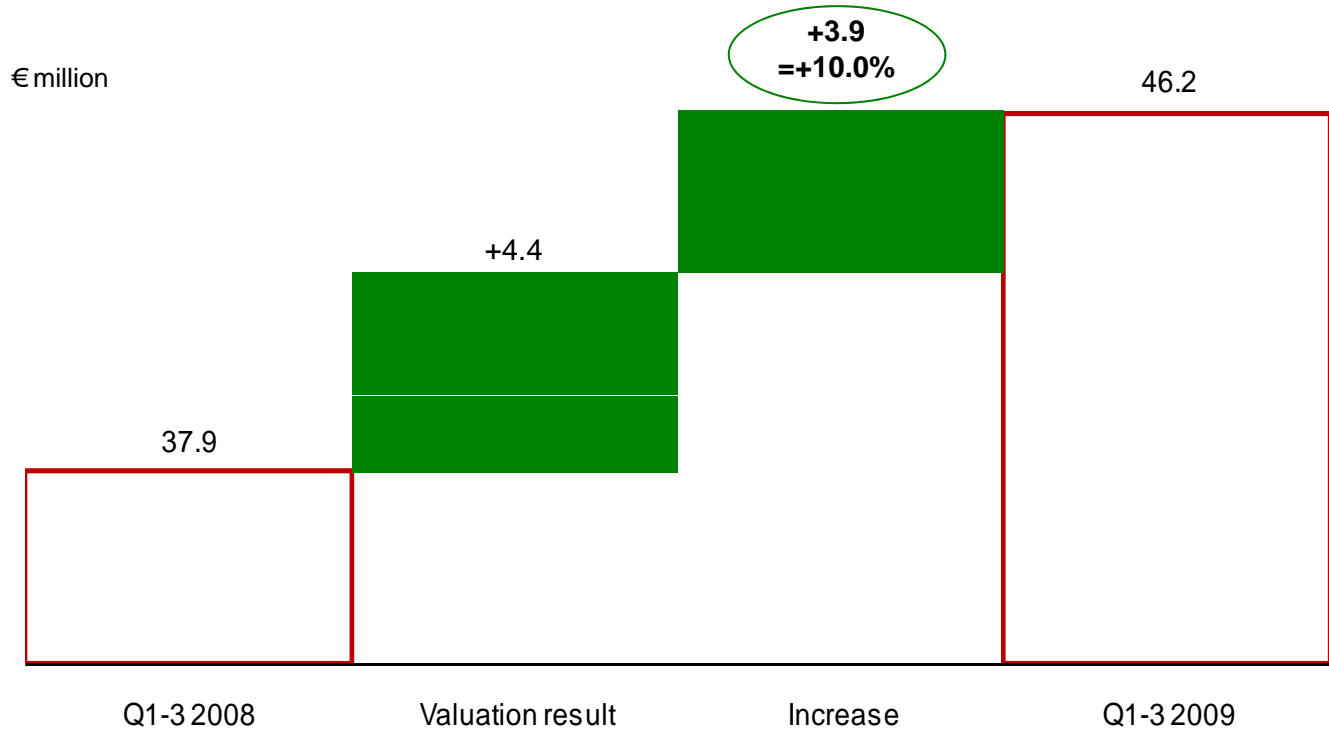


# Revenue Bridge Q1-3 2008 – Q1-3 2009

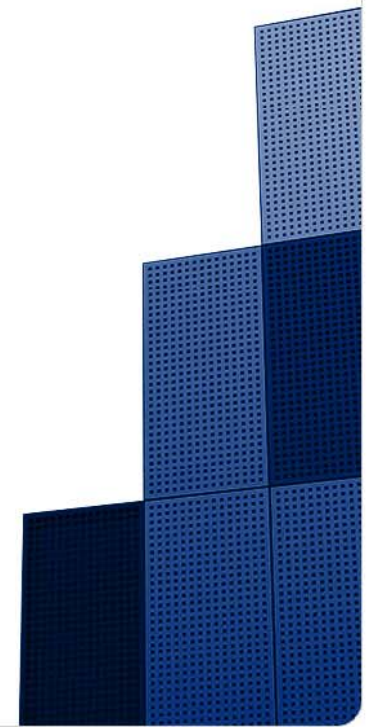
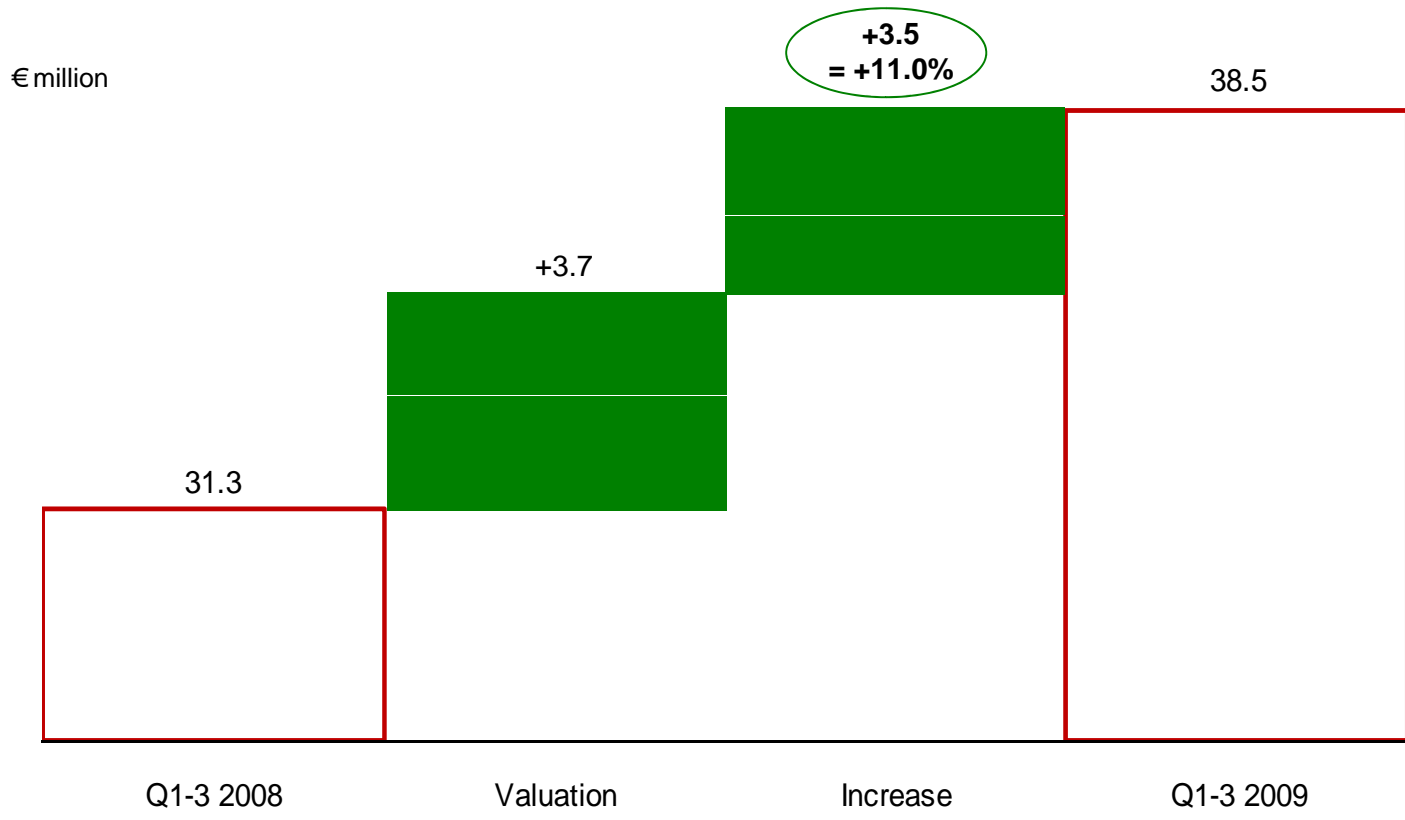


# Net Finance Cost Bridge Q1-3 2008 – Q1-3 2009

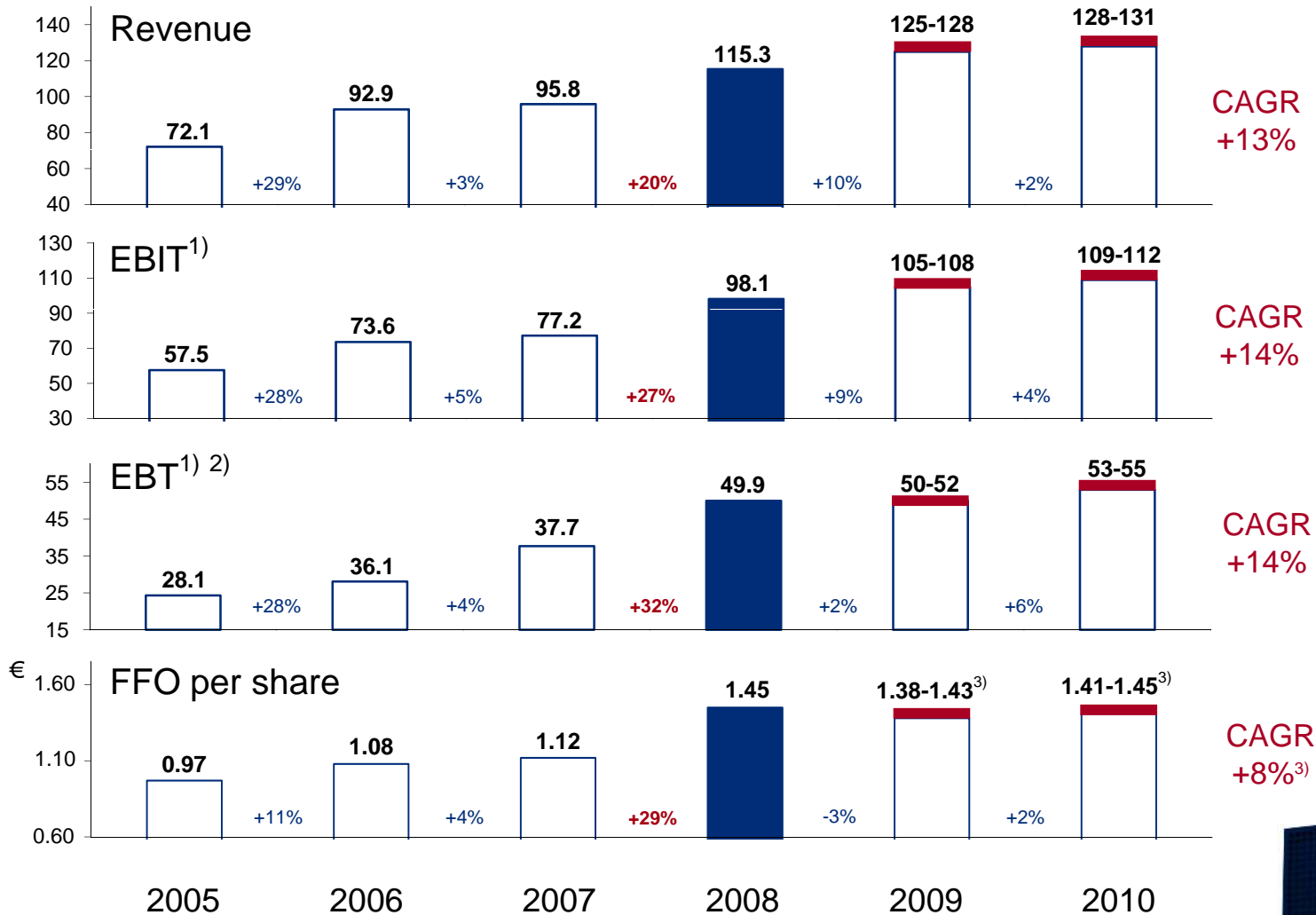




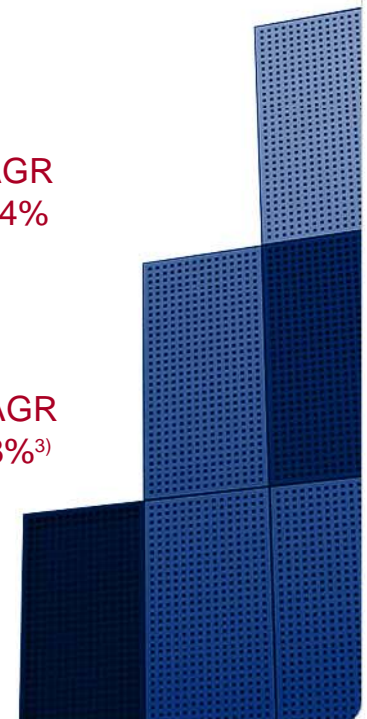




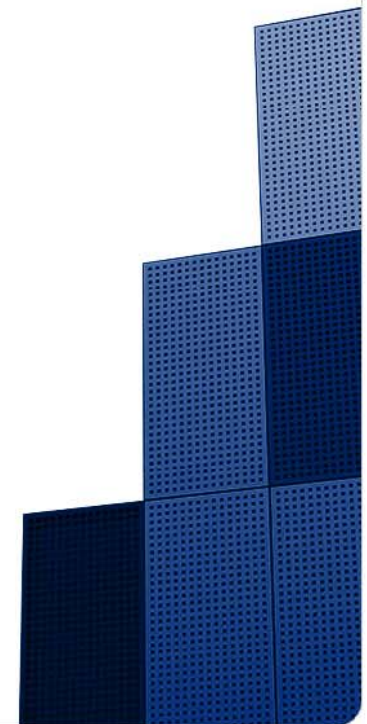
€ million



1) adjusted for one-time proceeds from disposals 2) excl. valuation result 3) incl. dilution



Listed since	02.01.2001
Nominal capital	€37,812,496.00
Outstanding shares	37,812,496
Class of shares	Registered shares
Dividend 2008 (01.07.2009)	€1.05
52W High	€26.48
52W Low	€18,50
Share price (10.11.2009)	€24.03
Market capitalisation	€909 million
avg. turnover per day last 12 months	126,000 shares
Indices	MDAX, EPRA, GPR, MSCI Small Cap Prime Standard
Official market	Frankfurt and XETRA
OTC market	Berlin-Bremen, Dusseldorf, Hamburg, Hanover, Munich and Stuttgart
ISIN	DE 000 748 020 4
Ticker	DEQ, Reuters: DEQGn.DE
Market makers	Close Brothers Seydler, WestLB

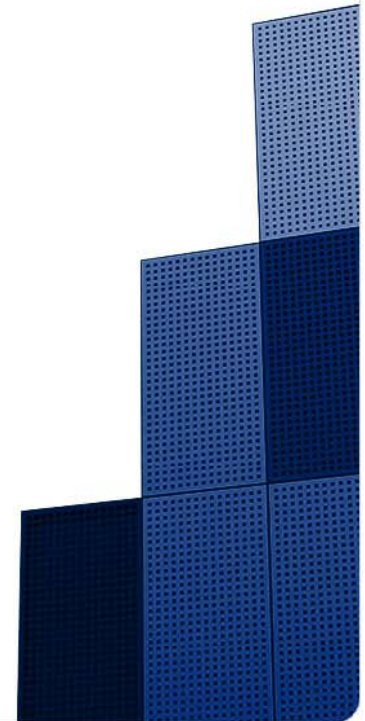


## 2009

- 12.11. Interim report Q1-3 2009
- 16.11. Roadshow Paris, Berenberg
- 16.11. Roadshow London, M.M. Warburg
- 17.11. Roadshow Zurich, Berenberg
- 17.11. Roadshow Amsterdam, Rabobank
- 19.11. WestLB Deutschland Conference, Frankfurt
- 24.11. CB Seydler Bank Investors Afternoon, Hamburg
- 01.12. Commerzbank Real Estate Conference, Frankfurt
- 02.12. UBS Global Real Estate Conference, London

## 2010

- 19.01. Cheuvreux German Corporate Conference, Frankfurt
- 30.04. Annual earnings press conference, Hamburg
- 12.05. Interim report Q1 2010
- 26.-27.05. Kempen & Co European Property Seminar, Amsterdam
- 17.06. Annual General Meeting, Hamburg
- 12.08. Interim report H1 2010
- 11.11. Interim report Q1-3 2010



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