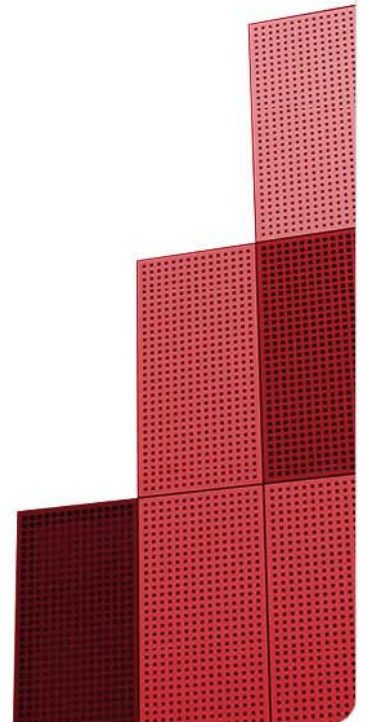
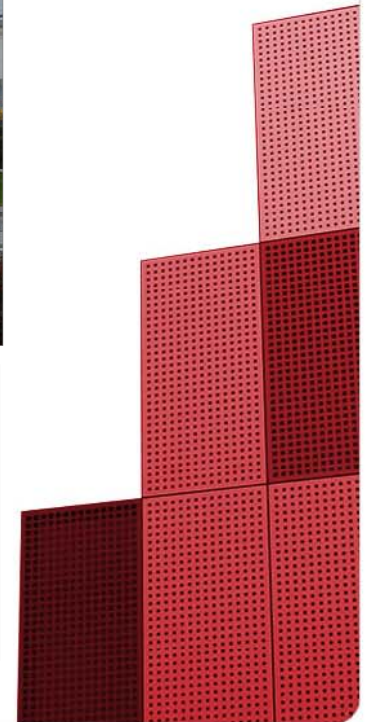


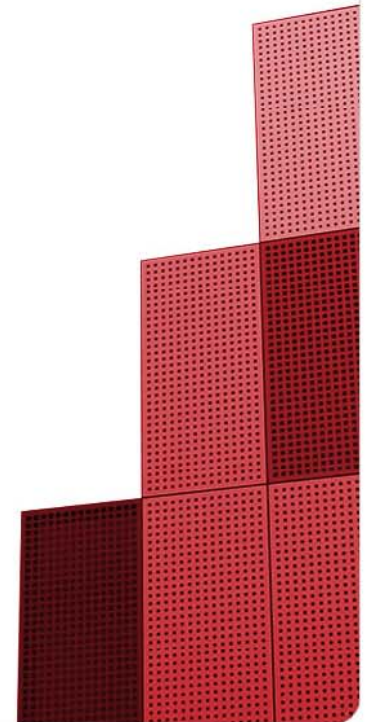
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**A10 CENTER**  
WILDAU

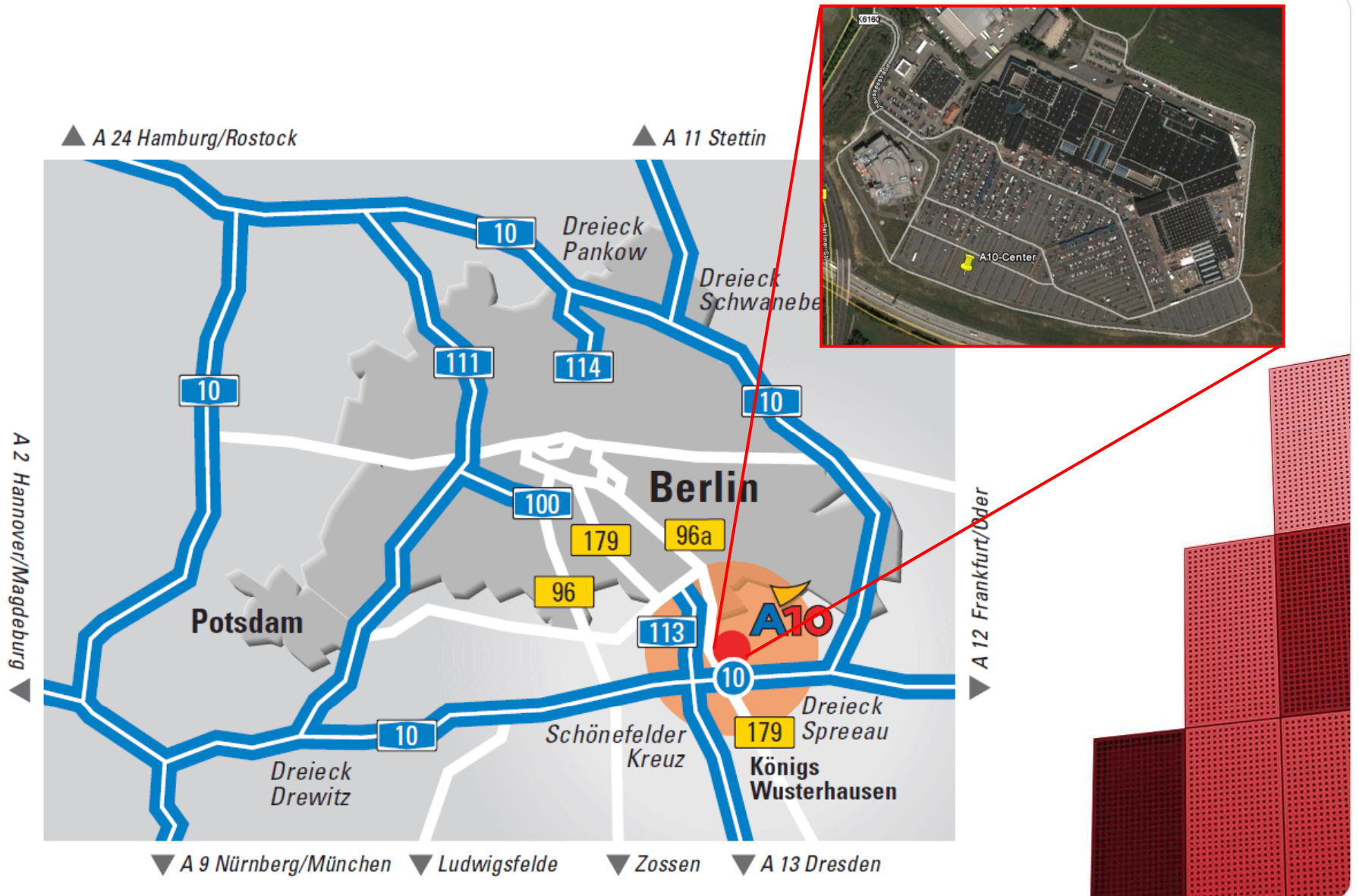


- Eröffnung: 1996, Neubau (A10 Triangel) Frühjahr 2011
- ca. 120.000 m<sup>2</sup> Mietfläche (inkl. A10 Triangel),  
davon 66.000 m<sup>2</sup> Verkaufsfläche,  
eines der größten Shoppingcenter in Deutschland
- ca. 180 Shops (inkl. A10 Triangel)
- Vermietungsstand: 100 %
- ca. 3.600 Parkplätze, 4.000 nach Neubaumaßnahme
- ca. 1,15 Mio. Menschen leben im Einzugsgebiet  
(bis 45 Min. Fahrzeit)
- ca. 20.000 Besucher täglich

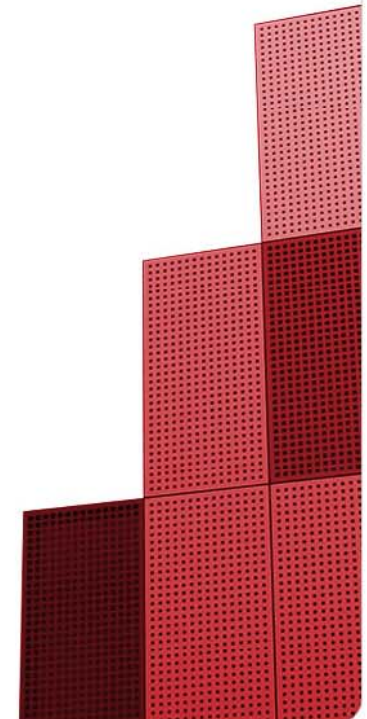
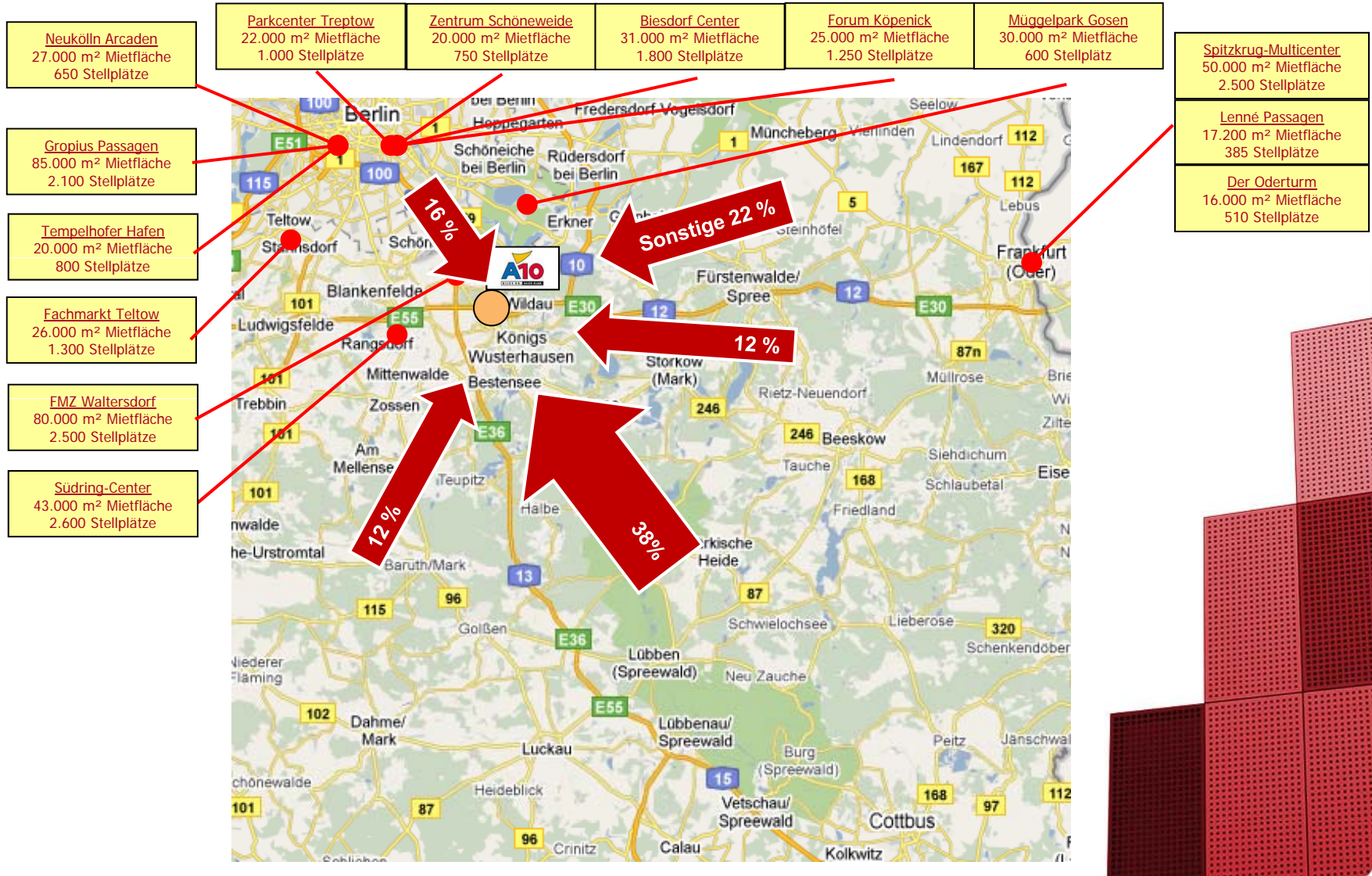


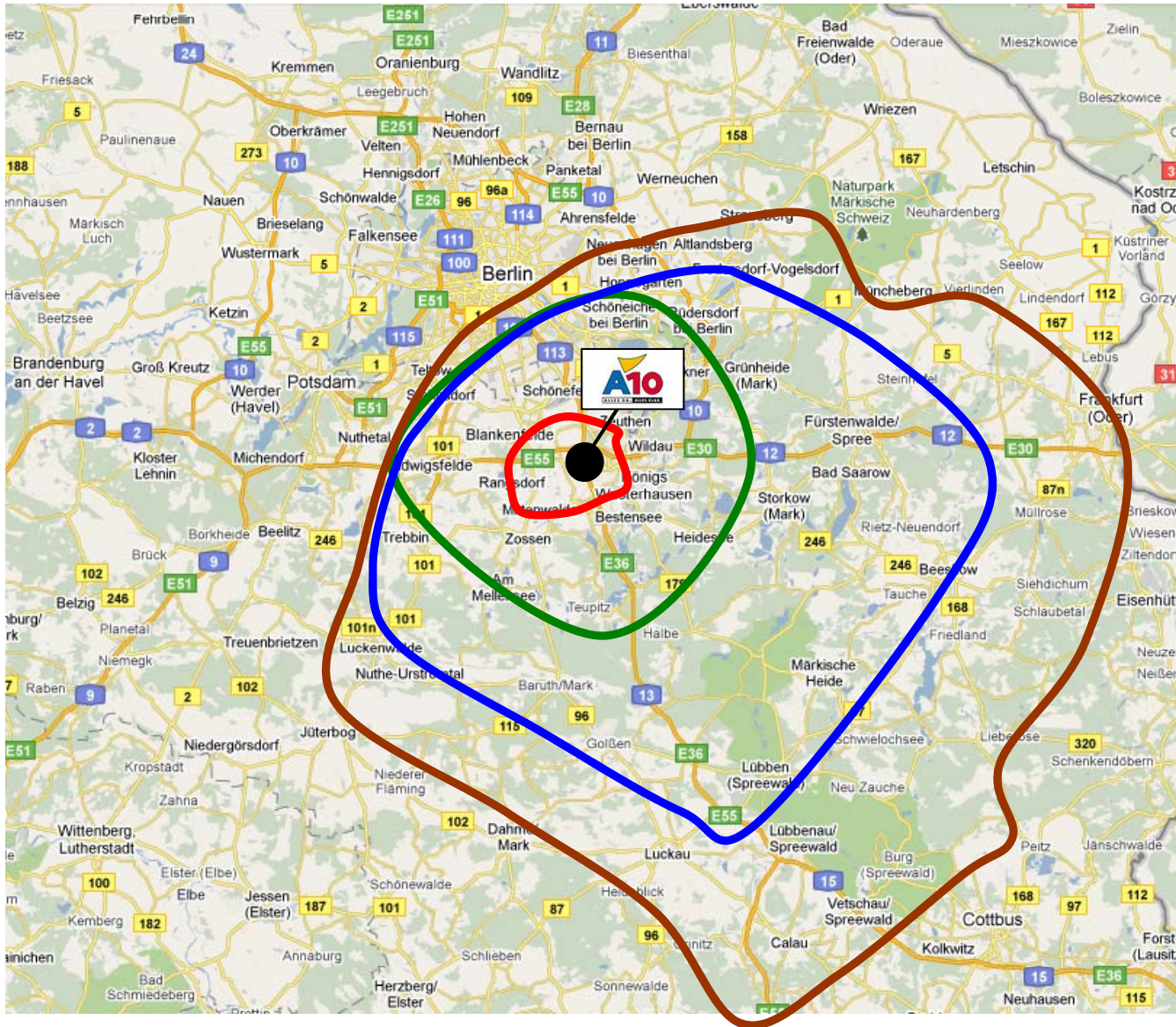






# Wettbewerbssituation & Kundenherkunft



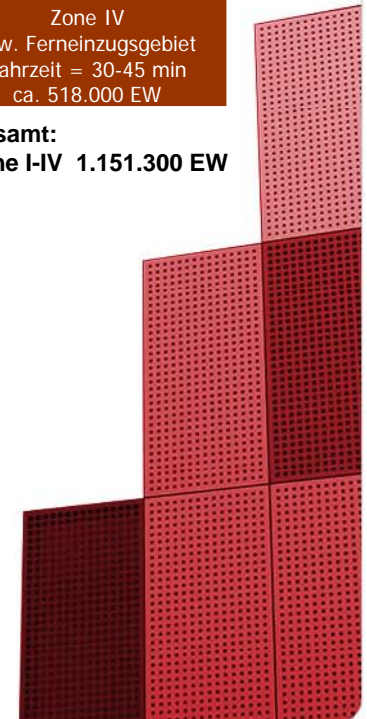


<p><b>Zone I</b> Kerneinzugsgebiet Fahrzeit = bis 5 min ca. 42.500 EW</p>
<p><b>Zone II</b> Naheinzugsgebiet Fahrzeit = 5-15 min ca. 292.800 EW</p>
<p><b>Zone III</b> Feineinzugsgebiet Fahrzeit = 15-30 min ca. 298.000 EW</p>

**Gesamt:**  
**Zone I-III 633.300 EW**

<p><b>Zone IV</b> erw. Feineinzugsgebiet Fahrzeit = 30-45 min ca. 518.000 EW</p>
--

**Gesamt:**  
**Zone I-IV 1.151.300 EW**



## Ankermieter

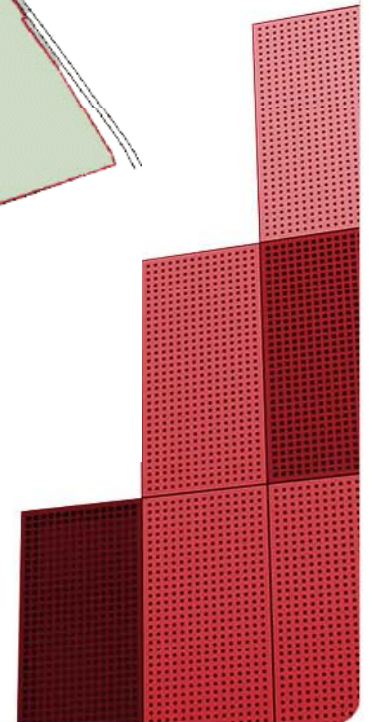
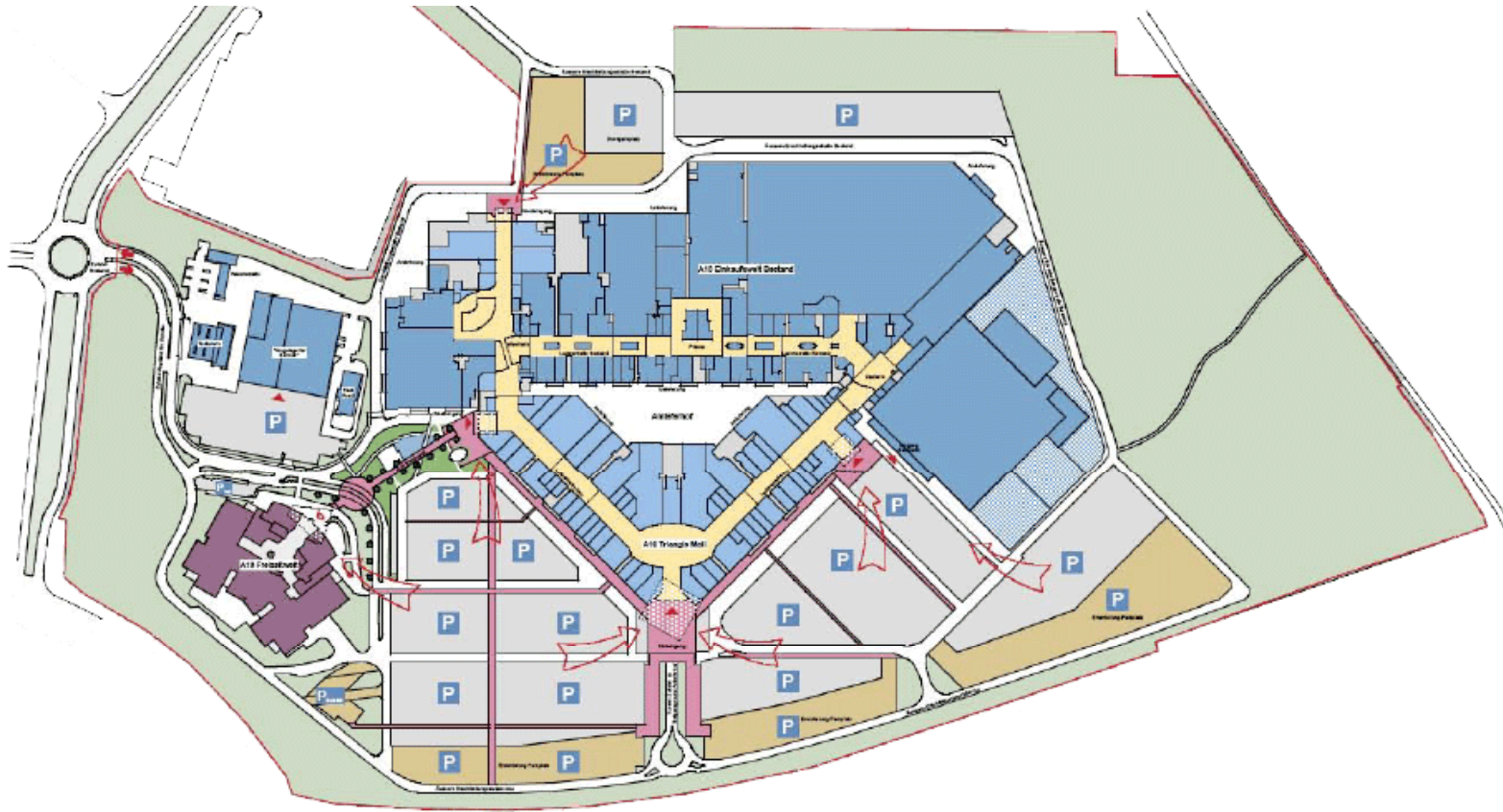
- Real
- Karstadt Sport
- P&C
- C&A
- H&M
- Esprit
- Bauhaus
- MediMax
- Hammer
- Baby One

## weitere namhafte Mieter

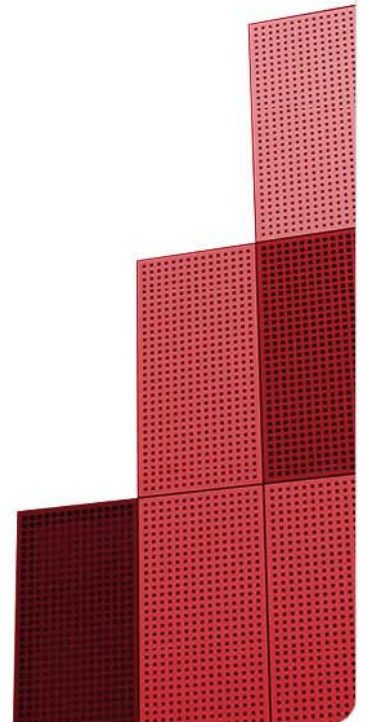
- Apollo-Optik
- BiBA
- Bijou Brigitte
- Bonita
- Casamoda
- Deichmann
- Douglas
- Dänisches Bettenlager
- Engbers
- Gerry Weber
- Görtz
- Hunkemöller
- Hussel
- Christ
- McPaper
- mister\*lady
- Nanu Nana
- New Yorker
- Orsay
- Pimkie
- Thalia
- Tom Tailor
- Ulla Popken
- WMF
- Yves Rocher





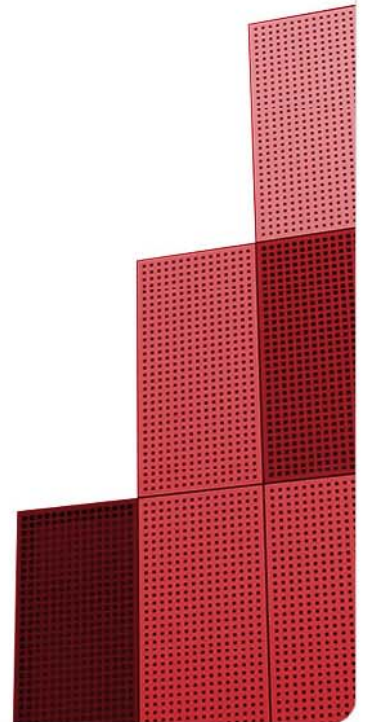


- Deutsche EuroShop kauft 100% der Immobilie (asset deal)
- Gesamtinvestment: ca. 265 Mio. € (inkl. A10 Triangel)
- 43 % Eigenkapital, 57 % Fremdkapital
- annualisierte Mieteinnahmen ab 2011: 19,4 Mio. €
- erwartete Mietrendite (inkl. Triangel): 7,3 %
- erwartete Nettoanfangsrendite (NOI, inkl. Triangel): 6,5 %





[www.a10center.de](http://www.a10center.de)



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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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**Olaf G. Borkers**  
Chief Financial Officer



**Patrick Kiss**  
Head of Investor & Public Relations



**Nicolas Lissner**  
Manager Investor & Public Relations

