



**Deutsche EuroShop AG**
**Profit and loss account**

	IFRS	EURm	2008	2009	2010	2011E	2012E	2013E
<b>Sales</b>			<b>115.3</b>	<b>127.6</b>	<b>144.2</b>	<b>185.5</b>	<b>203.8</b>	<b>208.7</b>
YoY growth			20.4%	10.6%	13.0%	28.6%	9.9%	2.4%
Property operating costs			-5.8	-5.8	-7.3	-8.6	-10.1	-10.6
Property management costs			-7.2	-7.2	-7.9	-10.1	-12.6	-13.2
<b>Net operating income (NOI)</b>			<b>102.3</b>	<b>114.5</b>	<b>129.0</b>	<b>166.7</b>	<b>181.0</b>	<b>185.0</b>
Other operating income			0.8	0.9	0.9	1.0	1.0	1.1
<b>Gross income</b>			<b>103.1</b>	<b>115.5</b>	<b>129.9</b>	<b>167.7</b>	<b>182.0</b>	<b>186.1</b>
Other operating expenses (corporate costs)			-5.0	-4.7	-5.9	-7.7	-8.5	-8.7
<b>EBIT</b>			<b>98.1</b>	<b>110.7</b>	<b>124.0</b>	<b>160.0</b>	<b>173.6</b>	<b>177.4</b>
in % of sales			85.1%	86.8%	86.0%	86.3%	85.2%	85.0%
Financial result			-49.4	-55.9	-60.2	-81.1	-84.5	-87.9
Measurement gains			38.3	-14.8	33.1	32.4	23.2	19.3
<b>EBT</b>			<b>87.0</b>	<b>40.1</b>	<b>97.0</b>	<b>111.3</b>	<b>112.3</b>	<b>108.9</b>
in % of sales			75.4%	31.4%	67.3%	60.0%	55.1%	52.2%
<b>EBT excl. measurement gains</b>			<b>48.7</b>	<b>54.9</b>	<b>63.9</b>	<b>78.9</b>	<b>89.0</b>	<b>89.6</b>
in % of sales			42.2%	43.0%	44.3%	42.6%	43.7%	42.9%
Taxes			-18.1	-5.7	-15.2	-16.7	-16.0	-14.8
as % of EBT			-20.8%	-14.2%	-15.6%	-15.0%	-14.2%	-13.6%
<b>Net income attributable to shareholders</b>			<b>68.9</b>	<b>34.4</b>	<b>81.8</b>	<b>94.6</b>	<b>96.3</b>	<b>94.1</b>
in % of gross income			66.8%	29.8%	63.0%	56.4%	52.9%	50.6%
Shares outstanding (in millions)			34.4	36.8	45.5	51.6	51.6	51.6
<b>Earnings per share (EUR)</b>			<b>2.00</b>	<b>0.93</b>	<b>1.80</b>	<b>1.83</b>	<b>1.87</b>	<b>1.82</b>
<b>Dividend per share (EUR)</b>			<b>1.05</b>	<b>1.05</b>	<b>1.10</b>	<b>1.20</b>	<b>1.30</b>	<b>1.30</b>

Source: CBS Research AG, Deutsche EuroShop AG

**Deutsche EuroShop AG**
**Balance Sheet**

	IFRS	EURm	2008	2009	2010	2011E	2012E	2013E
<b>Assets</b>								
<b>Noncurrent assets</b>			<b>1,954.0</b>	<b>2,020.2</b>	<b>2,729.3</b>	<b>3,124.0</b>	<b>3,253.4</b>	<b>3,379.2</b>
as % of total assets			97.4%	95.6%	92.1%	98.3%	98.8%	98.9%
Intangible assets			0.0	0.0	0.0	0.0	0.0	0.0
PP&E			21.2	0.0	0.0	0.0	0.0	0.0
Investment properties			1,897.8	1,991.0	2,700.7	3,095.2	3,224.6	3,350.4
Financial assets			30.3	24.8	23.9	24.0	24.0	24.0
Investments in equity-accounted associates			3.7	3.5	4.1	4.1	4.1	4.1
Other noncurrent assets			0.9	0.9	0.6	0.7	0.7	0.7
<b>Current assets</b>			<b>52.9</b>	<b>91.9</b>	<b>234.2</b>	<b>53.2</b>	<b>41.0</b>	<b>36.8</b>
as % of total assets			2.6%	4.4%	7.9%	1.7%	1.2%	1.1%
Accounts receivables			2.7	2.6	3.5	3.5	3.5	3.5
Receivables from other investees & investors			0.0	0.0	0.0	0.0	0.0	0.0
Other current assets			6.7	5.9	165.0	8.3	8.3	8.3
Other financial investments			1.7	1.6	0.0	0.0	0.0	0.0
Cash and cash equivalents			41.7	81.9	65.8	41.4	29.2	25.0
<b>Total Assets</b>			<b>2,006.8</b>	<b>2,112.1</b>	<b>2,963.6</b>	<b>3,177.2</b>	<b>3,294.4</b>	<b>3,416.1</b>
<b>Total equity and liabilities</b>								
<b>Total equity</b>			<b>860.5</b>	<b>921.3</b>	<b>1,249.7</b>	<b>1,287.5</b>	<b>1,321.8</b>	<b>1,348.7</b>
as % of total equity and liabilities			42.9%	43.6%	42.2%	40.5%	40.1%	39.5%
Issued capital			34.4	37.8	51.6	51.6	51.6	51.6
Capital reserve			546.2	609.4	890.1	890.1	890.1	890.1
Retained earnings			279.9	274.1	307.9	345.7	380.0	407.0
<b>Noncurrent liabilities</b>			<b>1,093.7</b>	<b>1,149.7</b>	<b>1,627.8</b>	<b>1,795.1</b>	<b>1,872.9</b>	<b>1,962.8</b>
as % of total equity and liabilities			54.5%	54.4%	54.9%	56.5%	56.9%	57.5%
Financial liabilities			879.1	921.2	1,227.1	1,371.6	1,429.0	1,500.7
Deferred tax liabilities			82.3	85.6	101.1	110.8	117.7	123.5
Right to redeem of limited partners			117.3	123.0	277.8	290.7	302.7	314.6
Other liabilities			14.9	19.8	21.8	22.0	23.5	24.0
<b>Current liabilities</b>			<b>52.7</b>	<b>41.2</b>	<b>86.2</b>	<b>94.6</b>	<b>99.7</b>	<b>104.5</b>
as % of total equity and liabilities			2.6%	1.9%	2.9%	3.0%	3.0%	3.1%
Financial liabilities			20.7	13.0	61.1	67.6	70.5	74.0
Trade accounts payables			3.0	1.1	6.1	6.5	6.8	7.0
Liabilities to other investees and investors			0.0	0.0	0.0	0.0	0.0	0.0
Tax provisions			0.7	2.0	0.5	0.5	0.5	0.5
Other provisions			18.2	19.7	7.3	8.0	9.0	9.5
Other liabilities			10.1	5.4	11.2	12.0	13.0	13.5
<b>Total equity and liabilities</b>			<b>2,006.8</b>	<b>2,112.1</b>	<b>2,963.6</b>	<b>3,177.2</b>	<b>3,294.4</b>	<b>3,416.1</b>

Source: CBS Research AG, Deutsche EuroShop AG

**Deutsche EuroShop AG**
**Cash flow statement**

	IFRS	EURm	2008	2009	2010	2011E	2012E	2013E
<b>Net income</b>			68.9	34.4	81.8	94.6	96.3	94.1
Income from the application of IFRS 3			-0.9	-6.0	-13.3	0.0	0.0	0.0
Profit/loss attributable to limited partners			17.9	8.9	10.9	12.9	11.9	11.9
Depreciation and amortisation			0.0	0.0	0.0	0.0	0.0	0.0
Changes in value of investment property (IAS 40)			-66.3	20.5	-31.4	-32.4	-23.2	-19.3
Profit/loss of equity accounted companies			0.0	0.2	0.6	0.6	0.6	0.6
Other non-cash items			17.5	-0.5	0.0	0.0	0.0	0.0
Reconciliation of cash flow from operating activities			0.0	0.0	8.6	0.0	0.0	0.0
Deferred taxes			18.0	5.7	14.9	9.7	7.0	5.8
<b>Operating cash flow</b>			<b>55.1</b>	<b>63.2</b>	<b>72.1</b>	<b>85.5</b>	<b>92.6</b>	<b>93.1</b>
Changes in receivables			17.9	1.4	-158.1	156.7	0.0	0.0
Changes in other financial investments			1.9	0.1	1.6	0.0	0.0	0.0
Changes in non-current tax provisions			0.0	0.0	0.0	0.0	0.0	0.0
Changes in current provisions			-6.7	2.8	-16.2	0.7	1.0	0.5
Changes in liabilities			11.6	-7.0	6.4	1.2	1.3	0.7
<b>Cash flow from operating activities</b>			<b>79.8</b>	<b>60.5</b>	<b>-94.2</b>	<b>244.0</b>	<b>94.9</b>	<b>94.3</b>
Payments to acquire PP&E and investment properties			-87.3	-20.5	-78.0	-362.1	-106.2	-106.5
Proceeds from the sale of consolidated companies			0.0	0.0	0.0	0.0	0.0	0.0
Payments to acquire consolidated companies			0.0	-15.4	-210.0	0.0	0.0	0.0
Change in investments in non-current financial assets			-3.9	0.0	0.0	-0.2	0.0	0.0
Income from equity-accounted associates			0.0	0.0	0.1	-0.6	-0.6	-0.6
<b>Cash flow from investing activities</b>			<b>-91.2</b>	<b>-35.9</b>	<b>-287.8</b>	<b>-362.9</b>	<b>-106.8</b>	<b>-107.1</b>
Changes in interest-bearing financial liabilities			3.9	-7.2	166.2	151.3	61.7	75.7
Payments to group shareholders			-36.1	-36.1	-46.3	-56.8	-62.0	-67.1
Contributions of Group shareholders			0.0	66.5	253.7	0.0	0.0	0.0
Cash flow from financing activities			-39.1	15.5	363.9	94.5	-0.3	8.6
Payments to minority shareholders			-6.9	-7.7	-14.0	0.0	0.0	0.0
<b>Cash flow from financing activities</b>			<b>-39.1</b>	<b>15.5</b>	<b>363.9</b>	<b>94.5</b>	<b>-0.3</b>	<b>8.6</b>
<b>Total change in cash and cash equivalents</b>			<b>-67.3</b>	<b>40.2</b>	<b>-16.1</b>	<b>-24.4</b>	<b>-12.2</b>	<b>-4.1</b>
Cash and cash equivalents at the start of the period			109.0	41.7	81.9	65.8	41.4	29.2
<b>Cash and cash equivalents at the end of the period</b>			<b>41.7</b>	<b>81.9</b>	<b>65.8</b>	<b>41.4</b>	<b>29.2</b>	<b>25.0</b>

Source: CBS Research AG, Deutsche EuroShop AG

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Date	Recommendation	Price at change date	Price target
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12 August 2010	HOLD	EUR 23.30	EUR 25.00
4 November 2010	HOLD	EUR 27.40	EUR 26.50
4 March 2011	HOLD	EUR 27.73	EUR 27.00
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