

A man and a woman are taking a selfie in a shopping mall. The man, wearing a maroon shirt, is holding a smartphone and kissing the woman on the cheek. The woman, wearing a black leather jacket, is smiling and looking at the phone. They are holding several shopping bags, including a prominent red one. The background is a blurred shopping mall with various storefronts and a railing in the foreground.

DES

Deutsche EuroShop

#feelestate

**COMPANY PRESENTATION**

OCTOBER 2021

## Update on Business Activities - Summary

### Operations

- Footfall numbers (compared to normal levels)
  - Q1 2021: approx. 36% / Q2 2021: approx. 56%
  - End of August: approx. 80%
- Tenant turnover (compared to respective 2019 period) substantial deviations among segments
  - Q1 2021: -64.9% / Q2 2021: -42.4% (vs. Q2 2019)
  - July 2021: -3.7% (vs. July 2019)
- Continued restrictions (e.g. mask wearing requirement)

### Rents

- Collection ratio H1 2021 (after rent concessions): 83% / August 2021: 94%
- **Negotiations with tenants** concerning (temporary) relief measures for lock down periods continuing:
  - Change in law in Germany strengthened the legal position of tenants for periods of shop closings
  - Co-operative approach to find and agree on sustainable commercial solutions



## Update on Business Activities - Summary

### Financials & Liquidity

- Solid cash position DES Group: **€268m** (30 June 2021)
- Refinancing activities for 2021 finalized at attractive terms  
4 loans with a total volume of **€191m**
- Continued **trustful negotiations with banking partners** for 2022 refinancings and regular exchange about effects of pandemic financial covenants
- As of 30 June 2021 **all financial covenants were met or – if necessary – temporarily waived** by the banks **due to the extraordinary pandemic situation**
- Mandatory minimum **dividend of €0.04 per share** for 2020 was paid in June

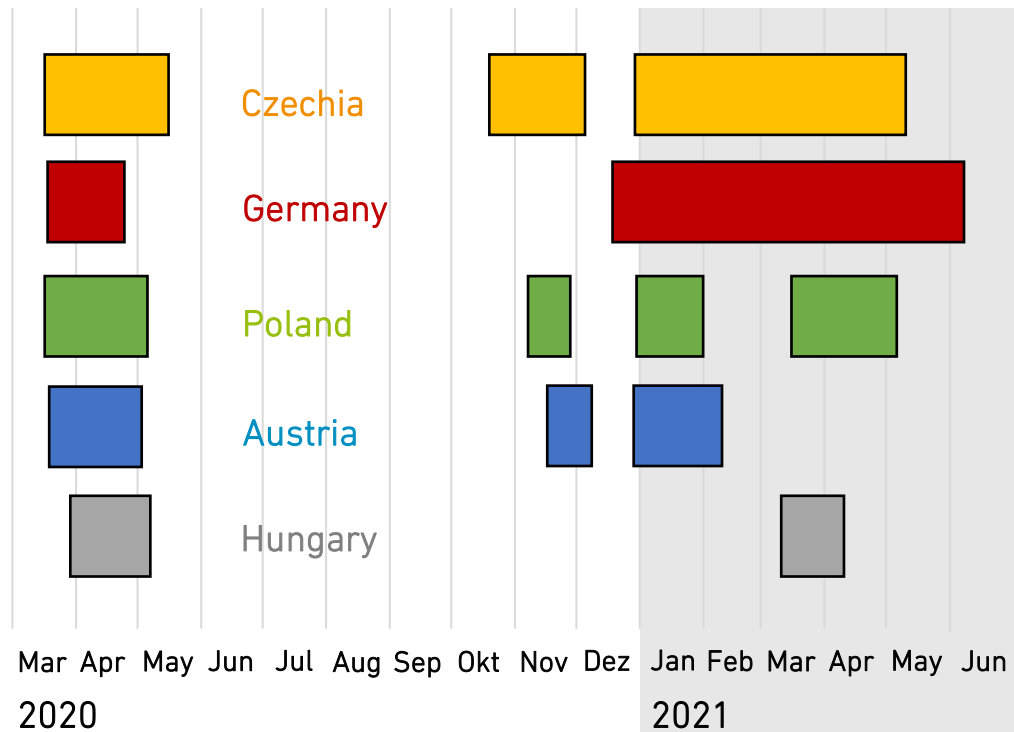


### Forecast FY 2021

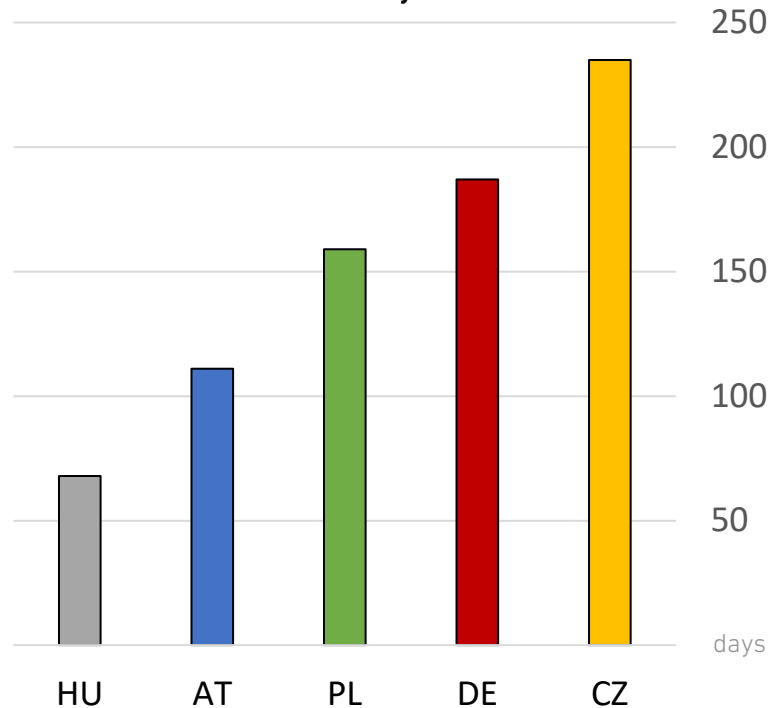
- FFO between **€1.70 and €1.90 per share**
- Forecast **conditional upon** enduring **stabilization of pandemic** without further lockdowns or significant business restrictions, continued improvement of consumption and retail turnovers of our tenants in the second half of 2021 and the **granting and timely payout** of announced German government relief programs for substantial part of our tenant base.

## Long-term Store Closures in DES' Markets

Shop closing periods



Number of full lockdown days



## Current Regulations in DES' Markets\*

### Germany

- **Step-by-step Lockdown** – until 30 Sep. 2021
- F&B open (indoor only for vaccinated, recovered or tested guests)
- Local limitations on access per sqm / mask requirements
- Several local regulations depending on the incidence numbers

### Austria

- **Almost normal operation** – since 22 July 2021 (Federal State of Carinthia)
- F&B open for vaccinated, recovered or tested guests
- No customer limitations on access per sqm / no minimum distance
- Mask requirement applies only in grocery stores
- Most customers wear masks voluntarily

### Czech Republic

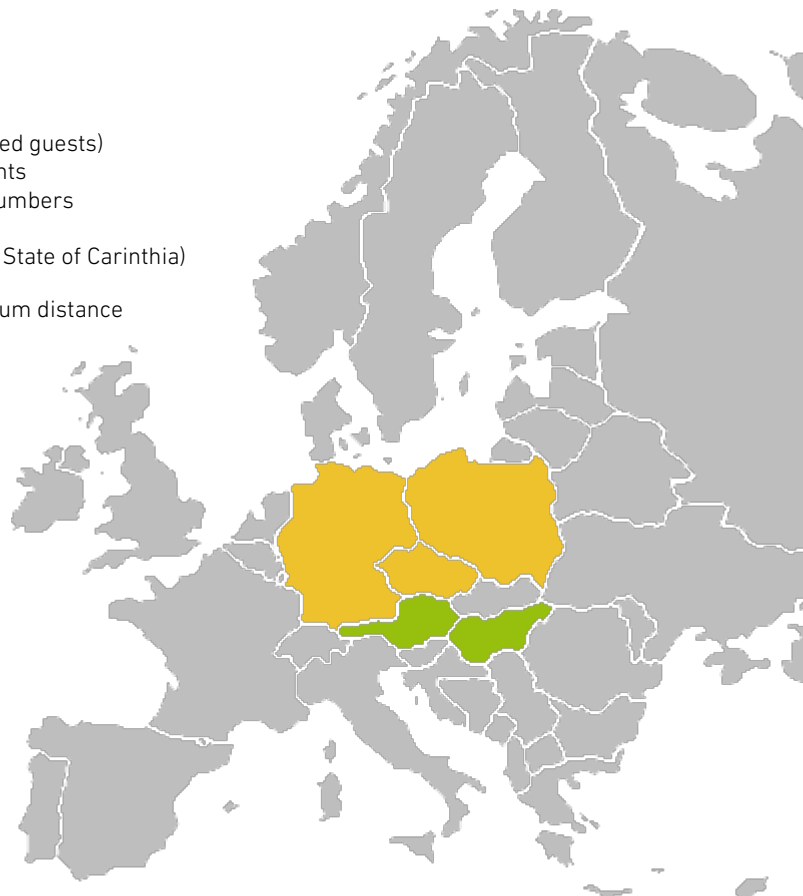
- **Soft Lockdown** – since 26 June 2021
- 1 customer per 10 sqm
- F&B open (with restrictions)
- Masks are mandatory

### Hungary

- **Almost normal operation** – since 3 July 2021
- F&B open (no limitation)
- Masks are no longer mandatory
- No minimum distance must be maintained

### Poland

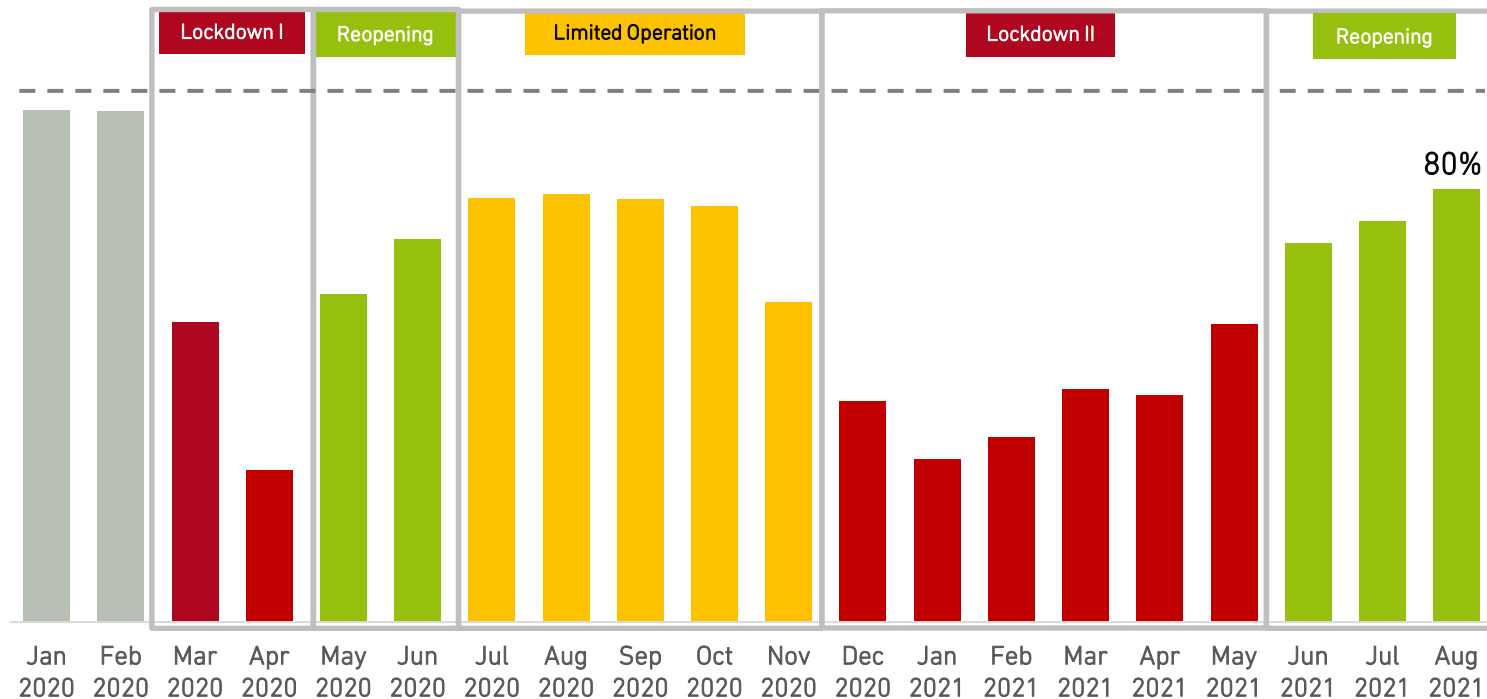
- **Soft Lockdown** – since 26 June 2021
- 1 customer per 10 sqm
- F&B open (with restrictions)
- Masks are mandatory
- Various reliefs for vaccinated persons



\* Status: 7 September 2021; subject to possible short-term regional relaxations/intensifications

## Corona Impact – Footfall

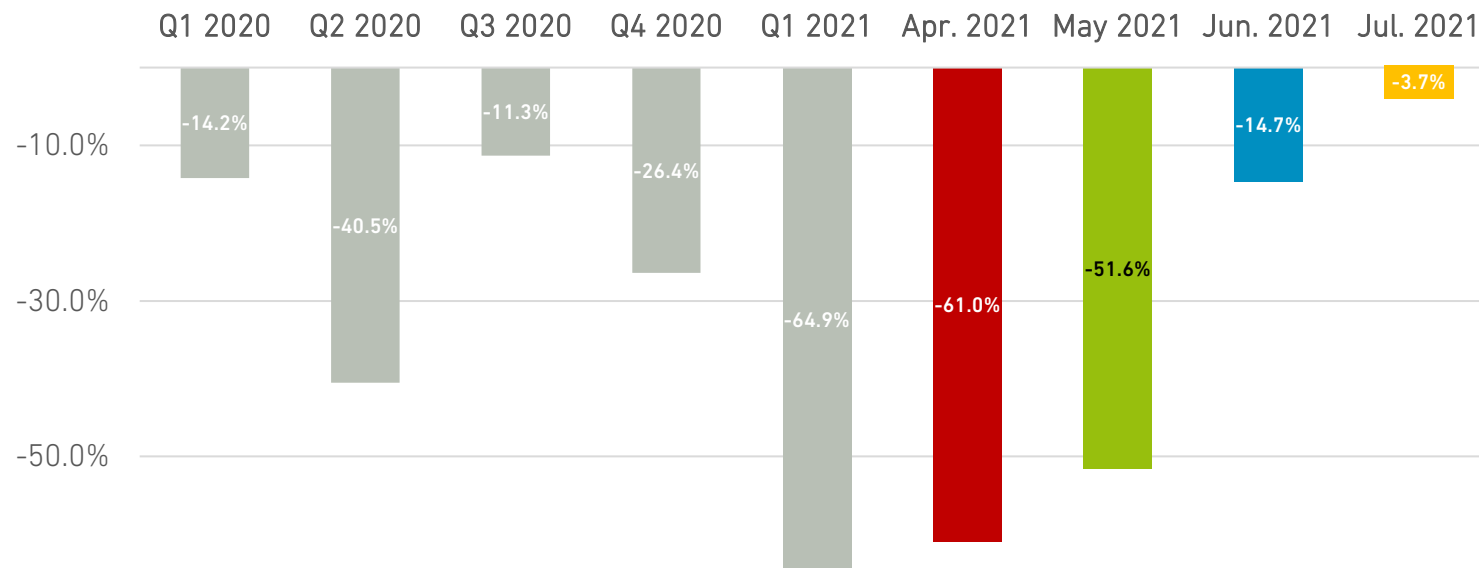
Development of the daily footfall compared to the average of the previous year's month\*



\* for months after February 2021 compared to the average of the respective month in 2019

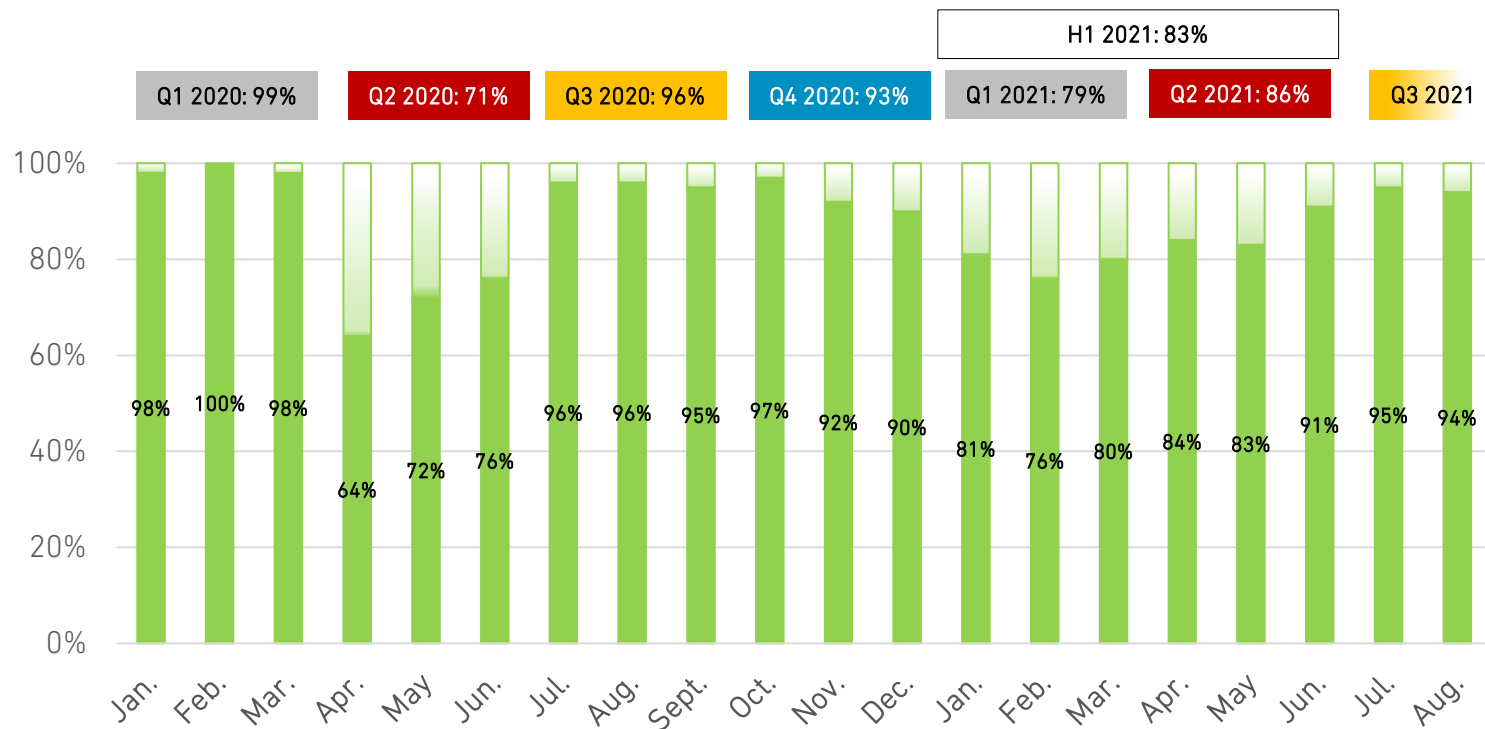
## Corona Impact – Retail Turnover\*

Development of retail turnover of centers in Germany compared to 2019



\*Source: ECE / due to the pandemic, the figures are only comparable to a limited extent

## Corona Impact – Collection Rates<sup>1</sup>



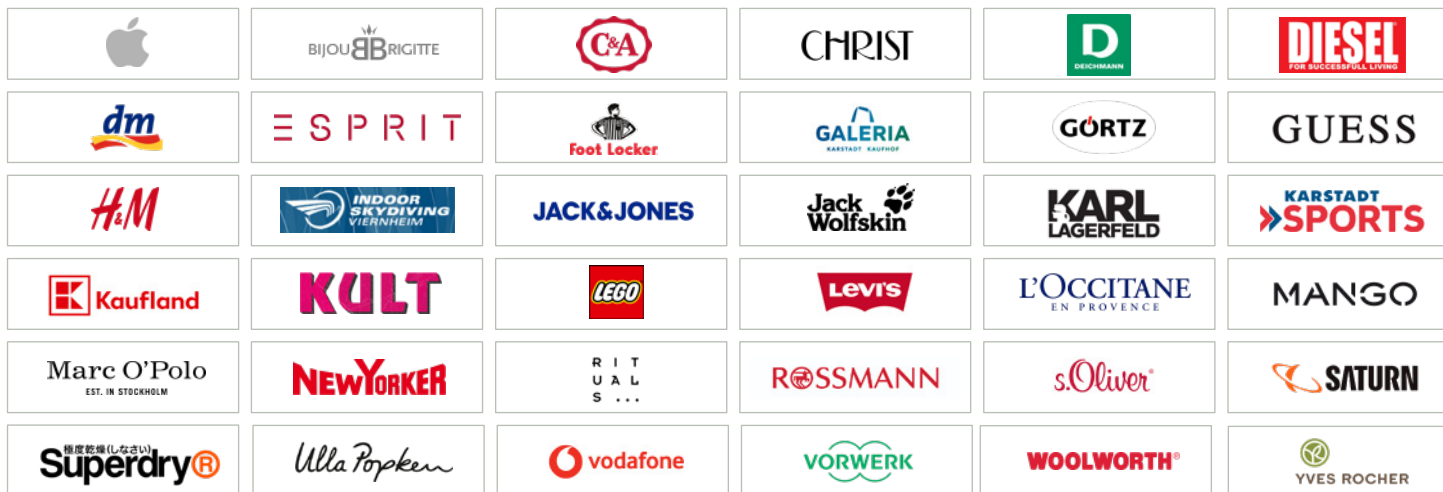
<sup>1</sup> after rent concessions



## Tenants: Contract Renewals and New Signings during the Pandemic<sup>1</sup>

### Leasing

- Continued stabilisation of situation and arrangements with tenants as well as releasing activities as key tasks for the coming months
- Successful prolongations with prime retailers and negotiations with other major and well-known anchor tenants to newly join our centers



<sup>1</sup> Selection

## Active Center Management in the Pandemic



### Prudent use of financial resources in B2C communication:



Hygiene communication in all centers creates trust



Customer-oriented, up-to-date information via website & social media



Focus on selected measures



Development of activities for sales promotion & tenant support

## Vacancy Management

Showrooms, Pop-ups, digital Shops



Digital shop



WMF Pop-up store



Vespa showroom



Kids Playstore

## Digital Mall – The Online Twin of our Shopping Centers

All 17 German centers and the one in Austria connected

- Connected Commerce:

1<sup>st</sup> phase: Digital Mall, shop-window, click & collect

2<sup>nd</sup> phase: Connecting market places

3<sup>rd</sup> phase: Transactions

4<sup>th</sup> phase: Logistics & deliveries



Online product search



Check store availability



Coming soon: Click & reserve



Collect in store



Future: Delivery out of the mall

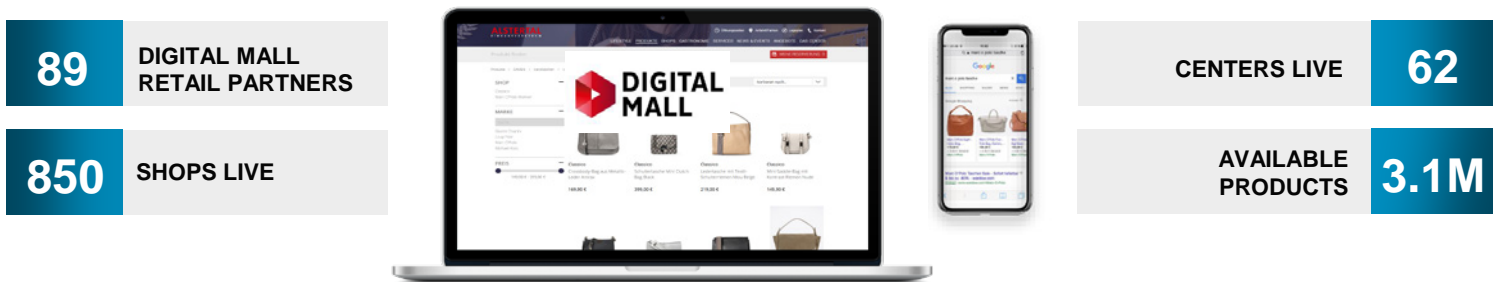


>850 stores are currently  
live offering more than  
3.1 million articles

## Update Digital Mall - Onboarding

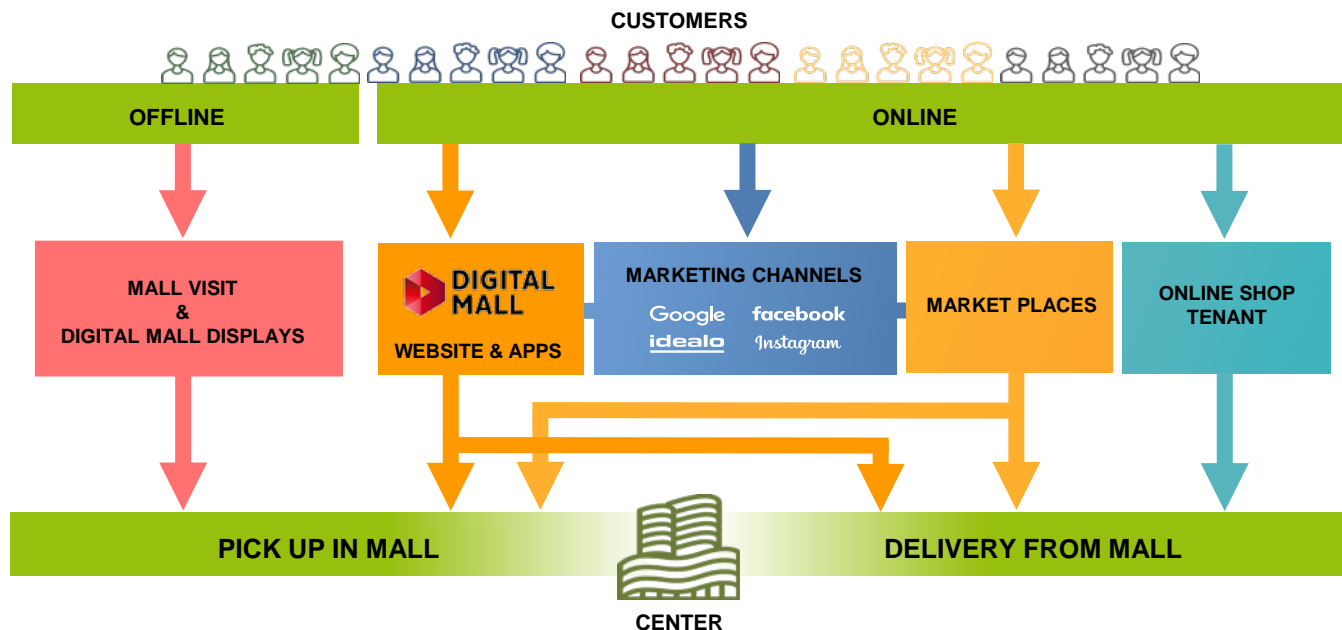
### Digital Mall

- Onboarding of retailers continues with now more than 3 million products available for search
- City-Arkaden Klagenfurt as first foreign shopping center of DES joined the Digital Mall



## Vision: Omnichannel-Platform

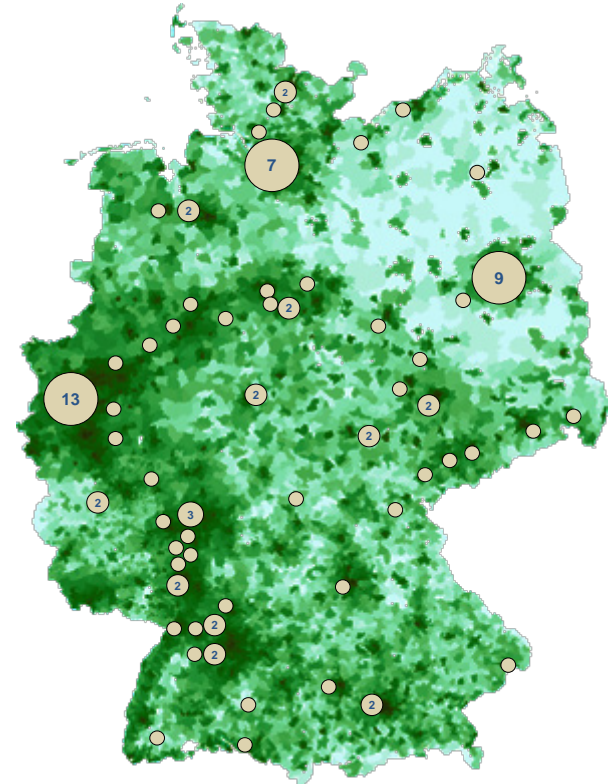
Digitalization as key to integration of retail platforms – Digital Mall is a big step forward



## Digital Mall – Shopping Centers as Micro Logistic Hubs

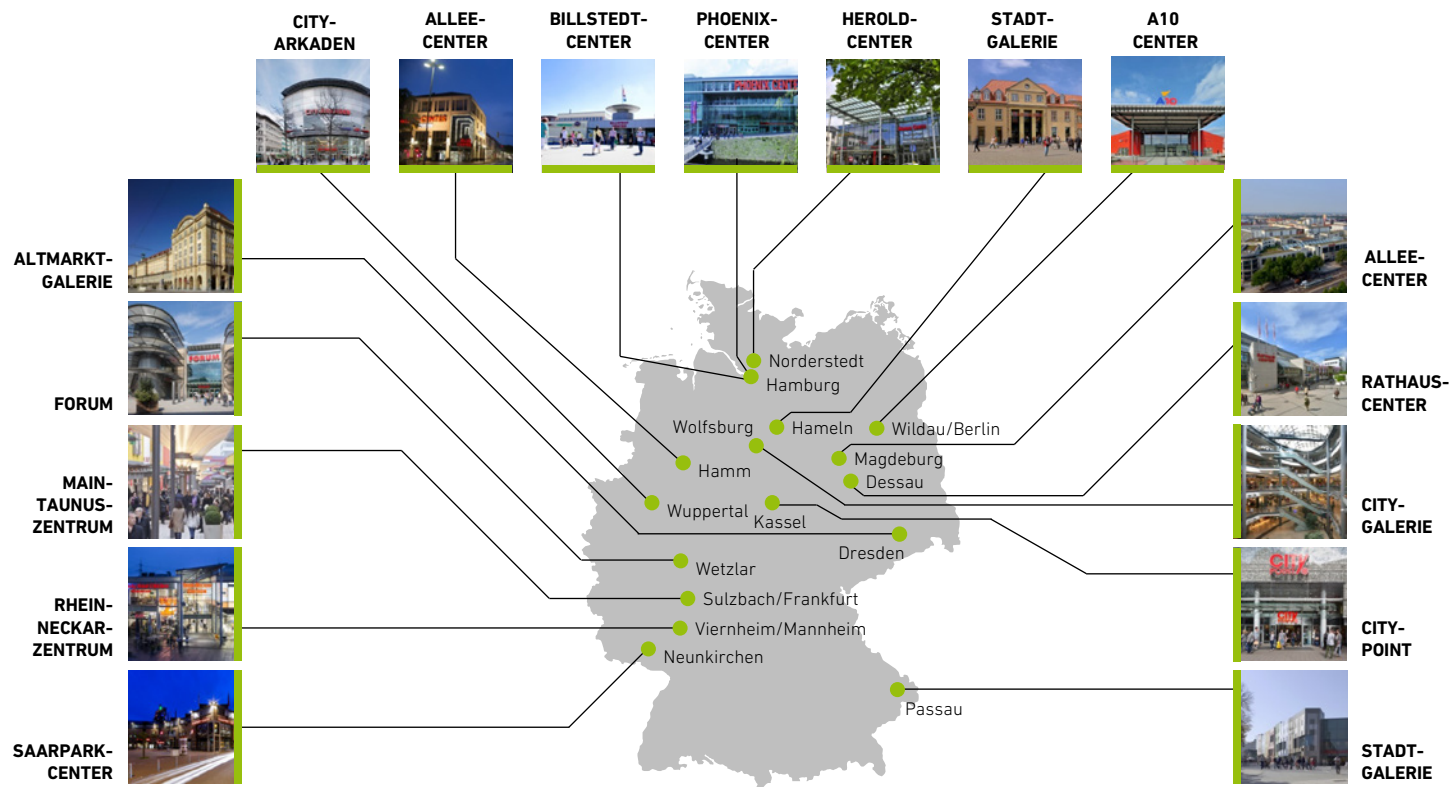
Locational advantage through extensive ECE mall network in Germany

- 80% of the population in Germany lives 45 car minutes away from an ECE managed shopping center<sup>1</sup>
- The „network“ reflects the population distribution in Germany
- All DES centers in Germany are connected to the Digital Mall
- Serving the last mile



<sup>1</sup> more than 100 in Germany

# Germany





# Europe



>170 million visitors per year<sup>1</sup>  
= the basis for our retailers' success

<sup>1</sup> 122 million visitors in the Corona year 2020

## Trophy Asset: Main-Taunus-Zentrum

“One of the top shopping centers in Germany”



## Trophy Asset: Altmarkt-Galerie Dresden

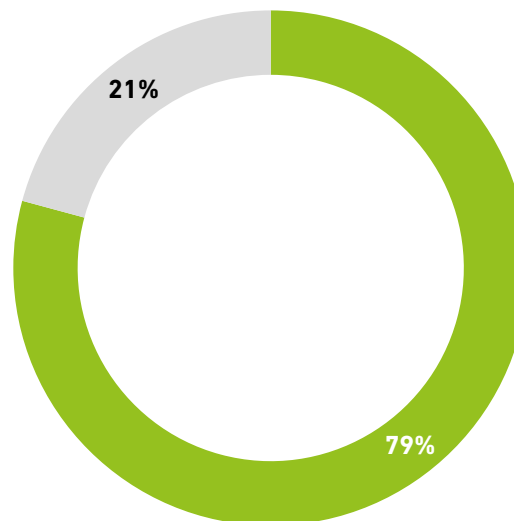
“The unquestionable shopping heart amid the historical and vibrant city”



## Tenant Structure: Top 10 Tenants<sup>1</sup>

	2020	2019
H&M	3.3%	3.6%
Peek & Cloppenburg	2.5%	2.4%
Ceconomy	2.4%	2.6%
New Yorker	2.2%	2.4%
Deichmann	2.1%	2.1%
C&A	2.1%	2.0%
Douglas	1.9%	1.8%
DM	1.7%	1.8%
Thalia	1.4%	1.2%
Bestseller	1.3%	1.1%
<b>Total</b>	<b>20.8%</b>	<b>21.0%</b>

### LOW LEVEL OF DEPENDENCE ON THE TOP 10 TENANTS



■ TOP 10 Tenants

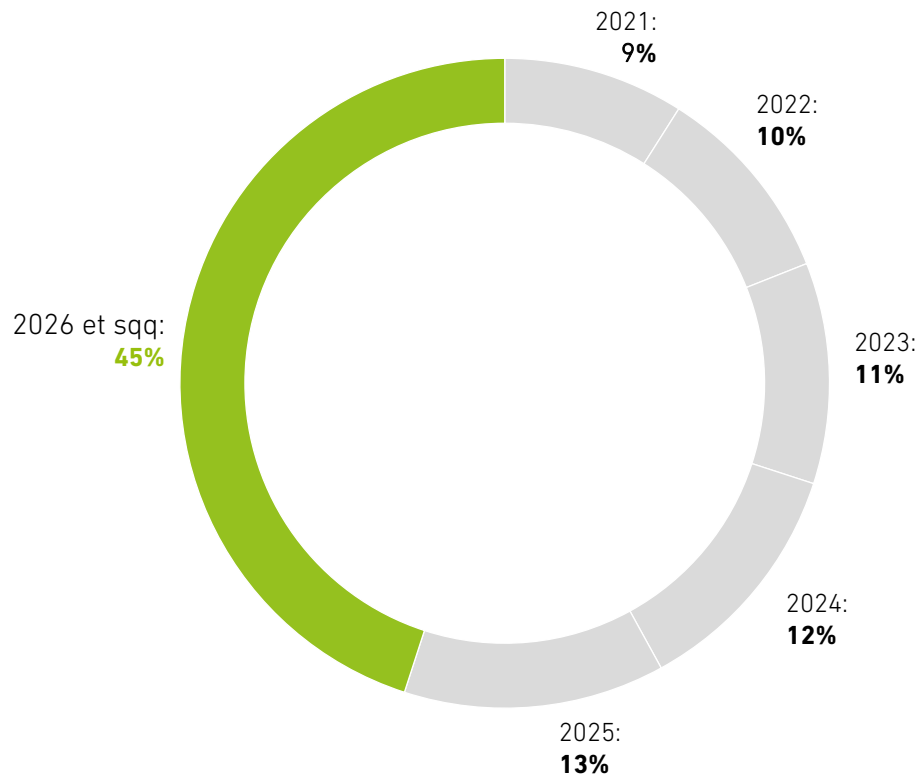
<sup>1</sup> in % of total retail rents as at 31 December 2020

## Maturity Distribution of Rental Contracts<sup>1</sup>

Long-term contracts base rental income

Weighted maturity 5.0 years

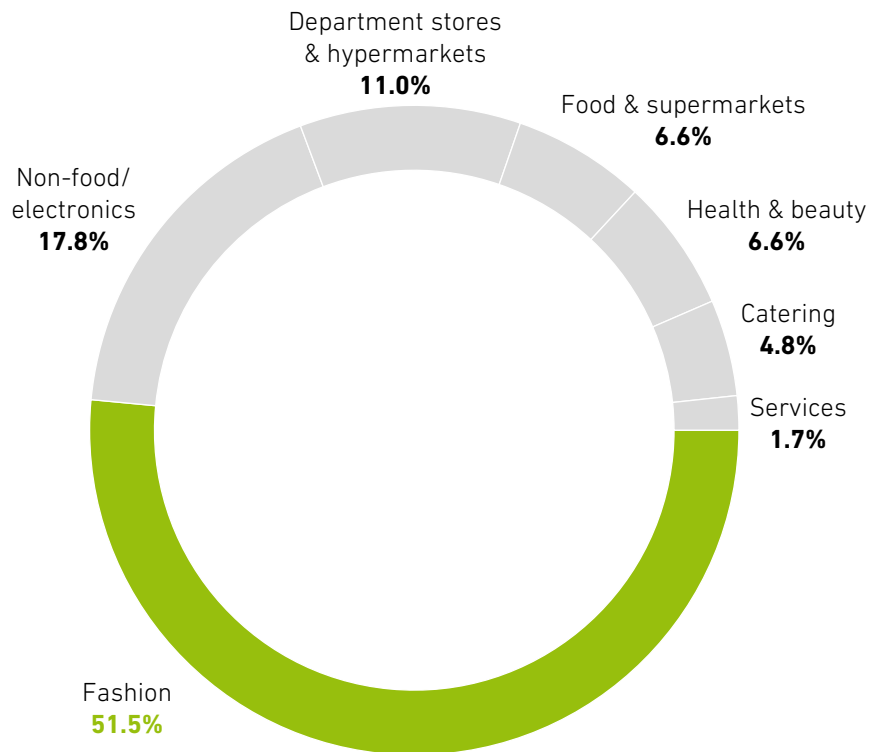
→ Occupancy rate: 95.4%



<sup>1</sup> as % of rental income as at 31 December 2020

## Sector Mix<sup>1</sup>

Balanced sector diversification



<sup>1</sup> as % of rental space as at 31 Dec. 2020

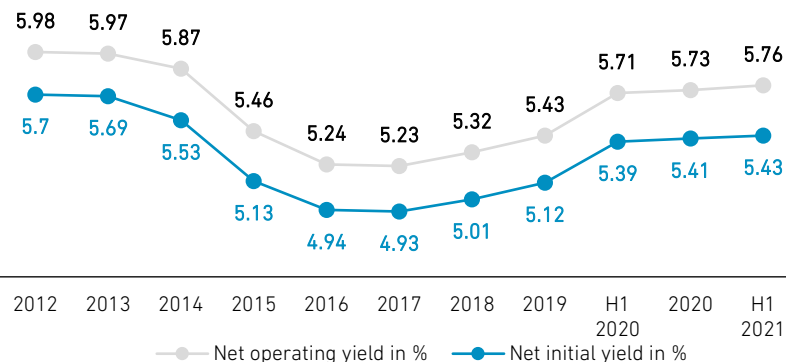


## Introduction of New Concepts: Indoor Skydiving and Bike Mobility



## Valuation<sup>1</sup> – Investment Properties 30 June 2021

in € thousand	01.01. – 30.06.2021	01.01. – 30.06.2020	CHANGE
Revaluation	-11.177	-192.461	181.284
Revaluation at-equity	1.777	-49.171	50.948
Other impairment	0	0	0
Minority interest	-1.913	23.759	-25.672
<b>Valuation result before taxes</b>	<b>-11.313</b>	<b>-217.873</b>	<b>206.560</b>
Deferred taxes	1.693	38.607	-36.914
<b>Valuation result after taxes<sup>2</sup></b>	<b>-9.620</b>	<b>-179.266</b>	<b>169.646</b>



Valuation of Investment Properties nearly unchanged:

- Slight increase of Net Initial Yields (NIY) for shopping centers
- Adjusted expectations for market rents and reletting periods

### SENSITIVITY ANALYSIS

IN € THOUSAND	Basis	change of -25bps	change of +25bps
Rent increase rates <sup>3</sup>	1.41%	-104,700	+153,100
Discount rate	6.06%	+67,800	-66,700
Capitalization rate	5.24%	+116,700	-103,100
	Basis	change of -100bps	change of +100bps
Cost ratio	11.60%	+41,800	-41,900

<sup>1</sup> External appraisers: JLL (since 2015)

<sup>2</sup> Attributable to group shareholders

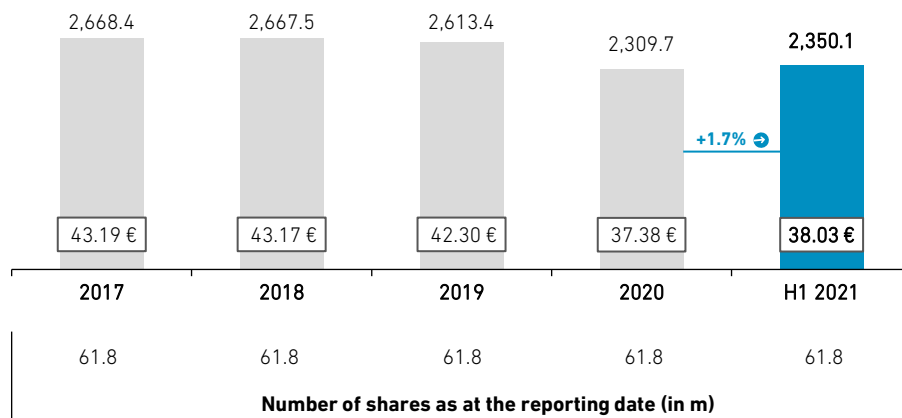
<sup>3</sup> Nominal rate of rent increases using the DCF method during the 10-year measurement period, including inflation-related rent indexing and changes in the occupancy rate



## Net Tangible Assets (EPRA)

### EPRA NTA

in € million (per share in €)



- EPRA NTA nearly unchanged by €38.03 (+1.7%)
- Share price discount to NTA: 46% (11 August 2021)

### EPRA NTA

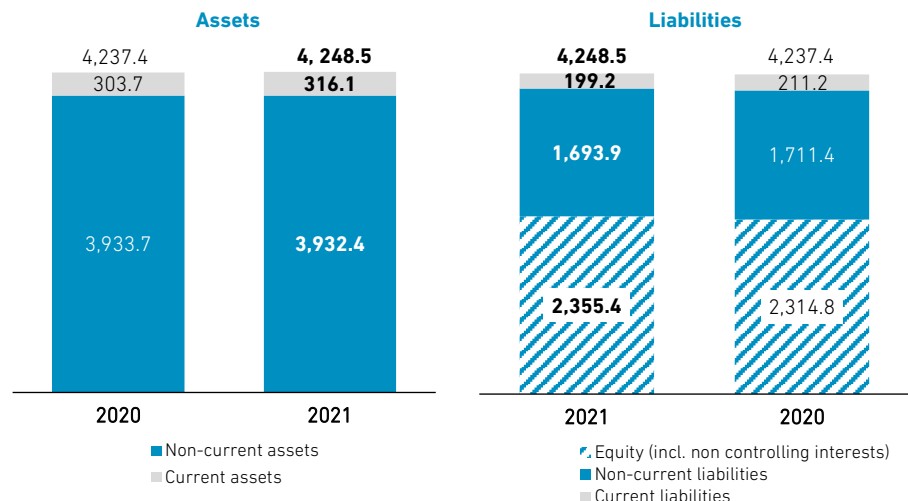
	30.06.2021		31.12.2020	
	in € thousand	per share in €	in € thousand	per share in €
Equity	2,036,696	32.96	2,003,246	32.42
Derivative financial instruments measured at fair value <sup>1</sup>	27,294	0.44	26,138	0.42
<b>Equity excluding derivative financial instruments</b>	<b>2,063,990</b>	<b>33.40</b>	<b>2,029,384</b>	<b>32.84</b>
Deferred taxes on investment properties and derivative financial instruments <sup>1</sup>	337,906	5.47	332,059	5.38
Intangible assets	-41	0.00	-13	0.00
Goodwill as a result of deferred taxes	-51,719	-0.84	-51,719	-0.84
<b>EPRA NTA</b>	<b>2,350,136</b>	<b>38.03</b>	<b>2,309,711</b>	<b>37.38</b>
Weighted number of no-par-value shares issued	61,783,594		61,783,594	

<sup>1</sup> Including the share attributable to equity-accounted joint ventures and associates

## Balance Sheet: Solid and Robust Structure

### BALANCE SHEET STRUCTURE

in € million



- Equity ratio stands at a solid 55.4%
- LTV to 31.9% ("look-through" 34.9%<sup>3</sup>)
- Group liquidity: €268.1m (€+32.1m excl. use of short term credit line)

### BALANCE SHEET AS AT 30 JUNE 2021

in € thousand	30.06.2021	31.12.2020	Change
Non-current assets	3,932,456	3,933,724	-1,268
Cash and cash equivalents	268,091	266,030	2,061
Other current assets	47,989	37,627	10,362
<b>Total assets</b>	<b>4,248,536</b>	<b>4,237,381</b>	<b>11,155</b>
Equity	2,036,696	2,003,246	33,450
Right to redeem of limited partners	318,716	311,525	7,191
<b>Equity (including minority interest)</b>	<b>2,355,412</b>	<b>2,314,771</b>	<b>40,641</b>
Financial liabilities	1,507,852	1,541,428	-33,576
Deferred taxes	330,846	324,978	5,868
Other liabilities	54,426	56,204	-1,778
<b>Total equity and liabilities</b>	<b>4,248,536</b>	<b>4,237,381</b>	<b>11,155</b>
Equity ratio in % <sup>1</sup>	55.4%	54.6%	
LTV ratio in % <sup>2</sup>	31.9%	32.9%	
LTV ratio ("look-through") in % <sup>3</sup>	34.9%	35.8%	

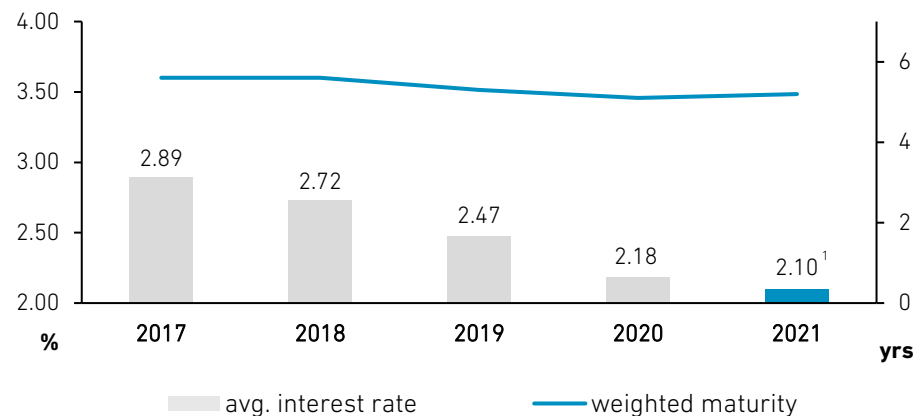
<sup>1</sup> including third-party interest in equity

<sup>2</sup> ratio of net financial liabilities (financial liabilities less cash and cash equivalents) to non-current assets (investment properties and investments accounted for using the equity method).

<sup>3</sup> ratio of net financial liabilities to long-term assets, calculated on the basis of the group share

## Interest Rate Structure<sup>1,2</sup>

INTEREST LOCKIN	DUE (YEARS)	PRINCIPLE AMOUNTS (€ MILLION)	SHARE OF TOTAL LOAN	AVG. INTEREST RATE
2021		7.8	0.5%	2.71%
2022-2025	2.3	536.1	35.5%	2.81%
2026-2030	7.5	964.0	64.0%	1.97%
<b>Total<sup>1</sup></b>	<b>5.2</b>	<b>1,507.9</b>	<b>100%</b>	<b>2.10%</b>



→ **18** German and **4** foreign bank partners

→ Weighted maturity of fixed interest periods **5.2 years<sup>1</sup>**

<sup>1</sup> as of 30 June 2021

<sup>2</sup> excl. non-consolidated loans


## Loan Maturities until 2026<sup>1,2</sup>

IN € MILLION	END OF FIXED INTEREST PERIODS RESPECTIVELY EXPIRING LOANS	AVG. INTEREST RATE	REGULAR REDEMPTION PAYMENTS	TOTAL MATURITIES
2021	135.3	4.48%	11.3	<b>146.6</b>
2022	223.8	3.26%	10.6	<b>234.4</b>
2023	209.0	2.99%	9.2	<b>218.2</b>
2024	0		9.6	<b>9.6</b>
2025	58.3	2.07%	10.1	<b>68.4</b>
2026	168.6	2.39%	5.1	<b>173.7</b>
	<b>795.0</b>			


**Already completely fixed:** €70.3m, 1.18%, 10y (07/2021)  
 €71.7m, 1.46%, 10y (07/2021)

### At-equity consolidated loans<sup>1</sup>

IN € MILLION	END OF FIXED INTEREST PERIODS RESPECTIVELY EXPIRING LOANS	AVG. INTEREST RATE	DES' SHARE
2021	48.8	4.59%	50%
2022-2025	0		
2026	88.0	2.16%	50%


 Phoenix-Center, Hamburg €19.0m, 1.64%, 10y (07/2021)  
 €29.8m, 1.52%, 10y (08/2021)

<sup>1</sup> as of 30 June 2021<sup>2</sup> excl. at-equity consolidated loans

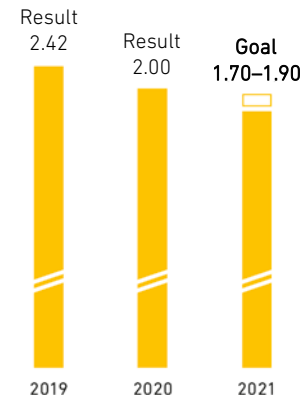
## Outlook

### Financing and Liquidity

- Continued **trustful negotiations with banking partners** for 2022 refinancings and regular exchange about effects of pandemic financial covenants
- As of 30 June 2021 **all financial covenants were met or – if necessary – temporarily waived** by the banks **due to the extraordinary pandemic situation**
- Mandatory minimum **dividend of 4 cent/share for 2020** was paid out on 23 June 2021

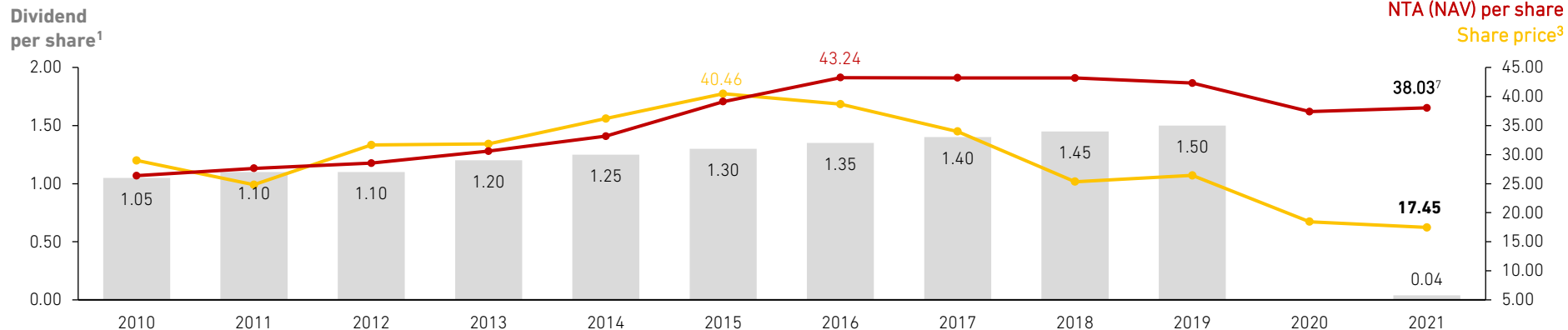
### Forecast FY 2021

- FFO between **€1.70 and €1.90** per share
- Forecast **conditional upon enduring stabilization of pandemic** without further lockdowns or significant business restrictions, **continued improvement of consumption and retail turnovers** of our tenants in the second half of 2021
- **Granting and timely payout of announced German government relief programmes** for substantial part of our tenant base.



# Dividend & Performance

## Trend of share

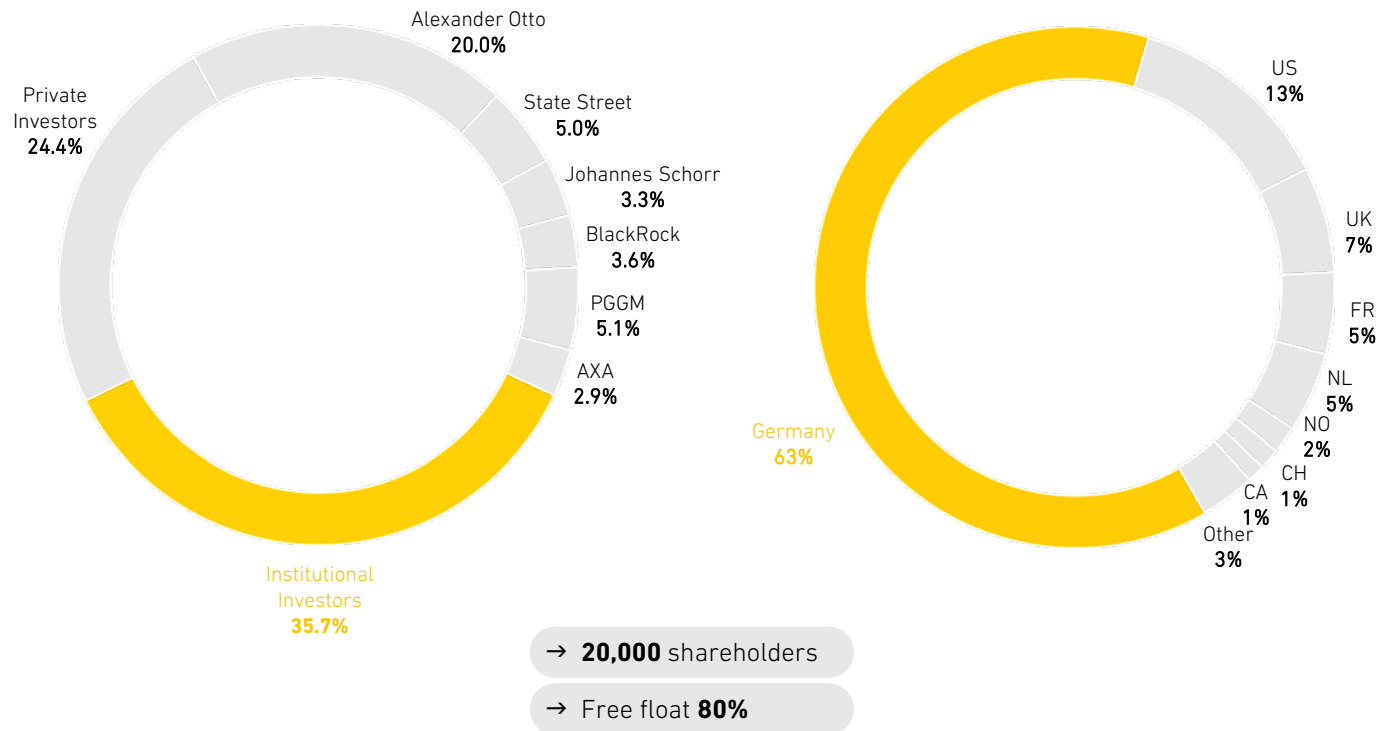


## PERFORMANCE<sup>2</sup>

		DES	DAX	EPRA <sup>4</sup>	REX <sup>5</sup>	OEI <sup>6</sup>
1 year	(2020)	<b>-30.2%</b>	+3.6%	-10.0%	+1.2%	+2.5%
3 years	-39.7% =	<b>-15.5% p.a.</b>	+2.0% p.a.	+2.5% p.a.	+1.3% p.a.	+3.1% p.a.
5 years	-45.5% =	<b>-11.4% p.a.</b>	+5.0% p.a.	+3.0% p.a.	+1.0% p.a.	+3.1% p.a.
Since IPO (2001)	+109.9% =	<b>+3.8% p.a.</b>	+3.9% p.a.	+7.4% p.a.	+3.8% p.a.	+3.3% p.a.

<sup>1</sup> respectively paid for the previous FY<sup>2</sup> as of 30 Dec. 2020<sup>3</sup> 2021: as of 5 October 2021<sup>4</sup> EPRA/NAREIT Europe<sup>5</sup> German government bonds index<sup>6</sup> open ended real estate funds<sup>7</sup> as of 30 June 2021

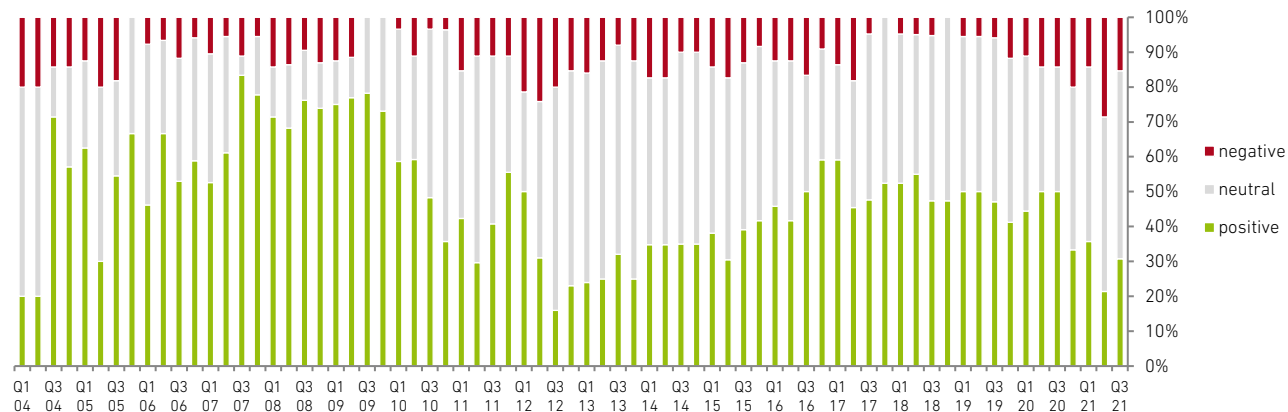
## Shareholder Structure<sup>1</sup>



<sup>1</sup> as at 6 October 2021

## Analysts' Consensus<sup>1</sup>

median/in €	2021	2022
Revenue (€ million)	215.0	215.0
EBIT (€ million)	164.7	166.0
FFO per share	1.92	2.03
NTA per share	34.25	32.63
Dividend	0.81	0.95
Price target (mean)	19.85	



### SELL



- Independent Research

### UNDERPERFORM



- Baader Bank

### NEUTRAL



- Berenberg Bank
- Deutsche Bank
- DZ Bank
- Green Street
- J.P. Morgan Cazenove
- Kempen
- NORD/LB

### OUTPERFORM



### BUY



- Bank of America
- HSBC
- Kepler Cheuvreux
- M.M. Warburg

<sup>1</sup> aggregated by DES, median values, status: 25 August 2021, 13 analysts



## Key Data of the Share

Listed since	02.01.2001
Nominal capital	€61,783,594.00
Outstanding shares	61,783,594
Class of shares	Registered shares
Dividend for 2020 (paid on 23 June 2021)	€0.04
52W High	€21.68
52W Low	€10.15
Share price (5 October 2021)	€17.45
Market capitalisation	€1.1 billion
Avg. turnover per day last 12 months (XETRA)	218,670 shares
Indices	SDAX, EPRA, GPR, MSCI Small Cap, F.A.Z.-Index, GPTMS150 Index
Official market	Prime Standard Frankfurt and XETRA
OTC market	Berlin, Dusseldorf, Hamburg, Hanover, Munich and Stuttgart
ISIN	DE 000 748 020 4
Ticker	DEQ, Reuters: DEQGn.DE
Market maker	Oddo BHF



## Consolidated Income Statement H1 2021

€ thousand	01.01. – 30.06.2021	01.01. – 30.06.2020 <sup>1</sup>
Revenue	104,928	112,274
Property operating costs	-9,901	-8,176
Property management costs	-5,061	-5,050
<b>Net operating income (NOI)</b>	<b>71,863</b>	<b>80,046</b>
Other operating income	2,309	2,089
Other operating expenses	-3,650	-3,636
<b>Earnings before interest and tax (EBIT)</b>	<b>70,522</b>	<b>78,499</b>
Share in the profit or loss of associated companies and joint ventures accounted for using the equity method	13,278	-37,300
Interest expense	-20,483	-21,979
Profit / loss attributable to limited partners	-5,807	-6,198
Interest income	4	6
<b>Financial gains / losses</b>	<b>-13,008</b>	<b>-65,471</b>
<b>Measurement gains / losses</b>	<b>-13,090</b>	<b>-168,702</b>
<b>Earnings before tax (EBT)</b>	<b>44,424</b>	<b>-155,674</b>
Income taxes	-7,617	26,369
<b>CONSOLIDATED PROFIT</b>	<b>36,807</b>	<b>-129,305</b>
Earnings per share (€)	0.60	-2.09

<sup>1</sup> Figures shown within net operating income were changed as at 31 December 2020 and the previous year's quarterly figures have been adjusted for easier comparability. Please refer to the comments in the notes to the 2020 consolidated financial statements under section "4. New accounting standards and changes in presentation".

# Consolidated Balance Sheet H1 2021

€ thousand	30.06.2021	31.12.2020
<b>ASSETS</b>		
<b>Non-current assets</b>		
Intangible assets	51,760	51,732
Property, plant and equipment	287	330
Investment properties	3,429,078	3,437,145
Investments accounted for using the equity method	451,331	444,517
<b>Non-current assets</b>	<b>3,932,456</b>	<b>3,933,724</b>
<b>Current assets</b>		
Trade receivables	29,918	19,822
Other current assets	18,071	17,805
Cash and cash equivalents	268,091	266,030
<b>Current assets</b>	<b>316,080</b>	<b>303,657</b>
<b>TOTAL ASSETS</b>	<b>4,248,536</b>	<b>4,237,381</b>

€ thousand	30.06.2021	31.12.2020
<b>LIABILITIES</b>		
<b>Equity and reserves</b>		
Issued capital	61,784	61,784
Capital reserves	1,217,560	1,217,560
Retained earnings	757,352	723,902
<b>Total equity</b>	<b>2,036,696</b>	<b>2,003,246</b>
<b>Non-current liabilities</b>		
Financial liabilities	1,335,260	1,539,612
Deferred tax liabilities	330,846	324,978
Right to redeem of limited partners	318,716	311,525
Other liabilities	27,809	26,851
<b>Non-current liabilities</b>	<b>2,012,631</b>	<b>2,022,966</b>
<b>Current liabilities</b>		
Financial liabilities	172,592	181,816
Trade payables	2,767	3,303
Tax liabilities	989	456
Other provisions	5,576	8,313
Other liabilities	17,285	17,281
<b>Current liabilities</b>	<b>199,209</b>	<b>211,169</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>4,248,536</b>	<b>4,237,381</b>

## Our Partner: ECE

- ECE Group develops, plans, builds, leases and manages real estate in the sectors shopping, office, hotel, residential and industries since 1965
- Originally ECE was an abbreviation for the German word Einkaufszentrumentwicklung (Shopping center development)
- 100% privately owned by the Otto family
- Assets under management:
  - approx. 200 shopping centers
  - €33.3 billion market value
  - 7.0 million sqm overall sales area
  - approx. 20,000 retail businesses
  - 4.0 million daily visitors
- Active in 13 countries:
  - Austria, China, Czech Republic, Denmark, Germany, Hungary, Italy, Poland, Qatar, Slovakia, Spain, Turkey and United Kingdom

Close alliance with an European market leader in the shopping center business

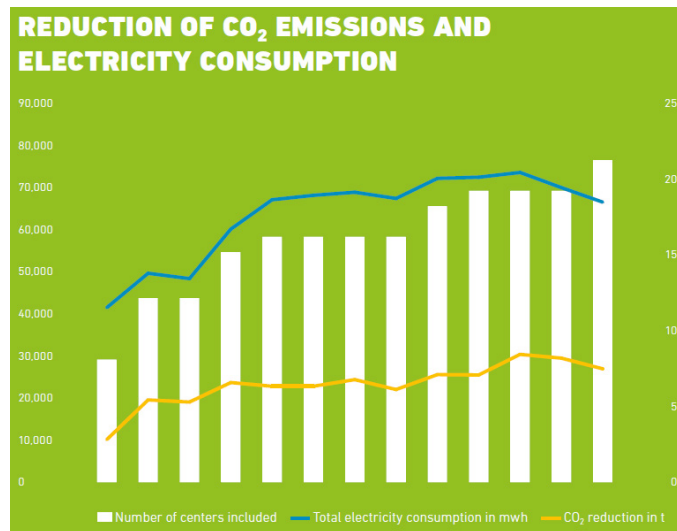


## MANY INVESTORS RELY ON ECE:



## Environment

- Climate protection is a top priority for Deutsche EuroShop. We firmly believe that sustainability and profitability are not mutually exclusive. Neither are shopping experience and environmental awareness. Long-term thinking is part of our strategy, and that includes a commitment to environmental protection.
- In 2020, all of our 21 shopping centers had contracts with suppliers that use renewable energy sources, such as hydroelectric power, for their electricity needs, and 19 centres exclusively purchased green electricity. The TÜV Süd certified this electricity for our centers in Germany with the renowned “Eco Power Product” label.
- The 21 centers used a total of around 65.8 million kWh of green electricity in 2020. This represented 79% of the electricity requirements to operate the shopping centers. Based on conservative calculations, this meant a reduction of around 26,625 tonnes in carbon dioxide emissions, which equates to the annual CO<sub>2</sub> emissions of more than 1,210 two-person households. The use of heat exchangers and energy-saving light bulbs allows us to further reduce energy consumption in our shopping centers.
- Deutsche EuroShop also supports a diverse range of local and regional activities that take place in our shopping centers in the areas of the environment, society and the economy.



## Germany 1/2<sup>1</sup>

	MAIN-TAUNUS- ZENTRUM	A10 CENTER	ALTMARKT- GALERIE	RHEIN-NECKAR- ZENTRUM	HEROLD- CENTER	RATHAUS- CENTER	ALLEE- CENTER	PHOENIX- CENTER
LOCATION	Sulzbach/ Frankfurt	Wildau/ Berlin	Dresden	Viernheim/ Mannheim	Norderstedt	Dessau	Magdeburg	Hamburg
INVESTMENT	52.0%	100%	100%	100%	100%	100%	50.0%	50.0%
LETTABLE SPACE SQM	124,000	121,000	77,000	69,500	54,300	52,500	51,300	43,400
PARKING	4,500	4,000	500	3,800	850	850	1,300	1,400
NUMBER OF SHOPS <sup>2</sup>	170	200	200	110	140	90	150	130
OCCUPANCY RATE <sup>3</sup>	95%	99%	98%	93%	91%	89%	99%	97%
CATCHMENT AREA <sup>2</sup>	2.1 m. inhabitants	1.1 m. inhabitants	1.4 m. inhabitants	1.6 m. inhabitants	0.5 m. inhabitants	0.3 m. inhabitants	0.8 m. inhabitants	0.5 m. inhabitants
VISITORS 2020	5.4 m.	4.7 m.	8.8 m.	6.2 m.	7.0 m.	4.3 m.	6.8 m.	6.5 m.
OPENING/ REFURBISHMENT	1964/2004/ 2011	1996/2011	2002/2011	1972/2002	1971/1995/ 2003	1995	1998/2006	2004/2016

<sup>1</sup> Status: 31 December 2020<sup>2</sup> approximately<sup>3</sup> as % of market rent

## Germany 2/2<sup>1</sup>

	BILLSTEDT-CENTER	SAARPARK-CENTER	FORUM	ALLEE-CENTER	CITY-GALERIE	CITY-ARKADEN	CITY-POINT	STADT-GALERIE	STADT-GALERIE
LOCATION	Hamburg	Neunkirchen	Wetzlar	Hamm	Wolfsburg	Wuppertal	Kassel	Passau	Hameln
INVESTMENT	100%	50.0%	65.0%	100%	100%	100%	100%	75.0%	100%
LETTABLE SPACE SQM	42,500	35,600	34,500	34,000	30,800	28,700	27,800	27,700	26,000
PARKING	1,500	1,600	1,700	1,300	800	650	220	500	500
NUMBER OF SHOPS <sup>2</sup>	110	130	110	90	100	80	60	90	100
OCCUPANCY RATE <sup>3</sup>	97%	96%	95%	94%	96%	94%	93%	96%	93%
CATCHMENT AREA <sup>2</sup>	0.8 m. inhabitants	0.7 m. inhabitants	0.5 m. inhabitants	0.4 m. inhabitants	0.5 m. inhabitants	0.7 m. inhabitants	0.6 m. inhabitants	0.8 m. inhabitants	0.3 m. inhabitants
VISITORS 2020	8.9 m.	4.4 m.	5.1 m.	3.8 m.	4.8 m.	6.2 m.	5.4 m.	4.4 m.	4.2 m.
OPENING/ REFURBISHMENT	1969/1977/1996	1989/1999/2009	2005	1992/2003/2009	2001/2006	2001/2004	2002/2009/2015	2008	2008

<sup>1</sup> Status: 31 December 2020<sup>2</sup> approximately<sup>3</sup> as % of market rent

# Europe<sup>1</sup>

	<b>OLYMPIA</b>	<b>GALERIA BAŁTYCKA</b>	<b>CITY ARKADEN</b>	<b>ÁRKÁD</b>
LOCATION	Brno, Czech Republic	Gdansk, Poland	Klagenfurt, Austria	Pécs, Hungary
INVESTMENT	100%	74.0%	50.0%	50.0%
LETTABLE SPACE SQM	85,000	48,700	36,900	35,400
PARKING	4,000	1,050	880	850
NUMBER OF SHOPS <sup>2</sup>	200	193	120	130
OCCUPANCY RATE <sup>3</sup>	97%	95%	96%	98%
CATCHMENT AREA <sup>2</sup>	1.2 m. inhabitants	1.1 m. inhabitants	0.4 m. inhabitants	0.7 m. inhabitants
VISITORS 2020	6.3 m.	5.3 m.	3.7 m.	9.4 m.
OPENING/ REFURBISHMENT	1999/2014-16	2007	2006	2004

<sup>1</sup> Status: 31 December 2020<sup>2</sup> approximately<sup>3</sup> as % of market rent



## Financial Calendar

### 2021

11.11.	Quarterly Statement 9M 2021
29.11.	Citi's REIT Call Series (virtual)
01.12.	DZ Bank Equity Conference, Frankfurt



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**Leben statt Lockdown.  
Lass dich impfen.**

#### Important Notice: Forward-Looking Statements

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.

#### Rounding and rates of change

Percentages and figures stated in this report may be subject to rounding differences. The rates of change are based on economic considerations: improvements are indicated by a plus (+); deterioration by a minus (-).