

the
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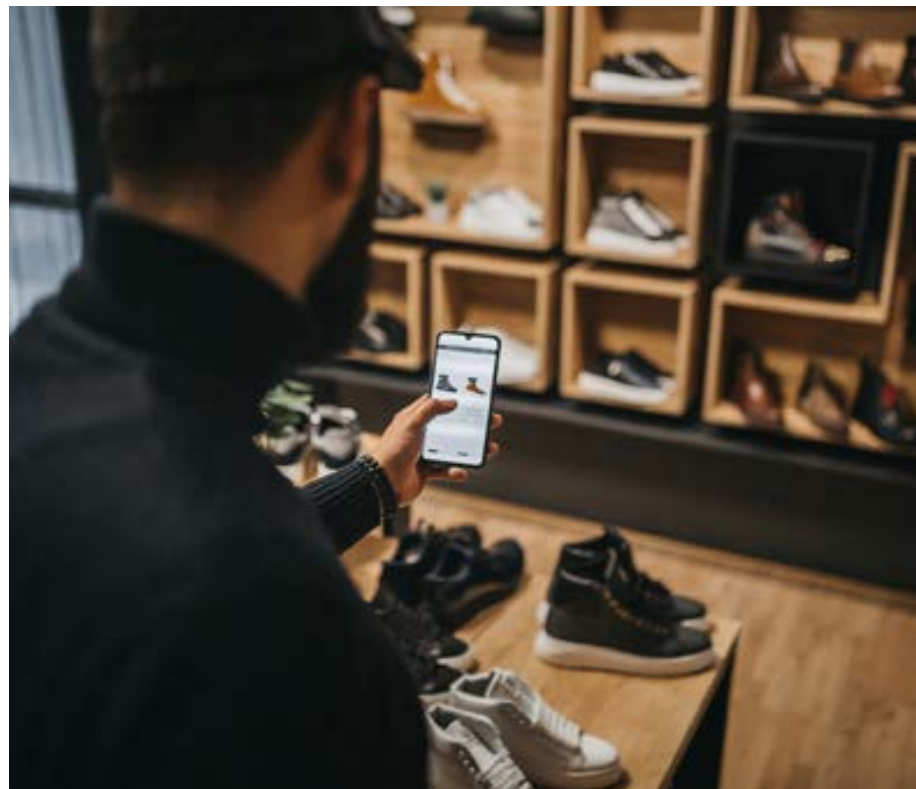
Company Presentation

August 2025

Update on Business Activities H1 2025 – Summary

Business Development

- **Key operating figures in line** with our expectations for H1
- **Decrease of footfall (-1.0%) and increase in retail sales (+1.3%)**
- **Revenue** €131.4 m (-1.1%), **EBIT** €103.9 m (-3.2%),
FFO €74.0 m (-8.8%)
- **Measurement gain** of €10.3 m
- **Occupancy rate: 94.5%**
- **Investment project** Food Garden (Main-Taunus-Zentrum)
completed on time and on budget



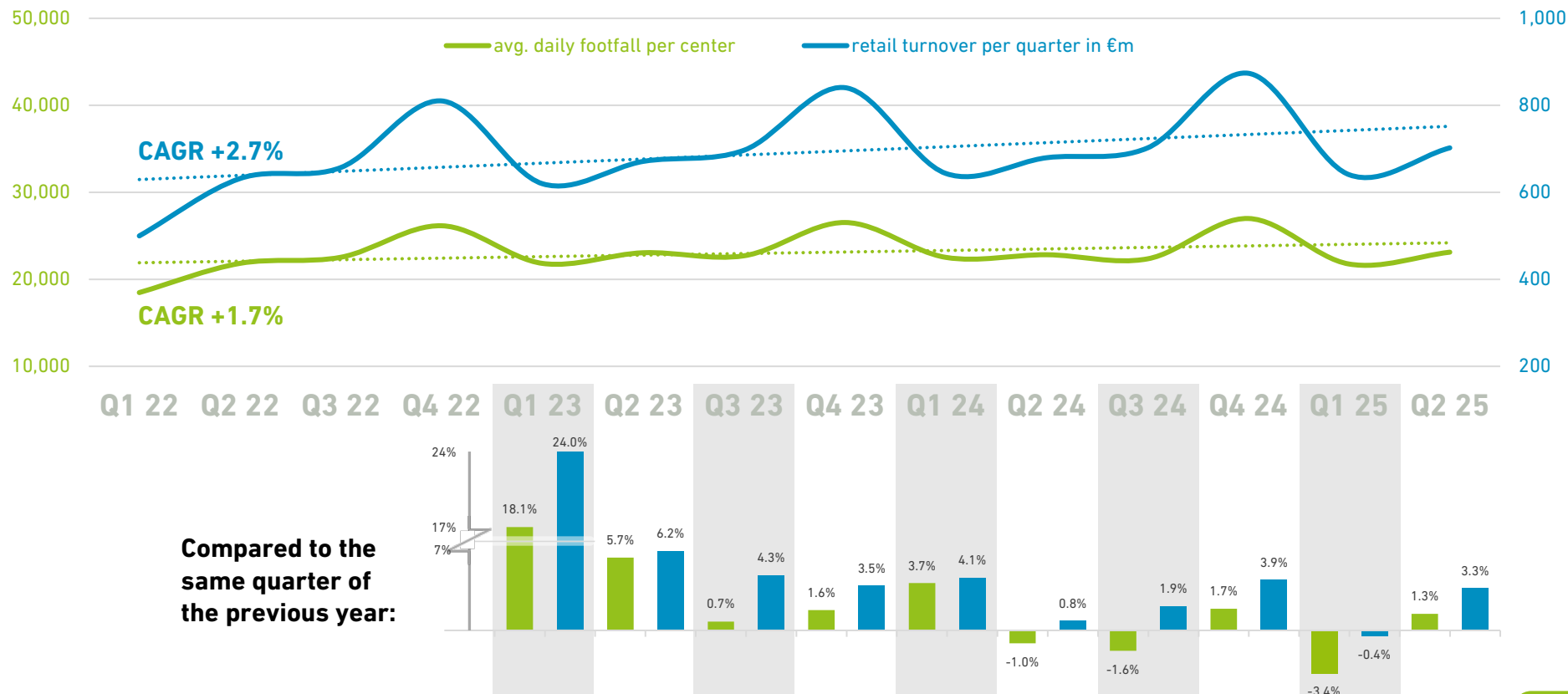
Update on Business Activities H1 2025 – Summary

Financing and Liquidity

- **Dividend** of €2.65 per share for FY 2024 paid on 2 July 2025
- **LTV** of 42.5% and **solid cash position** of €595.8 m
(before €200.7 m dividend payments for 2024)
- **Steady funding situation** with long-term financing partners
- Refinancing for 2025 completed, **no loan maturities before June 2026**
- **Successful placement of our first green bond** in June 2025
(€500 m, matures in October 2030)
- Ahead of the issue we received a **long-term issuer rating of BB+**
(stable) from S&P Global Ratings
- The bond was given an **investment-grade rating of BBB-** by S&P



Positive Development of Retail Turnover¹ and Footfall



¹ Source: ECE | the data only refer to the DES portfolio (incl. international centers) | nominal sales development, not adjusted for inflation | in € (with exchange rate effects)

Insight into Retail Turnover H1 2025¹

RETAIL SECTOR	% change in 2025 ytd	occupancy cost ratio (OCR) in %	% of sales	% of space
Food/Supermarkets/Discounter	+0.2	8.7	10.4	7.6
Fashion Textiles	-0.6	14.6	28.8	41.8
Shoes & Leather Goods	-3.0	15.4	3.4	3.5
Sports	-4.1	10.7	4.9	6.7
Health & Beauty	+4.1	8.7	17.9	9.1
General Retail (incl. Department Stores)	-0.1	13.5	11.2	16.8
Electronics	-4.3	4.7	13.3	7.7
Services	-2.4	8.5	4.2	2.2
Food Catering	-0.1	16.0	5.8	4.7
TOTAL	-0.4	11.3	100²	100²

Germany

Abroad

Total

→ Retail turnover development on a **like-for-like** basis:

-0.4%

+1.1%

-0.1%

→ **Absolute** retail turnover development:

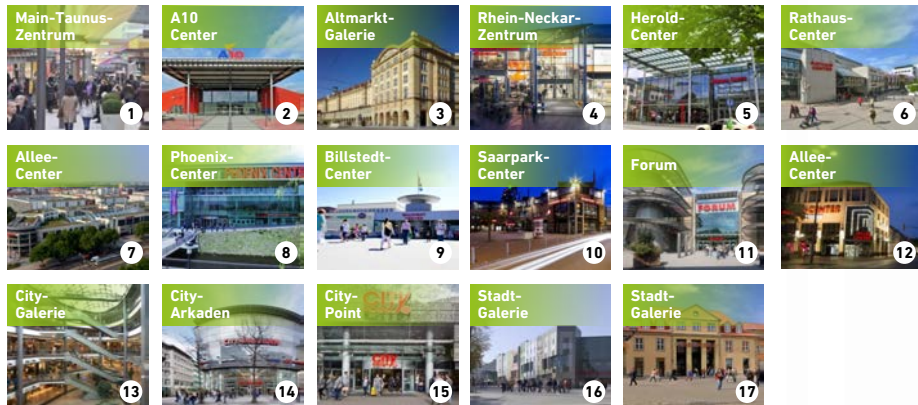
+1.1%

+1.9%

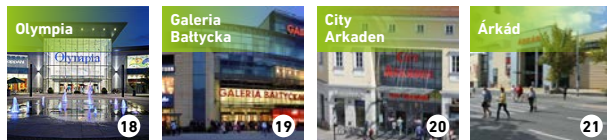
+1.3%

European Portfolio with Focus on Germany

Germany



Europe



>150 million visitors in 2024

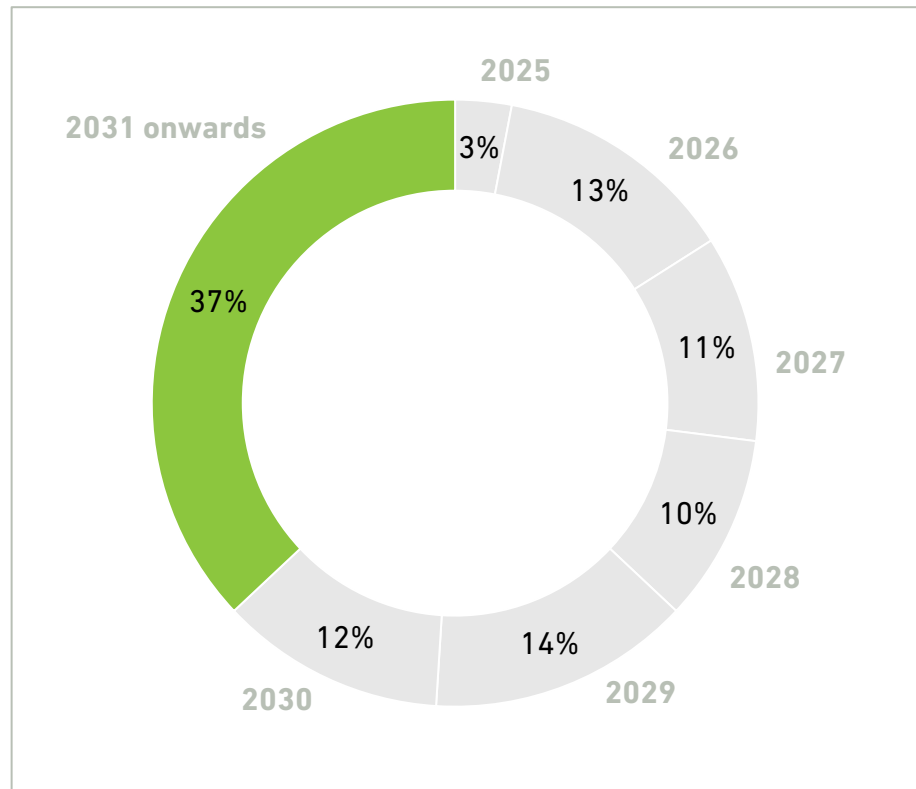
Maturity Distribution of Rental Contracts¹



Long-term contracts base
rental income

Weighted maturity **5.4 years**
2024 4.7 years

Occupancy rate **94.5²%**
2024 95.4%

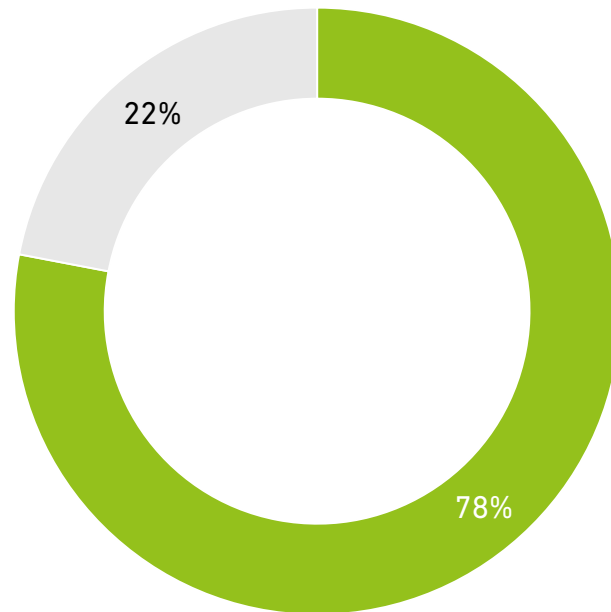


¹ As % of rental income as at 30 June 2025 | ² Occupancy rate based on leasable space, EPRA occupancy rate based on market rents stands at 94.7%

Tenant Structure – Low Dependence on Top Tenants

	2025 ¹	2024
H&M	2.6%	2.7%
Deichmann	2.5%	2.4%
New Yorker	2.5%	2.4%
C&A	2.5%	2.1%
Ceconomy	2.4%	2.2%
P&C Düsseldorf	2.3%	2.2%
Bestseller Group	2.0%	1.5%
Douglas	2.0%	1.9%
TK Maxx	1.8%	1.7%
dm-drogerie markt	1.7%	1.6%
Total	22.3%	20.7%

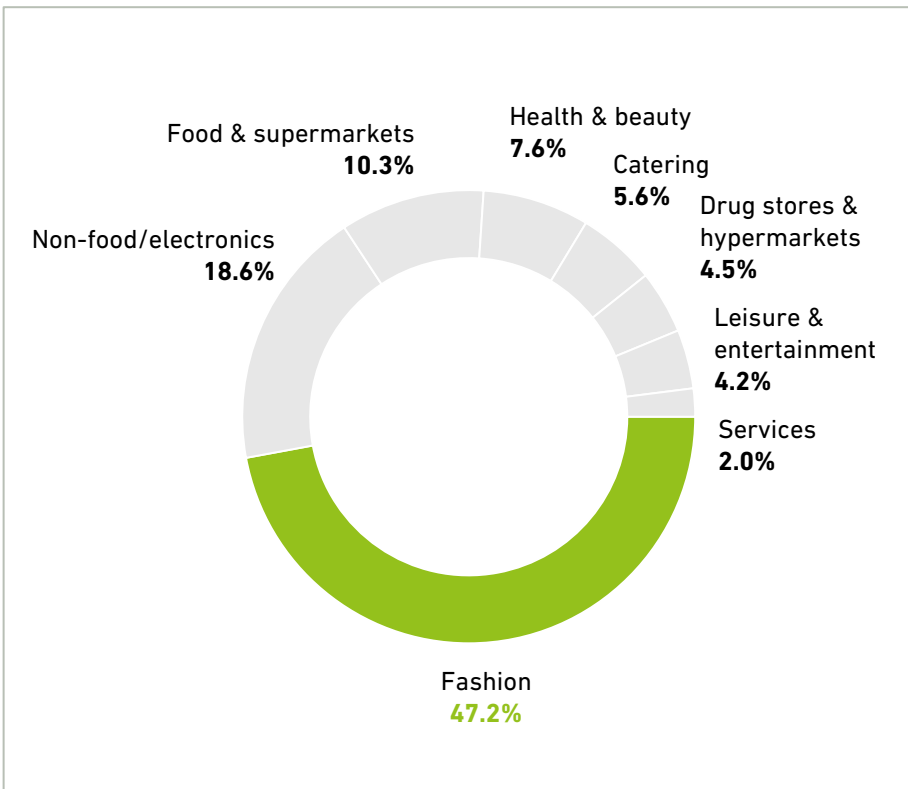
Low level of dependence on the Top 10 Tenants¹



Top 10 Tenants

¹ In % of total retail rents as at 30 June 2025

Sector Mix¹ – Balanced Sector Diversification



¹ As % of rental space as at 30 June 2025

Vision – Omnichannel-Platform

Digitalization as key to integration of retail platforms



Main-Taunus-Zentrum: Food Garden



Picture: ECE

- Major investment in the DES portfolio
- Approx. €28 m total investment for the strategic advancement of the center
- Very high sustainability standards
- Completely let, high-quality tenant structure: Alex, L'Osteria, The Ash and others
- Grand opening on 10 April 2025

Valuation¹ – Investment Properties 30 June 2025

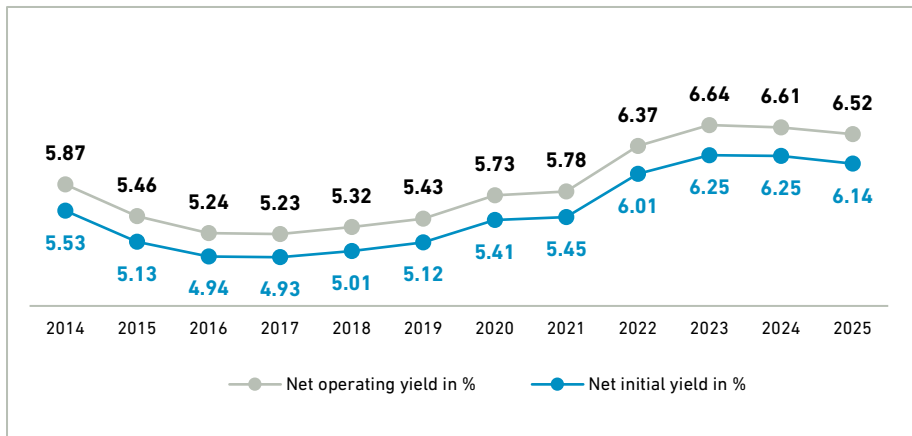
in € thousand	30.06.2025	30.06.2024	CHANGE
Revaluation	9,752	-20,172	29,924
Revaluation at-equity	747	5,071	-4,324
Profit from disposal	0	0	0
Minority interest	-232	2,503	-2,735
Valuation result before taxes	10,267	-12,598	22,865
Deferred taxes	-1,526	2,267	-3,793
Valuation result after taxes²	8,741	-10,331	19,072

Stable property valuation

- Slightly positive valuation result of €10.3 m
- Yields marginally improved, EPRA NIY up from 5.84% to 5.89%
- Portfolio value increased by €25.8 m, driven by investments

Sensitivity Analysis

in € thousand	Basis	Change of -25bps	Change of +25bps
Rent increase rates ³	1.48%	-115,6	+120,5
Cost ratio	11.93%	+41,8 ⁴	-46,0 ⁴
Discount rate	7.07%	+70,0	-72,2
Capitalization rate	5.78%	+102,0	-98,6



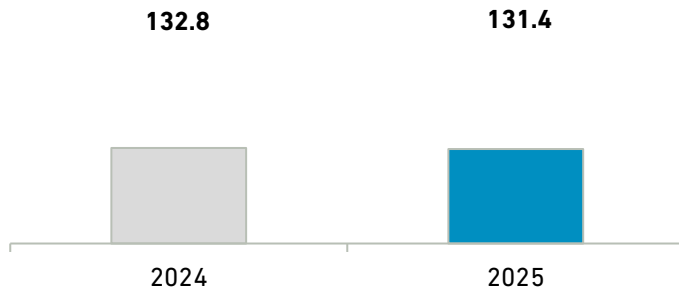
1 External appraiser: JLL (since 2015) | 2 Attributable to group shareholders | 3 Nominal rate of rent increases using the DCF method during the 10-year measurement period, including inflation-related rent indexing and changes in the occupancy rate | 4 Change of +/-100bps

Revenues – Impacted by Rental Incentives Granted and Lower Income from Apportionable Land Taxes and Insurance

Revenues
in € million

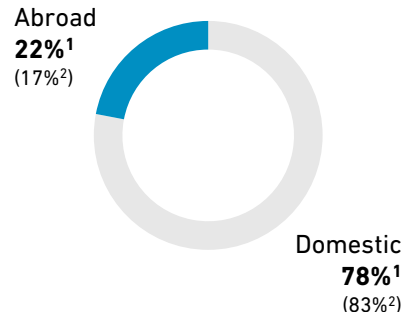


-1.1%

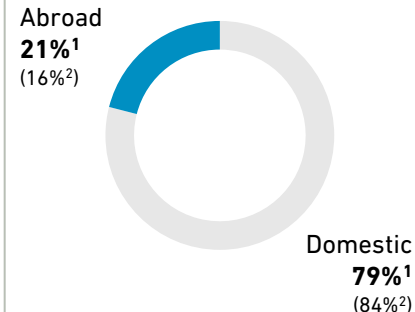


- Revenues decreased by €1.5 m to €131.4m
- While contractual rents increased slightly, revenue from rental income fell slightly overall due to rental incentives granted
- Revenue from land tax apportionments and insurance expenses decreased by €0.7 million due to land tax reforms

30 June 2025 Share of revenue



30 June 2024 Share of revenue

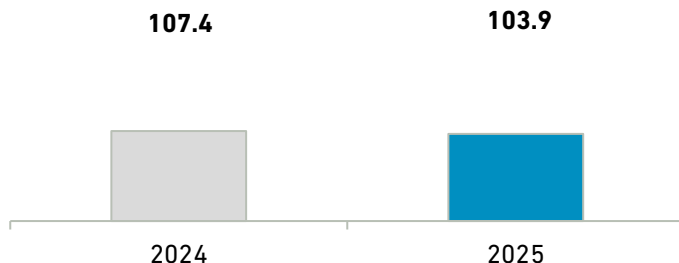


EBIT – Decrease Resulting from Lower Rental Revenue as well as from One-Off Expenses related to Non-Appportionable Ancillary Costs

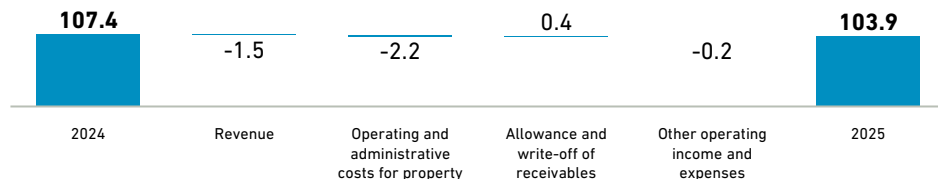
EBIT
in € million



-3.2%



EBIT bridge 2025
in € million

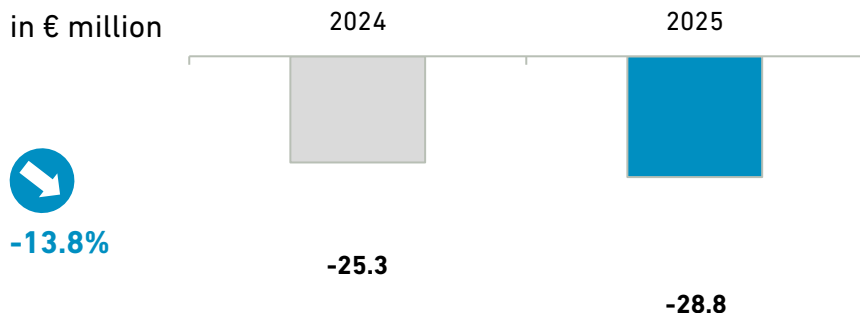


- EBIT below the previous year -3.2% (€-3.4m)
- Largely due to one-off expenses related to non-apportionable ancillary costs associated with the renewal of technical equipment and storm damage, which have been reimbursed by the building insurance
- Land tax expenses have fallen sustainably due to the lower land tax liability following the land tax reforms

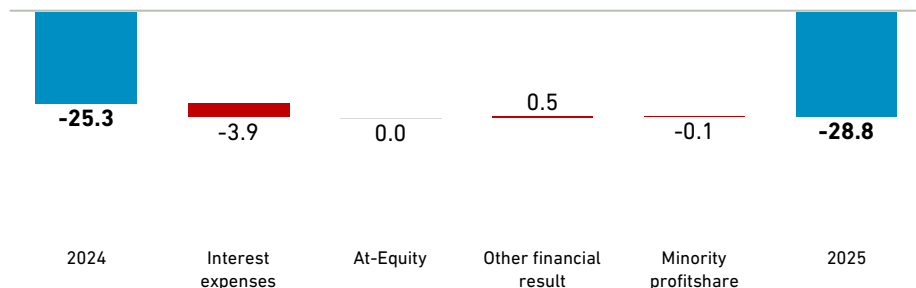
in € thousand	01.01. – 30.06.2025	01.01. – 30.06.2024
Revenue	131,363	132,847
Operating and administrative costs for property	-24,308	-22,086
Allowance and write-off of receivables	-3,841	-4,318
NOI	103,214	106,443
Other operating income	5,099	4,565
Other operating expenses	-4,379	-3,656
EBIT	103,934	107,352

Financial Result¹ – Increased Interest Expenses following Loan Increases

Financial result¹ in € million



Financial result bridge 2024 in € million



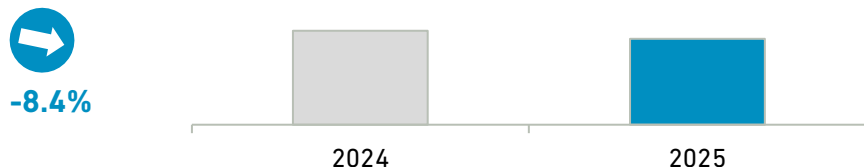
- Financial result decreased: €-3.5 m
- Interest expenses up by €3.9 m due to further loan increases and higher interest rates for follow-on loans
- Other financial result comprises interest income as well as €-0.7m expenses for the termination of a swap in the course of the repayment of the loan for Stadt-Galerie Hameln

in € thousand	01.01. – 30.06.2025	01.01. – 30.06.2024
At-equity profit/loss	4,988	9,213
Measurement gains/losses (at equity)	-747	-5,071
Deferred taxes (at-equity)	69	148
At-equity (operating) profit/loss	4,310	4,290
Interest expense	-26,715	-22,770
Profit/loss attributable to limited partners	-7,219	-7,105
Other financial result (incl. Swaps)	823	286
Financial result¹	-28,801	-25,299

¹ Excluding valuation

EBT¹ – Below Previous Year due to Lower EBIT and Increased Interest Expenses

EBT¹
in € million



EBT¹ bridge 2024
in € million



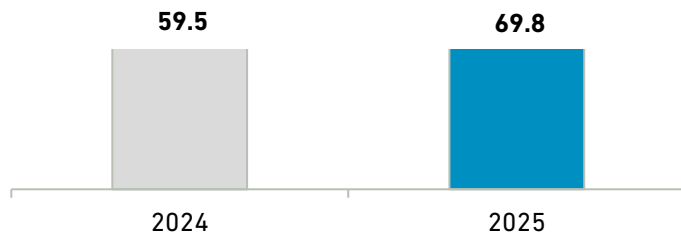
- EBT excl. valuation below previous year by -8.4% (€-6.9m) due to a downturn in EBIT as well as in the financial result – mainly due to the increase in interest expenses (€+3.9m)
- Interest income from short-term bank deposits below prior year at € 1.6m

in € thousand	01.01. – 30.06.2025	01.01. – 30.06.2024
EBIT	103,934	107,352
Financial result ¹	-28,801	-25,299
EBT ¹	75,133	82,053

¹ Excluding valuation

Consolidated Result – Increase from Higher Valuation Result

Consolidated result
in € million



Consolidated result increased by €10.3 m

- Decreased result from operations (EBT €-6.9 m)
- Valuation result (€+22.9 m)
- Higher taxes (€-5.3 m), mainly due to increased deferred taxes

Earnings per share increased from € 0.78 to € 0.92

in € thousand	01.01. – 30.06.2025	01.01. – 30.06.2024
EBT ¹	75,133	82,053
Valuation result ¹	10,267	-12,598
Taxes ¹	-15,624	-9,955
Consolidated result	69,776	59,500
Consolidated result per share in €	0.92	0.78
Weighted number of no-par-value shares issued	75,743,854	76,283,452

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

Funds From Operations (FFO) – Lower due to Decreased EBIT and Financial Result

FFO
in € million



-8.8%



- FFO decreased from €81.1 m to €74.0 m due to lower EBIT as well as lower financial result
- FFO per share decreased from €1.06 to €0.98

Funds From Operations

	01.01. – 30.06.2025		01.01. – 30.06.2024	
	in € thousand	per share in €	in € thousand	per share in €
Consolidated profit	69,776	0.92	59,500	0.78
Valuation investment properties ¹	-10,267	-0.13	12,598	0.16
Non-cash interest expenses ^{1,2}	2,280	0.03	2,095	0.03
Deferred taxes ¹	12,195	0.16	6,919	0.09
FFO	73,984	0.98	81,112	1.06
Weighted number of no-par-value shares issued	75,743,854		76,283,452	

Funds From Operations (FFO)

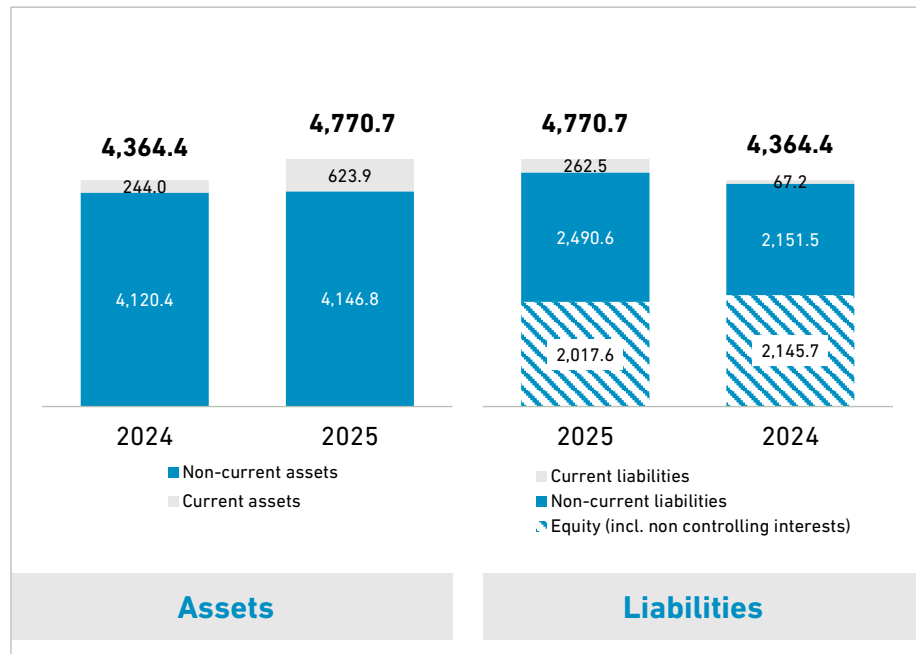
are used to finance the distribution of dividends, scheduled repayments on our long-term bank loans and ongoing investments in portfolio properties.

¹ Including the share attributable to equity-accounted joint ventures and associates | ² Due to the consideration of the non-cash interest expenses in the FFO calculation the prior year figures have been adjusted accordingly.

Balance Sheet – Solid and Robust Structure

Balance sheet structure

in € million



- Equity ratio 42.3%¹, LTV at 42.5% (EPRA LTV 44.7%²)
- Green bond of €500.0 m with a coupon of 4.5 % issued in June
- Loans for Norderstedt and Hameln fully repaid in June (€143.1 m)
- Other liabilities from dividends of €200.7 m paid on 2 July 2025
- Group liquidity: €595.8 m

Balance sheet as at 30 June 2025

in € thousand	30.06.2025	31.12.2024	Change
Non-current assets	4,146,838	4,120,357	26,481
Cash and cash equivalents	595,831	212,438	383,393
Other current assets	28,027	31,610	-3,583
Total assets	4,770,696	4,364,405	406,291
Equity	1,754,613	1,884,540	-129,927
Non-controlling interests of limited partners	262,999	261,156	1,843
Equity (including minority interest)	2,017,612	2,145,696	-128,084
Financial liabilities	2,136,287	1,808,374	327,913
Deferred taxes	363,210	350,887	12,323
Other liabilities	253,587	59,448	194,139
Total equity and liabilities	4,770,696	4,364,405	406,291
Equity ratio in % ¹	42.3%	49.2%	
LTV ratio in % ³	42.5%	39.2%	
EPRA LTV ratio in % ²	44.7%	41.1%	

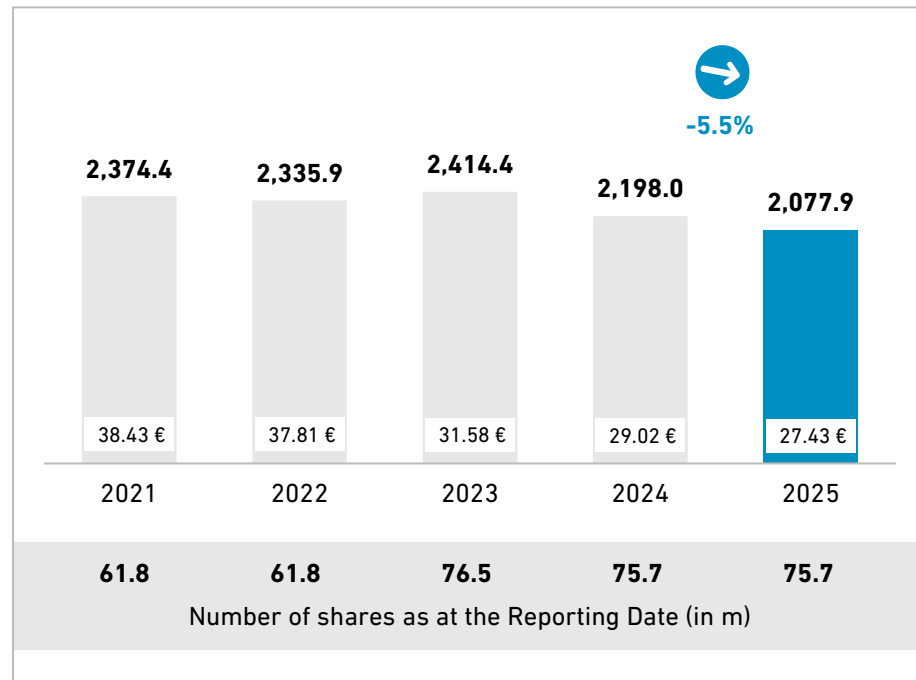
1 Including third-party interest in equity | 2 Ratio of net financial liabilities to long-term assets, calculated on the basis of the group share |

3 LTV calculation includes the other payable resulting from the dividends paid on 2 July 2025

Net Tangible Assets (EPRA) – Decrease Following Dividend Resolution and Issuance of a Green Bond

EPRA NTA

in € million (per share in €)



- EPRA NTA per share decreased due to liabilities for dividend payments and the issuance of a green bond to €27.43 (-5.5%)
- Share price discount to NTA: 31.5% (13 August 2025)

EPRA NTA

	30.06.2025		31.12.2024	
	in € thousand	per share in €	in € thousand	per share in €
Equity	1,754,613	23.16	1,884,540	24.88
Derivative financial instruments measured at fair value ¹	1,912	0.03	3,128	0.04
Equity excluding derivative financial instruments	1,756,525	23.19	1,887,668	24.92
Deferred taxes on investment properties and derivative financial instruments ¹	373,131	4.92	362,055	4.78
Intangible assets	-26	0.00	-12	0.00
Goodwill as a result of deferred taxes	-51,719	-0.68	-51,719	-0.68
EPRA NTA	2,077,911	27.43	2,197,992	29.02
Weighted number of no-par-value shares issued	75,743,854		75,743,854	

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

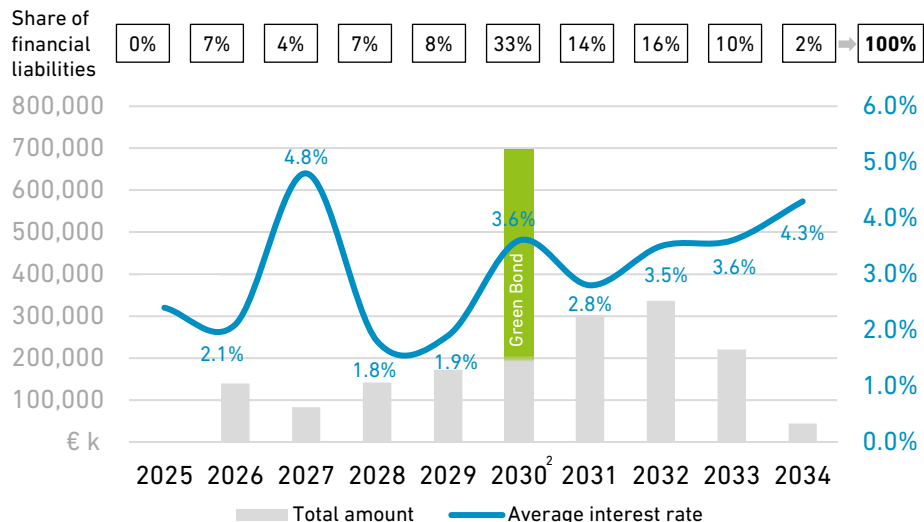
Financing Structure¹

Key credit metrics

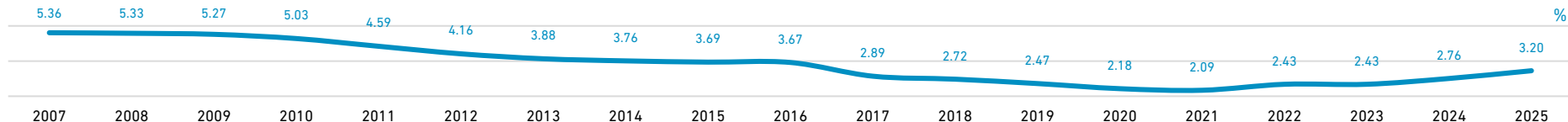
LTV 42.5%	Secured LTV 29.9%	ICR 4.7
Average interest rate 3.2%	Weighted maturity 5.3 years	Net debt/EBITDA 8.0x

- Long-term diversified financing structure at low avg. interest costs
- Strong and sustainable investment-grade credit metrics
- Steady funding situation with 18 long-term financing partners and proven capital markets access
- Refinancings only from 2026 onwards

Maturity profile



Development of the annual average interest rate

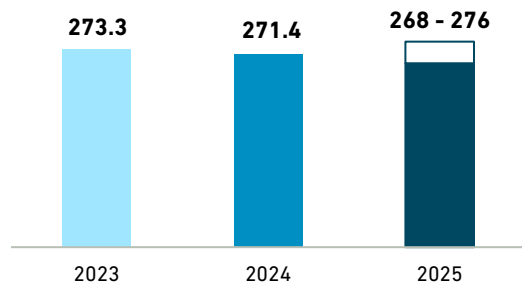


¹ As of 30 June 2025 | ² Green Bond maturing on 15 October 2030

Forecast

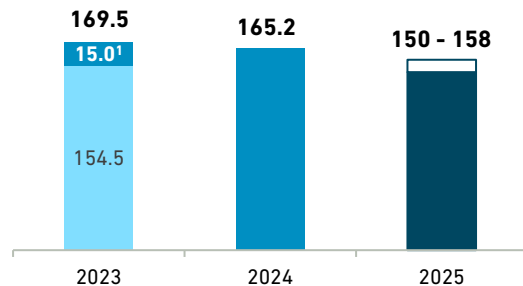
REVENUE

€m



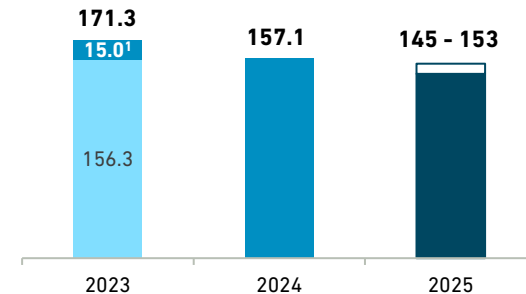
EBT EXCL. VALUATION

€m



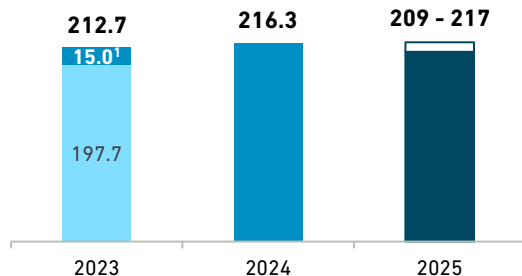
FFO

€m



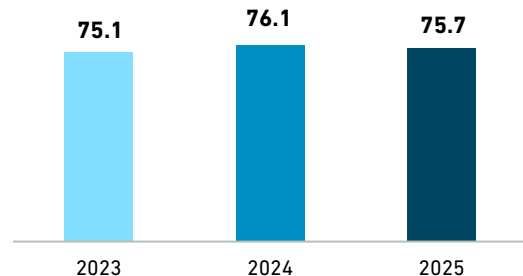
EBIT

€m



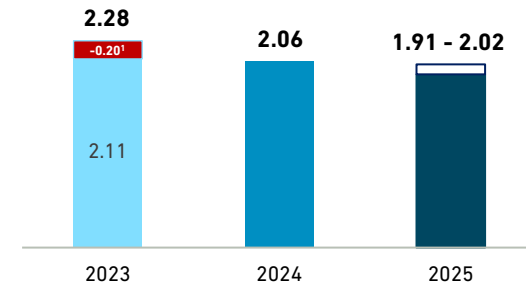
NUMBER OF SHARES²

mn



FFO PER SHARE

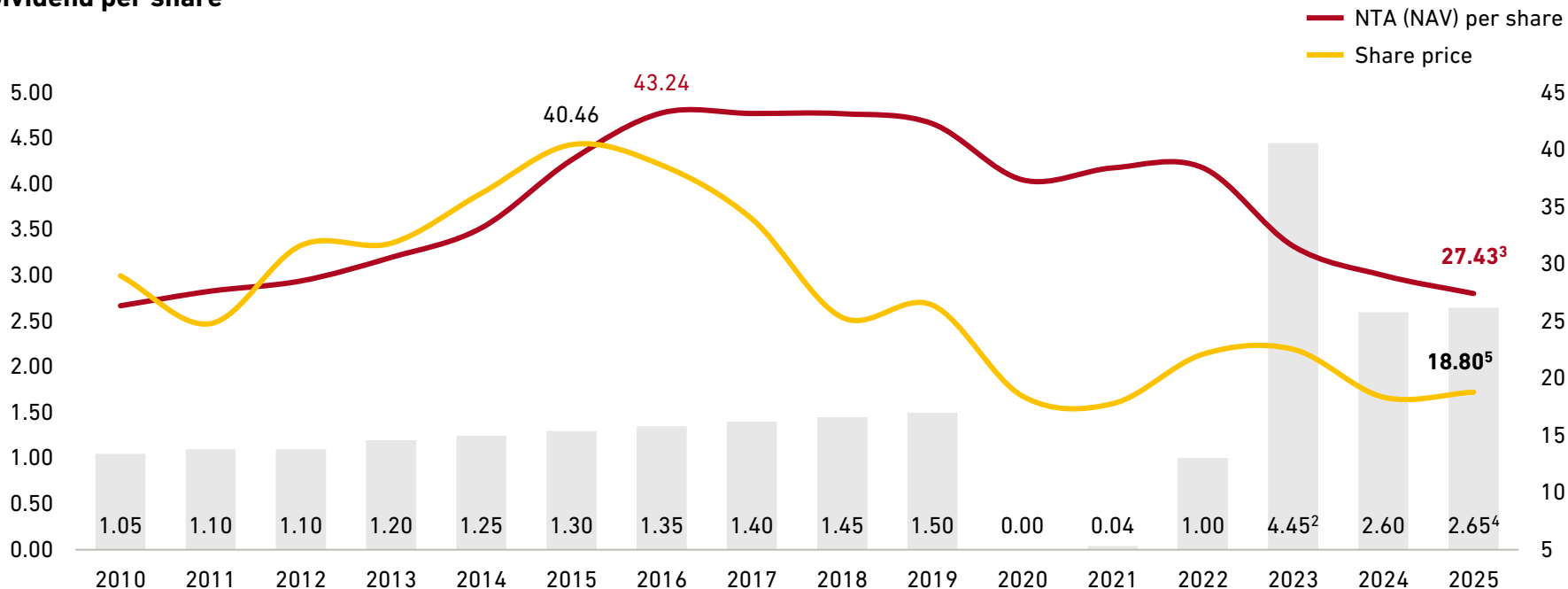
€



1 One-off effect on other operating income in the amount of around € 15 million or €0.20 per share (excl. taxes) | 2 Avg. numbers, 2024 incl. 373,891 treasury shares, 2025 incl. 720,465 treasury shares

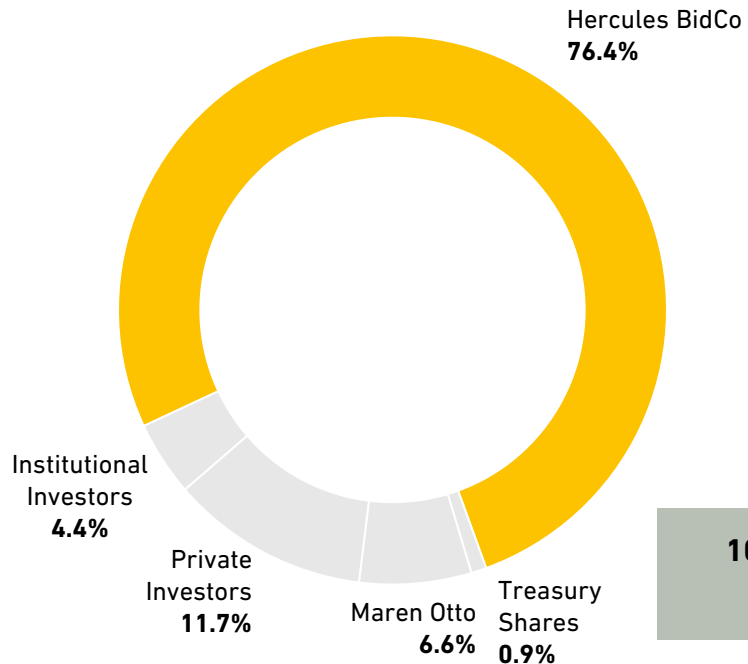
Share Performance and Dividend Track Record

Dividend per share¹

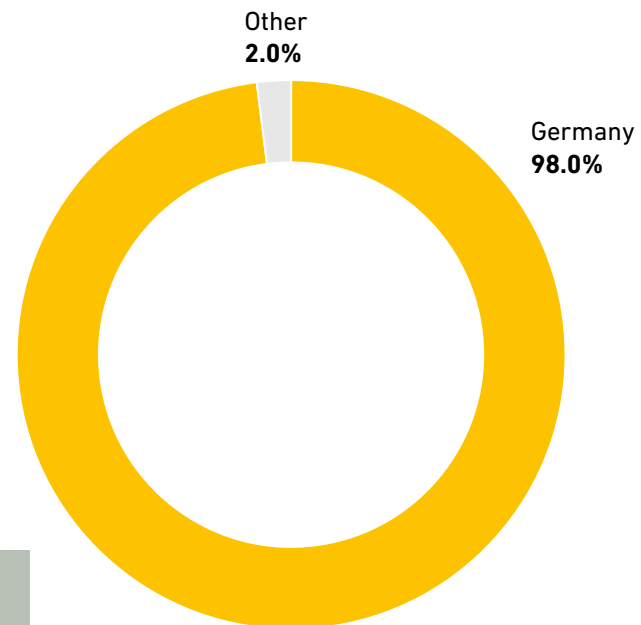


¹ Respectively paid for the previous FY | ² €2.50 paid on 1 September 2023 and €1.95 paid on 11 January 2024 | ³ As of 30 June 2025 | ⁴ Paid on 2 July 2025 | ⁵ As of 13 August 2025

Shareholder Structure¹

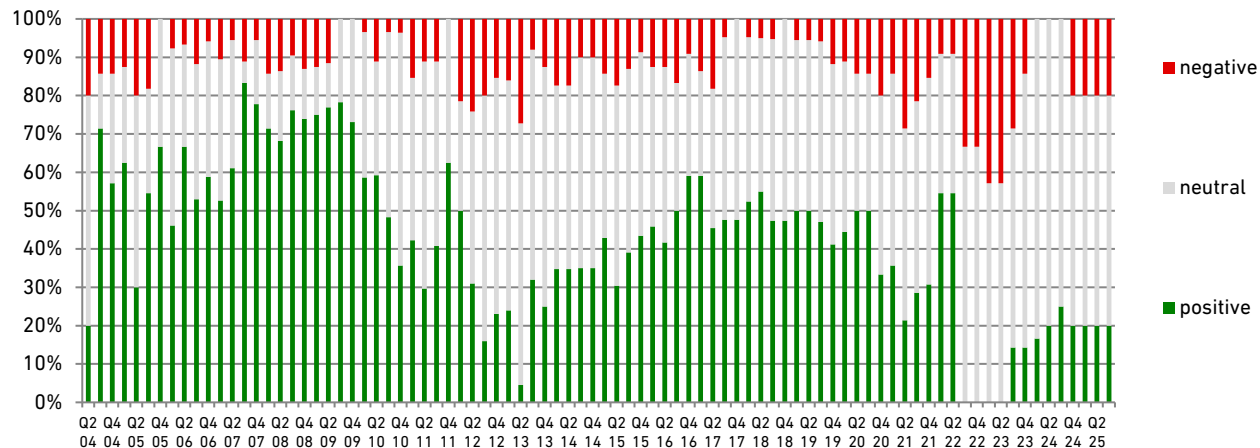


10,250 shareholders
Free float 17.0%²



Analysts' Consensus¹

in €	2025	2026
Revenue (€ m)	272.8	274.0
EBIT (€ m)	215.0	216.7
FFO per share	1.98	1.99
NTA per share	29.62	30.38
Dividend	1.05	1.10
Price target (mean)	21.18	



Sell



Underperform

■ Bank of America



Neutral

■ Berenberg Bank
 ■ Kepler Cheuvreux
 ■ M.M. Warburg



Outperform

■ Baader Bank



Buy

Key Data of the Share



Listed since	02.01.2001
Nominal capital	€76,464,319.00
Outstanding shares	76,464,319
Class of shares	Registered shares
Number of treasury shares (13 August 2025)	720,465
Dividend for 2024 (paid on 2 July 2025)	€2.65
52W High	€27.45
52W Low	€16.34
Share price (13 August 2025)	€18.80
Market capitalization	€1.44 billion
Avg. turnover per day last 12 months (XETRA)	19,715 shares
Indices	SDAX, CDAX, EPRA, HASPAX, Prime All Share Index, Classic All Share 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: DEQn.DE
Market maker	Baader Bank

Key Data of the €500 Million Green Bond Maturing in 2030 (4.50%)



Issuer	Deutsche EuroShop AG
Issue date	18 June 2025
Stock exchange admission / listing	Euro MTF Market of the Luxembourg Stock Exchange (unregulated)
Issue volume	€500,000,000
Issue price	99.771%
Interest coupon	4.50% (annual payment)
First coupon payment	15 October 2025
Maturity	15 October 2030
Issuer credit rating from S&P	BB+ (stable)
Senior unsecured credit rating from S&P	BBB-

Consolidated Income Statement H1 2025

€ thousand	01.01. – 30.06.2025	01.01. – 30.06.2024
Revenue	131,363	132,847
Property operating costs	-16,717	-14,715
Property management costs	-7,591	-7,371
Write-downs and disposals of financial assets	-3,841	-4,318
Net operating income (NOI)	103,214	106,443
Other operating income	5,099	4,565
Other operating expenses	-4,379	-3,656
EBIT	103,934	107,352
Share in the profit or loss of associates and joint ventures accounted for using the equity method	4,988	9,213
Interest expense	-26,715	-22,770
Profit / loss attributable to limited partners	-7,219	-7,105
Other financial expenses	-774	-1,876
Interest income	1,597	2,162
Financial gains/losses	-28,123	-20,376
Measurement gains/losses	9,520	-17,669
EBT	85,331	69,307
Taxes on income and earnings	-15,555	-9,807
Consolidated profit	69,776	59,500
Earnings per share (€)	0.92	0.78



Consolidated Balance Sheet H1 2025

€ thousand		30.06.2025	31.12.2024
ASSETS			
Non-current assets	Intangible assets	51,745	51,731
	Property, plant and equipment	360	371
	Investment properties	3,992,521	3,966,721
	Investments accounted for using the equity method	102,212	101,534
	Total Non-current assets	4,146,838	4,120,357
Current assets	Trade receivables	10,910	14,711
	Other current assets	17,117	16,899
	Cash and cash equivalents	595,831	212,438
	Total Current assets	623,858	244,048
TOTAL ASSETS		4,770,696	4,364,405

€ thousand		30.06.2025	31.12.2024
LIABILITIES			
Equity and reserves	Subscribed capital	76,464	76,464
	Capital reserves	793,943	793,943
	Retained earnings	884,926	1,014,853
	Treasury shares	-720	-720
	Total equity	1,754,613	1,884,540
Non-current liabilities	Financial liabilities	2,124,514	1,795,909
	Deferred tax liabilities	363,210	350,887
	Liabilities from limited partner contributions of non-controlling interests		
		262,999	261,156
	Other liabilities	2,907	4,715
	Total Non-current liabilities	2,753,630	2,412,667
Current liabilities	Financial liabilities	11,773	12,465
	Trade payables	9,631	7,349
	Tax liabilities	14,076	16,876
	Other provisions	11,236	12,669
	Other liabilities	215,737	17,839
	Total Current liabilities	262,453	67,198
TOTAL EQUITY AND LIABILITIES		4,770,696	4,364,405

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

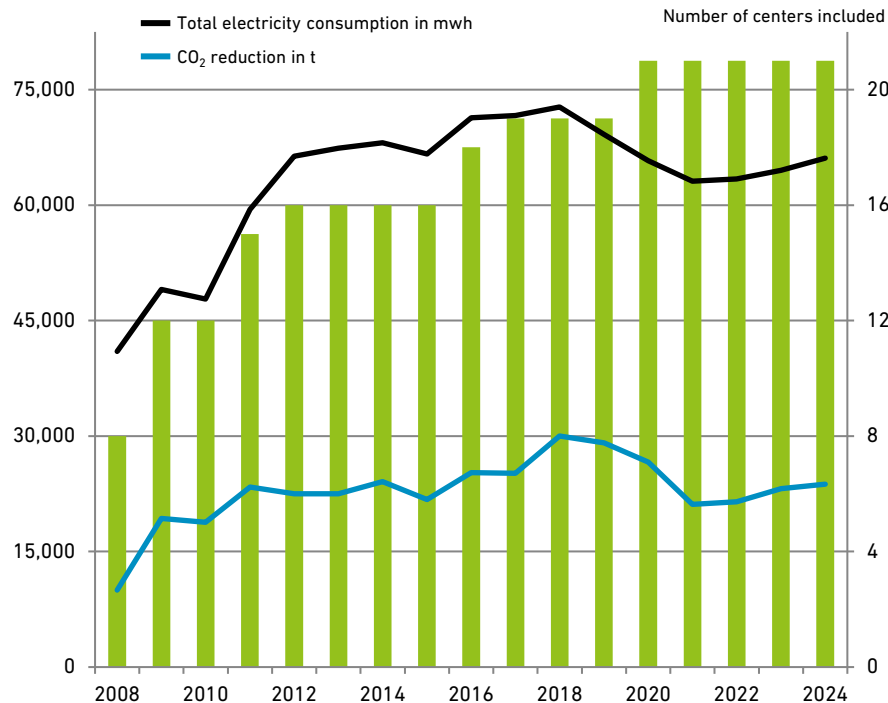
Close alliance with a European market leader
in the shopping center business



Environmental, Social & Governance

- 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
- 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
- The following institutions regularly analyse Deutsche EuroShop with regard to its ESG factors:
 - Ethifinance
 - ISS ESG
 - S&P Global Corporate Sustainability Assessment
 - Sustainalytics

Reduction of CO₂ Emission and Electricity Consumption



Environmental, Social & Governance



The German Sustainable Building Council (DGNB) has awarded sustainability certificates to all 21 Deutsche EuroShop shopping centers, 20 in Gold and 1 in Platinum.



TÜV Süd has certified the electricity used in Deutsche EuroShop's German centers with the prestigious "Ökostrom" green electricity label



2024 saw Deutsche EuroShop awarded the EPRA sBPR Award in "Gold" by the European Public Real Estate Association (EPRA) for the eighth time in a row

DGNB Sustainability certificates



Rhein-Neckar-Zentrum: New Photovoltaic Plant



Further sustainability investments in the Rhein-Neckar-Zentrum



Photovoltaic system has been installed on the roof of the center



Completed in April 2024



Investment: €1.1 m



Output: 770 kilowatt peak (kWp)



Level of self-sufficiency: 21%



Electricity costs of around €139 k per year can be saved in future



Green Finance Framework



Renewable Energy

- EU Taxonomy activity number 7.6 Installation, maintenance and repair of renewable energy technologies

Green Buildings


- EU Taxonomy activity number 7.1 Construction of new buildings
- EU Taxonomy activity number 7.2 Renovation of existing buildings
- EU Taxonomy activity number 7.3 Installation, maintenance and repair of energy efficient equipment
- EU Taxonomy activity number 7.7 Acquisition and ownership of buildings



Clean Transport

- EU Taxonomy activity number 7.4 Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)

Second Party Opinion (SPO)

 Excellent 

SUSTAINABLE DEVELOPMENT GOALS

7 AFFORDABLE AND CLEAN ENERGY



11 SUSTAINABLE CITIES AND COMMUNITIES



13 CLIMATE ACTION



- Sustainable Fitch has provided a SPO on Deutsche EuroShop's Green Finance Framework
- Sustainable Fitch Limited assessed transactions under the framework to be aligned with the ICMA Green Bond Principles and the Loan Market Association, Loan Syndications and Trading Association, and Asia Pacific Loan Market Association Green Loan Principles



Germany 1/2¹



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%	100%	75.0%
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 Shops²	170	200	200	110	140	90	150	130
Occupancy Rate³	99%	95%	94%	95%	93%	89%	97%	96%
Catchment Area²	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 2024	7.8 m	4.7 m	12.0m	8.4 m	9.2 m	5.0 m	8.5 m	7.8 m
Opening/ last refurbishment	1964/2024	1996/2011	2002/2019	1972/2018	1971/2018	1995/2019	1998/2019	2004/2020

Germany 2/2¹



	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%	95.0%	100%	100%	100%	100%	100%	100%	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 Shops²	110	115	110	90	100	80	60	90	85
Occupancy Rate³	98%	95%	94%	97%	91%	98%	79%	97%	88%
Catchment Area²	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 2024	10.3 m	4.9 m	7.5 m	4.9 m	5.9 m	7.8 m	7.5 m	6.4 m	4.6 m
Opening/ last refurbishment	1969/2019	1989/2020	2005/2020	1992/2023	2001/2023	2001/2023	2002/2015	2008	2008/2024

¹ Status: 31 Dec. 2024 | ² Approximately | ³ As % of leasable space

Europe¹



	Olympia	Galeria Baltycka	City Arkaden	Árkád
Location	Brno, Czech Republic	Gdansk, Poland	Klagenfurt, Austria	Pécs, Hungary
Investment	100%	100%	50.0%	50.0%
Lettable Space sqm	85,000	48,700	36,900	35,400
Parking	4,000	1,050	880	850
Number of Shops²	200	193	120	130
Occupancy Rate³	97%	99%	97%	99%
Catchment Area²	1.2 m inhabitants	1.1 m inhabitants	0.4 m inhabitants	0.7 m inhabitants
Visitors 2024	8.2 m	7.0 m	4.9 m	10.5 m
Opening/ last refurbishment	1999/2023	2007/2023	2006	2004

Financial Calendar

2025

14.08. Half-year Financial Report 2025

22.09. Berenberg and Goldman Sachs German Corp. Conference, Munich

23.09. Baader Investment Conference, Munich

13.11. Quarterly Statement 9M 2025

20.11. Kepler Cheuvreux Pan-European Real Estate Conference, London

11.12. CIC Forum by Market Solutions (virtual)

2026

20.11. Kepler Cheuvreux German Corporate Conference, Frankfurt

11.12. Bank of America EMEA Real Estate CEO Conference, London



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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 (-).