

the
sMALL
life

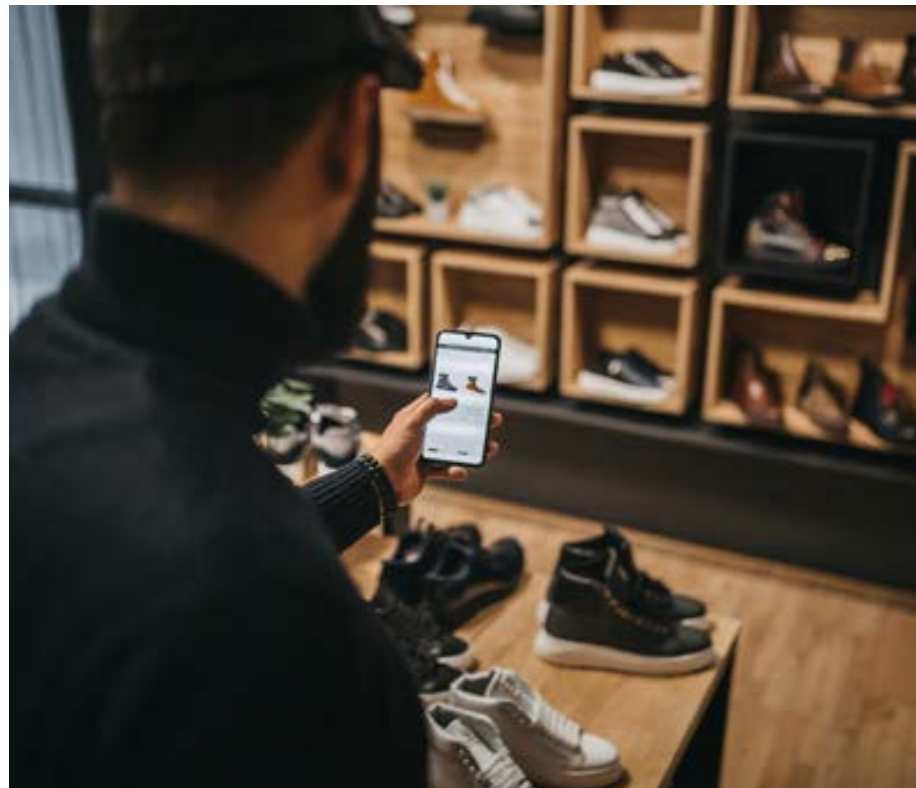
Company Presentation

May 2025

Update on Business Activities FY 2024 – Summary

Business Development

- **Positive development** of operational business, results above full-year forecast
- **Increase of footfall** (+0.6%) **and retail sales** (+2.5%)
- **Revenue** €271.4 m (-0.7%), **EBIT** €216.3 m (+1.7%), **FFO** €157.1 m (-8.3%)
- **Stable property valuation** at €4.1 bn
- **Increase of occupancy rate to 95.4%** (+2.4%-points) due to investment projects completed on time and on budget
 - A10 Center
 - Rhein-Neckar-Zentrum
 - Stadt-Galerie Hameln
 - City-Galerie Wolfsburg
 - Main-Taunus-Zentrum (Food Garden)



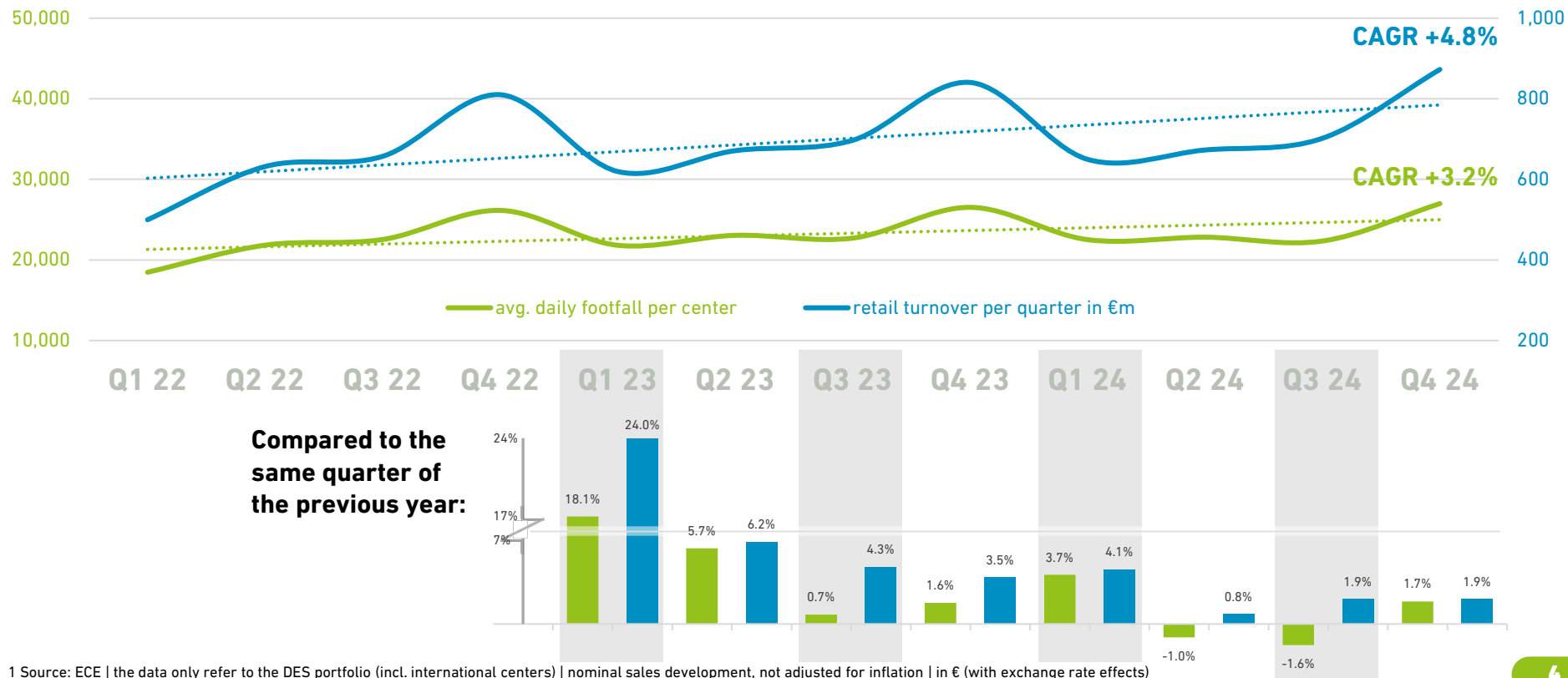
Update on Business Activities FY 2024 – Summary

Financing and Liquidity

- **Dividend proposal** of €1.00 per share for FY 2024
- **LTV** of 39.2% and **solid cash position** of €212.4 m (after €346.6 m dividend payments in 2024)
- **Steady funding situation** with long-term financing partners
- Refinancing for 2025 completed, **no loan maturities before June 2026**
- **Share buyback program completed:**
From 21 December 2023 to 13 December 2024
 - 720,465 shares acquired
 - €20.82 average price
 - €15.0 m purchased volume



Positive Development of Retail Turnover¹ and Footfall



Insight into Retail Turnover 2024¹

RETAIL SECTOR	% change in 2024	occupancy cost ratio (OCR) in %	% of sales	% of space
Food/Supermarkets/Discounter	+2.3	8.3	12.2	9.8
Fashion Textiles	+2.3	14.6	29.7	44.6
Shoes & Leather Goods	+3.5	16.0	3.7	4.2
Sports	-0.2	14.0	4.8	6.6
Health & Beauty	+6.1	9.0	16.5	9.0
General Retail (incl. Department Stores)	+2.6	14.1	9.7	11.4
Electronics	-0.5	4.5	13.4	7.5
Services	+1.6	8.4	4.1	2.1
Food Catering	-0.4	15.7	5.9	4.9
TOTAL	+2.3	11.3	100²	100²

Germany

Abroad

Total

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

+2.3%

-1.0%

+1.6%

→ **Absolute** retail turnover development:

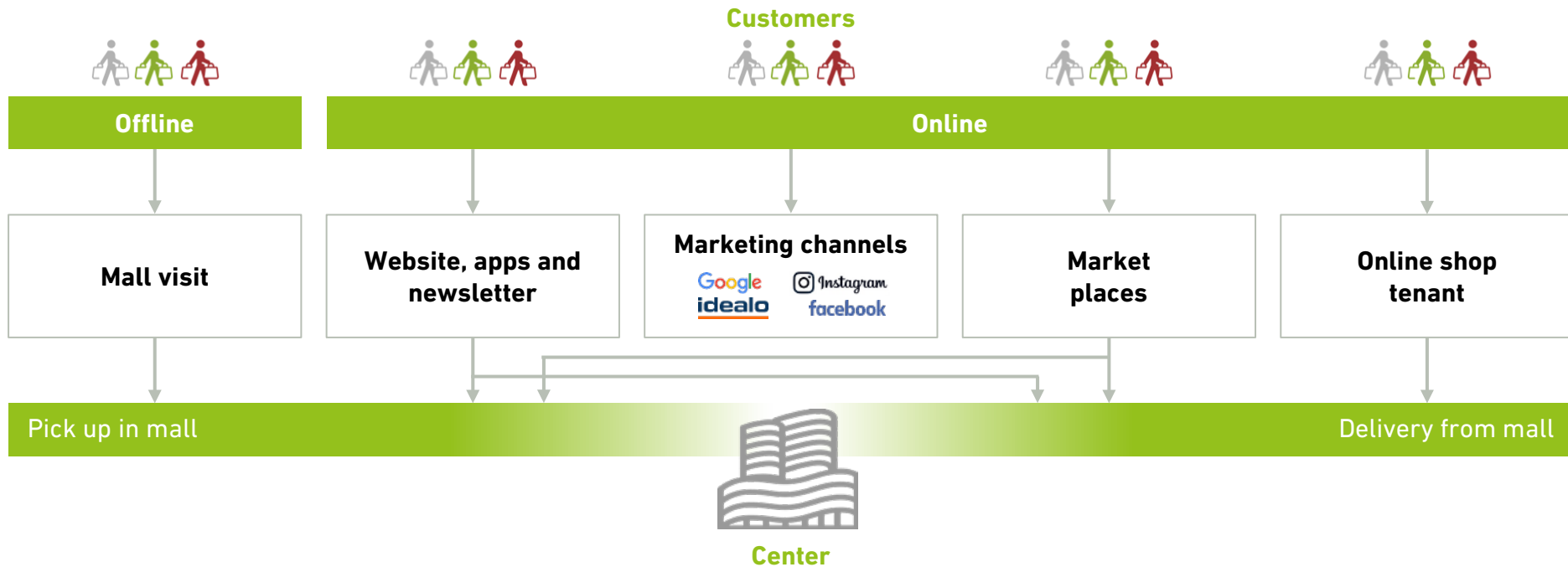
+3.3%

-0.2%

+2.5%

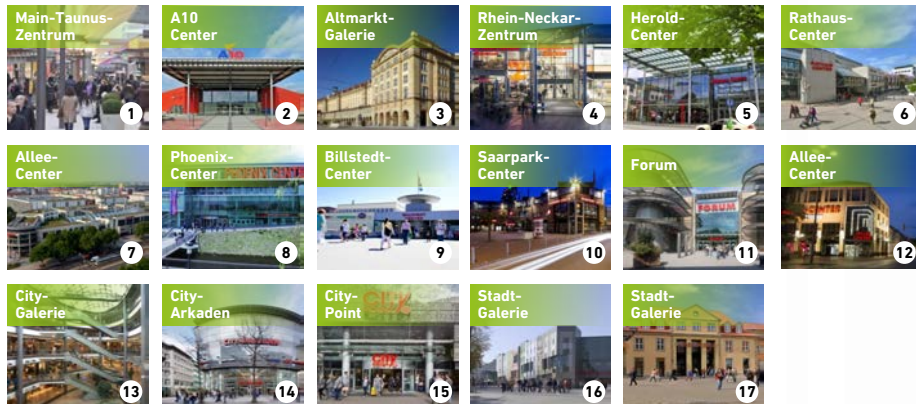
Vision – Omnichannel-Plattform

Digitalization as key to integration of retail platforms

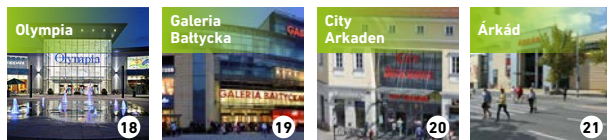


European Portfolio with Focus on Germany

Germany



Europe



>150 million visitors in 2024

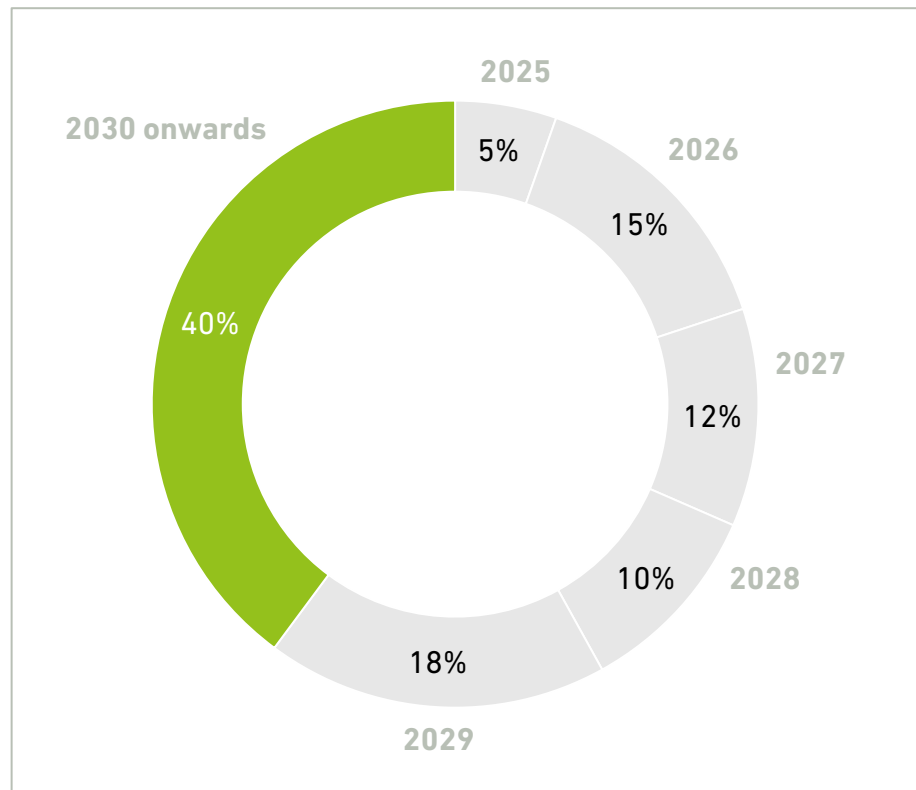
Maturity Distribution of Rental Contracts¹



Long-term contracts base
rental income

Weighted maturity **4.7 years**
2023 4.7 years

Occupancy rate **95.4²%**
2023 93.0%

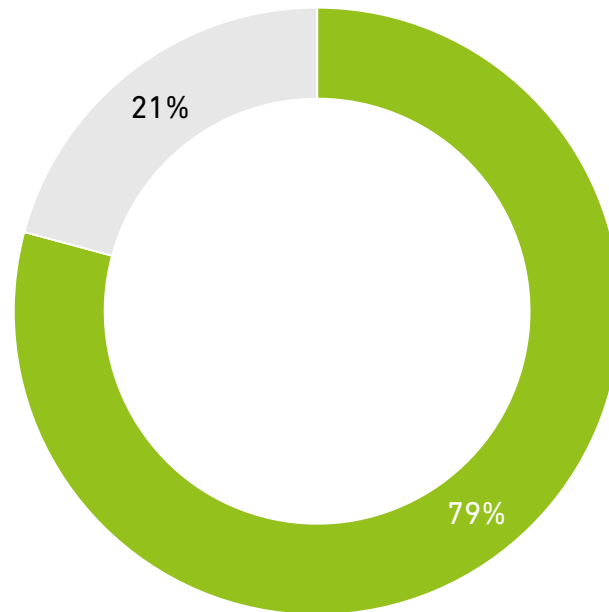


¹ As % of rental income as at 31 December 2024 | ² Occupancy rate based on leasable space, EPRA occupancy rate based on market rents stands at 93.3%

Tenant Structure – Low Dependence on Top Tenants

	2024 ¹	2023
H&M	2.7%	2.6%
Deichmann	2.4%	2.3%
New Yorker	2.4%	2.3%
P&C Düsseldorf	2.2%	2.2%
Ceconomy	2.2%	2.2%
C&A	2.1%	2.2%
Douglas	1.9%	1.8%
TK Maxx	1.7%	1.7%
Thalia	1.6%	1.6%
dm-drogerie markt	1.6%	1.5%
Total	20.8%	20.4%

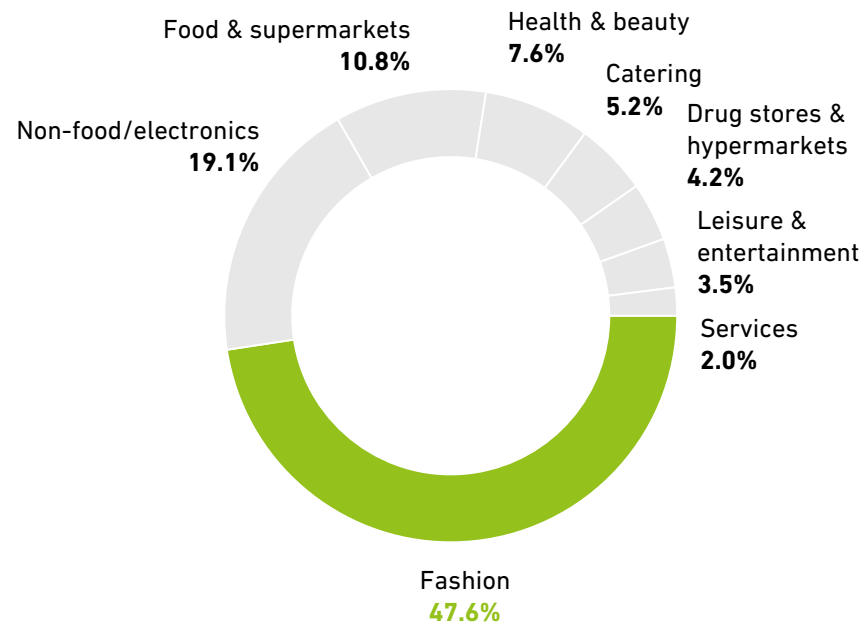
Low level of dependence on the Top 10 Tenants¹



■ Top 10 Tenants

¹ In % of total retail rents as at 31 December 2024

Sector Mix¹ – Balanced Sector Diversification



¹ As % of rental space as at 31 December 2024

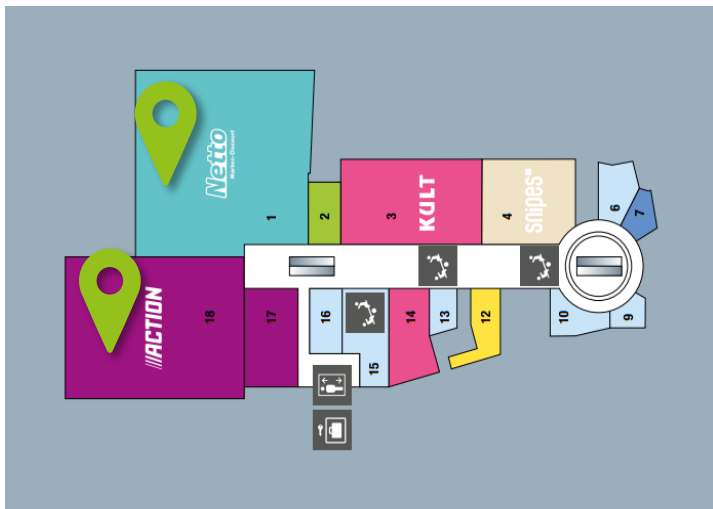
Rhein-Neckar-Zentrum: Retailtainment & Casual Dining

- **L'Osteria**, pizza and pasta in a modern, free-standing restaurant building with attractive outdoor terraces (opened in 02/24)
- Three new tenants moved into the property of a former DIY store:
 - **B.O.C.**, a specialist bicycle retailer (opened in 04/24)
 - **JUMP House**, an adventure concept (opened in 09/24)
 - **Gate99**, a dark light minigolf and escape room experience (opening soon)



Stadt-Galerie Hameln: New Major Tenants

- **Action** (non-food discount store) and **Netto** (supermarket) opened in 10/24 on the site of the former **Real** hypermarket



A10 Center: New Major Tenants

- **TK Maxx** (clothing and homeware, opened in 09/24) and **Media Markt** (consumer electronics, opened in 10/24) as complementary neighbours for the successful **Kaufland**



Main-Taunus-Zentrum: Food Garden

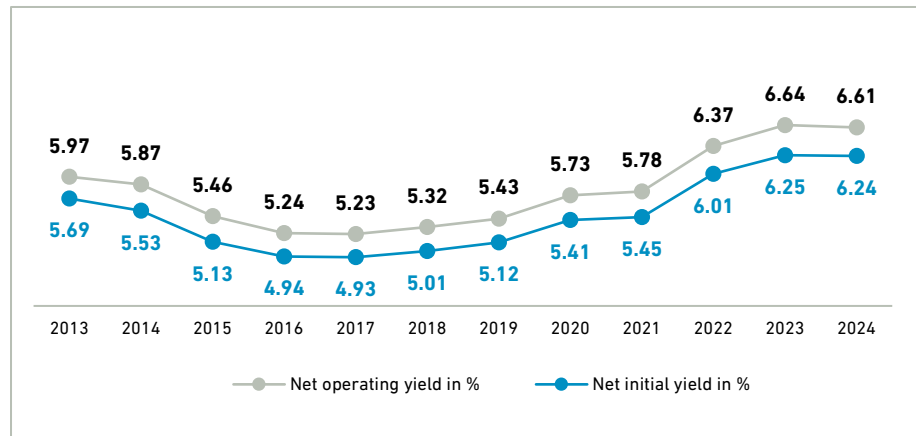


Picture: ECE

- 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 31 December 2024

in € thousand	31.12.2024	31.12.2023	CHANGE
Revaluation	-25,923	-229,365	203,442
Revaluation at-equity	8,231	-3,426	11,657
Profit from disposal	606	0	606
Minority interest	2,447	23,664	-21,217
Valuation result before taxes	-14,639	-209,127	194,488
Deferred taxes	3,520	37,375	-33,855
Valuation result after taxes²	-11,119	-171,752	160,633



Stable property valuation

- Slightly negative valuation result of €-14.6 m
- Yields marginally improved, EPRA NIY down from 5.91% to 5.84%
- Gradual recovery of the shopping center transaction market
- Portfolio value increased by €28.5 m, driven by investments
- Sale of extension plot in Gdansk, Poland for €6.9 m, c. 10% above book value

Sensitivity Analysis

in € thousand	Basis	Change of -25bps	Change of +25bps
Rent increase rates ³	1.52%	-113,6	+122,3
Cost ratio	11.96%	+40,5 ⁴	-42,9 ⁴
Discount rate	7.05%	+67,6	-70,7
Capitalization rate	5.75%	+103,8	-97,3

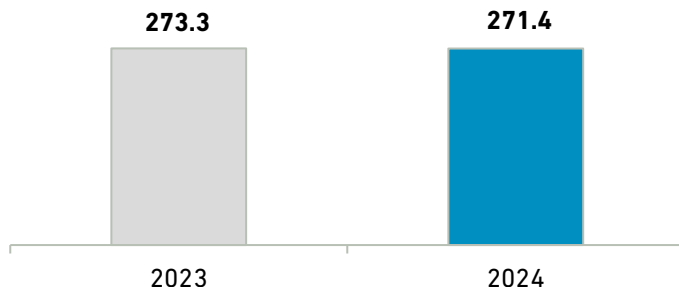
1 External appraiser: JLL (since 2015) | 2 Attributable to group shareholders | 3 Nominal rate of rent increases using the DCF method during the 10-year measurement period, including inflation-related rent indexing and changes in the occupancy rate | 4 Change of +/-100bps

Revenues – Impacted by Temporary Vacancies due to Investment Measures

Revenues
in € million



-0.7%

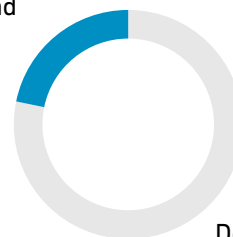


- Revenues decreased by €1.9 m to €271.4m
- Essentially due to temporary vacancies as a result of investment measures as well as lower settlement payments. Turnover rents increased compared to the prior year

2024

Share of revenue

Abroad
21%¹
(16%²)

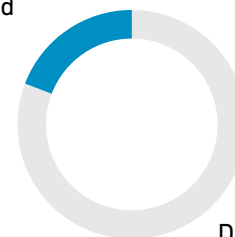


Domestic
79%¹
(84%²)

2023

Share of revenue

Abroad
20%¹
(15%²)



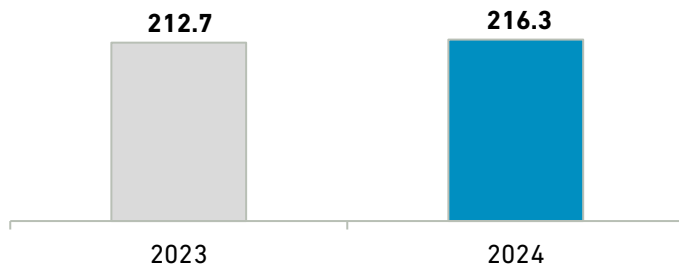
Domestic
80%¹
(85%²)

EBIT – Increase Resulting from Declining Operating Costs

EBIT
in € million

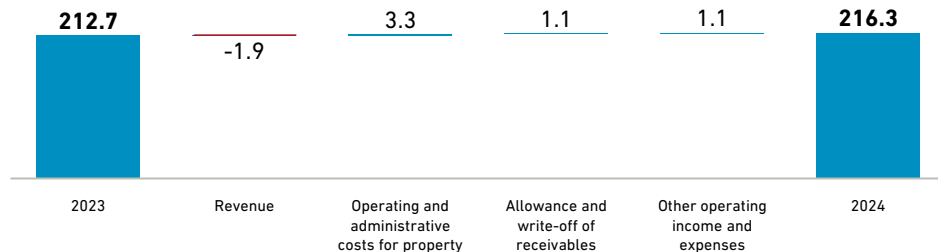


+1.7%



- EBIT above the previous year +1.7% (€+3.6m)
- Largely due to the rise in net operating income (NOI) related to declining operating center expenses and an expected year-on-year decline in revenues

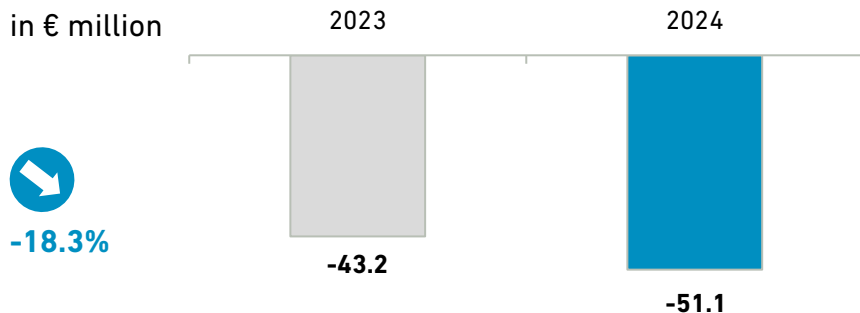
EBIT bridge 2024
in € million



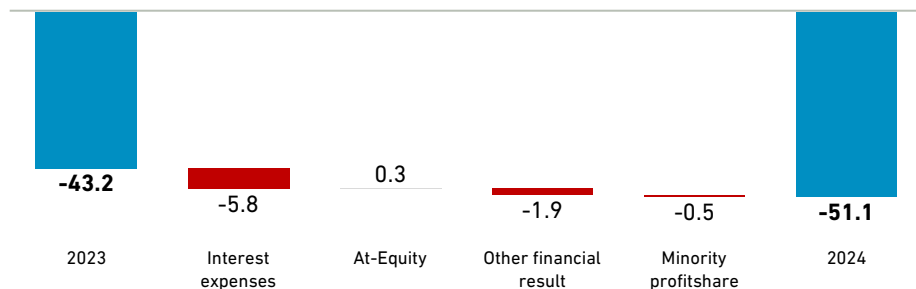
in € thousand	01.01. – 31.12.2024	01.01. – 31.12.2023
Revenue	271,403	273,304
Operating and administrative costs for property	-46,252	-49,542
Allowance and write-off of receivables	-7,731	-8,858
NOI	217,420	214,904
Other operating income	9,074	35,335
Other operating expenses	-10,189	-37,578
EBIT	216,305	212,661

Financial Result¹ – Increased Interest Expenses following Loan Increases

Financial result¹ in € million



Financial result bridge 2024 in € million



- Financial result decreased: €-7.9 m
- Interest expenses up by €5.8 m due to further loan increases and higher interest rates for follow-on loans
- Other financial result decreased by €-1.9 m mainly due to the termination of a swap in the course of the refinancing and loan increase for Allee-Center Hamm

in € thousand	01.01. – 31.12.2024	01.01. – 31.12.2023
At-equity profit/loss	16,581	5,005
Measurement gains/losses (at equity)	-8,231	3,426
Deferred taxes (at-equity)	474	65
At-equity (operating) profit/loss	8,824	8,496
Interest expense	-49,083	-43,313
Profit/loss attributable to limited partners	-14,397	-13,876
Other financial result (incl. Swaps)	3,532	5,492
Financial result¹	-51,124	-43,201

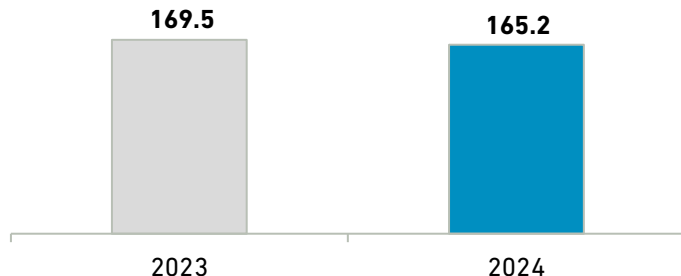
¹ Excluding valuation

EBT¹ – Below Previous Year due to Increased Interest Expenses

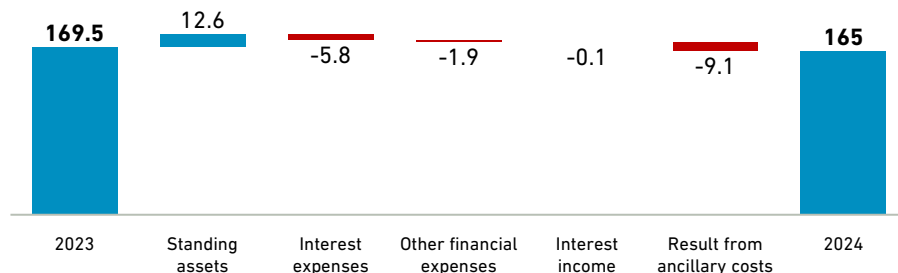
EBT¹
in € million



-2.5%



EBT¹ bridge 2024
in € million



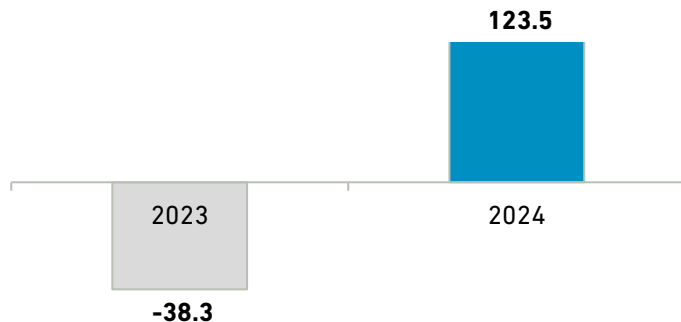
- EBT excl. valuation below previous year by -2.5% (€-4.3m) due to a downturn in the financial result – mainly due to the increase in interest expenses (€+5.8m) and other financial expenses (€+1.9m)
- Interest income from short-term bank deposits in line with prior year at € 5.4m

in € thousand	01.01. – 31.12.2024	01.01. – 31.12.2023
EBIT	216,305	212,661
Financial result ¹	-51,124	-43,201
EBT ¹	165,181	169,460

¹ Excluding valuation

Consolidated Result – Significant Increase from Higher Valuation Result

Consolidated result in € million



Consolidated result increased by €161.8 m

- Slightly decreased result from operations (EBT €-4.3 m)
- Valuation result (€+194.5 m)
- Higher taxes (€-28.4 m), mainly due to increased deferred taxes

Earnings per share increased from €-0.51 to € 1.62

in € thousand	01.01. – 31.12.2024	01.01. – 31.12.2023
EBT ¹	165,181	169,460
Valuation result ¹	-14,639	-209,127
Taxes ¹	-27,028	1,390
Consolidated result	123,514	-38,277
Consolidated result per share in €	1.62	-0.51
Weighted number of no-par-value shares issued	76,090,428	75,136,922

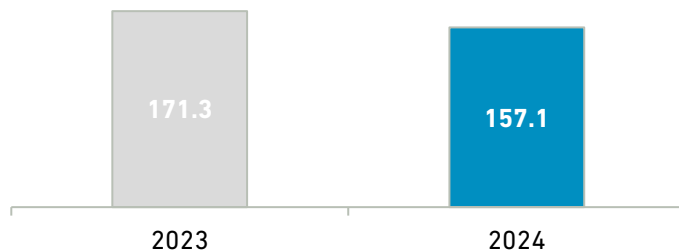
¹ Including the share attributable to equity-accounted joint ventures and associates

Funds From Operations (FFO) – Lower but Above Increased Forecast Range

FFO
in € million



-8.3%



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.

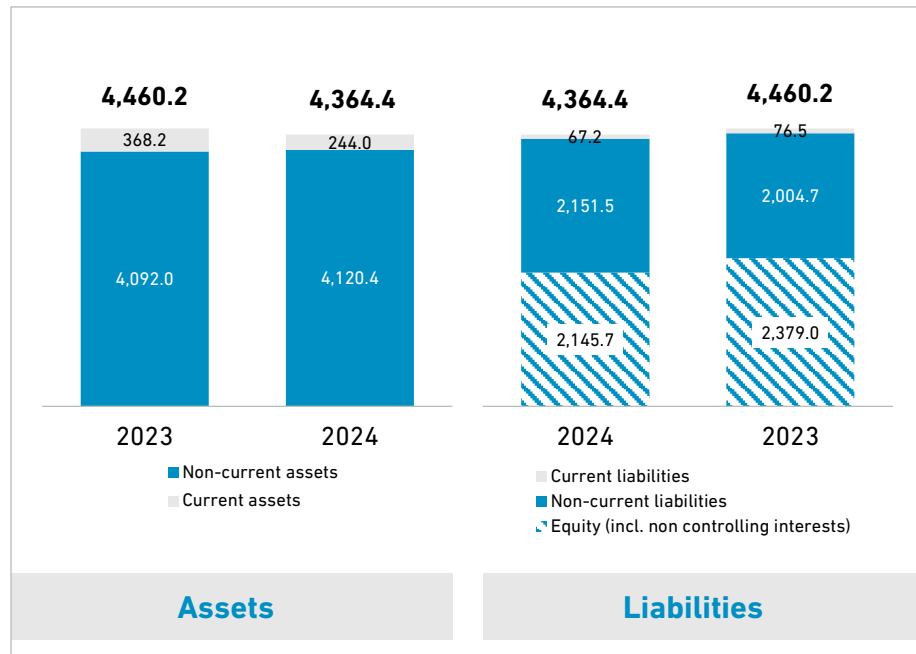
- FFO decreased from €171.3 m to €157.1 m due to lower financial result
- Exceeding the increased forecast range of €151 m to €155 m
- FFO per share decreased from €2.28 to €2.06

Funds From Operations

	01.01. – 31.12.2024		01.01. – 31.12.2023	
	in € thousand	per share in €	in € thousand	per share in €
Consolidated profit	123,514	1.62	-38,277	-0.51
Valuation investment properties ¹	14,639	0.19	209,127	2.78
Result from changes in the scope of consolidation ²	0	0.00	7,258	0.10
Deferred taxes ¹	18,913	0.25	-6,769	-0.09
FFO	157,066	2.06	171,339	2.28
Weighted number of no-par-value shares issued	76,090,428		75,136,922	

Balance Sheet – Solid and Robust Structure

Balance sheet structure in € million



- Equity ratio slightly decreased to 49.2%¹
- LTV at 39.2%² (EPRA LTV (“look through”) 41.1%³)
- Group liquidity: €212.4 m

Balance sheet as at 31 December 2024

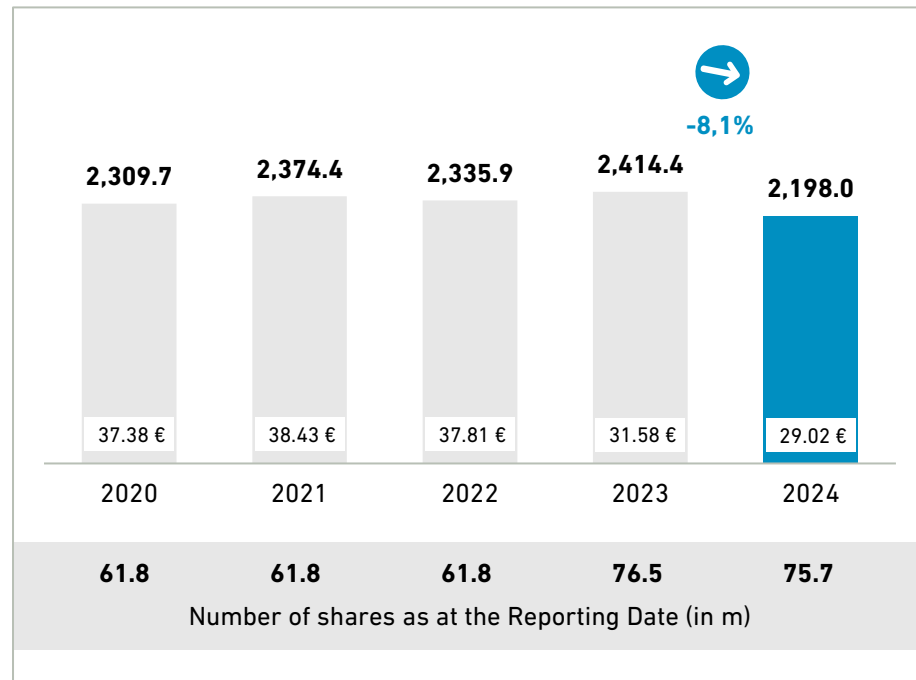
in € thousand	31.12.2024	31.12.2023	Change
Non-current assets	4,120,357	4,091,953	28,404
Cash and cash equivalents	212,438	336,071	-123,633
Other current assets	31,610	32,173	-563
Total assets	4,364,405	4,460,197	-95,792
Equity	1,884,540	2,119,667	-235,127
Non-controlling interests of limited partners	261,156	259,380	1,776
Equity (including minority interest)	2,145,696	2,379,047	-233,351
Financial liabilities	1,808,374	1,677,600	130,774
Deferred taxes	350,887	331,918	18,969
Other liabilities	59,448	71,632	-12,184
Total equity and liabilities	4,364,405	4,460,197	-95,792
Equity ratio in % ¹	49.2%	53.3%	
LTV ratio in % ²	39.2%	33.2%	
EPRA LTV ratio in % ³	41.1%	34.8%	

¹ Including third-party interest in equity | ² 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) | ³ Ratio of net financial liabilities to long-term assets, calculated on the basis of the group share

Net Tangible Assets (EPRA) – Decrease Following Dividend Payments

EPRA NTA

in € million (per share in €)



- EPRA NTA per share decreased due to dividend payments to €29.02 (-8.1%)
- Share price discount to NTA: 31% (26 March 2025)

EPRA NTA

	31.12.2024		31.12.2023	
	in € thousand	per share in €	in € thousand	per share in €
Equity	1,884,540	24.88	2,119,667	27.72
Derivative financial instruments measured at fair value ¹	3,128	0.04	6,427	0.08
Equity excluding derivative financial instruments	1,887,668	24.92	2,126,094	27.80
Deferred taxes on investment properties and derivative financial instruments ¹	362,055	4.78	340,042	4.45
Intangible assets	-12	0.00	-23	0.00
Goodwill as a result of deferred taxes	-51,719	-0.68	-51,719	-0.67
EPRA NTA	2,197,992	29.02	2,414,394	31.58
Weighted number of no-par-value shares issued	75,743,854		76,455,319	

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

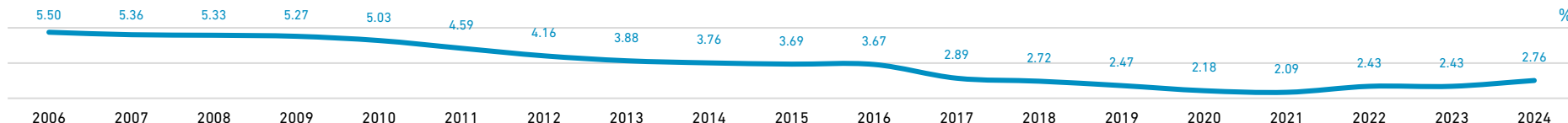
Financing Structure¹

Key credit metrics

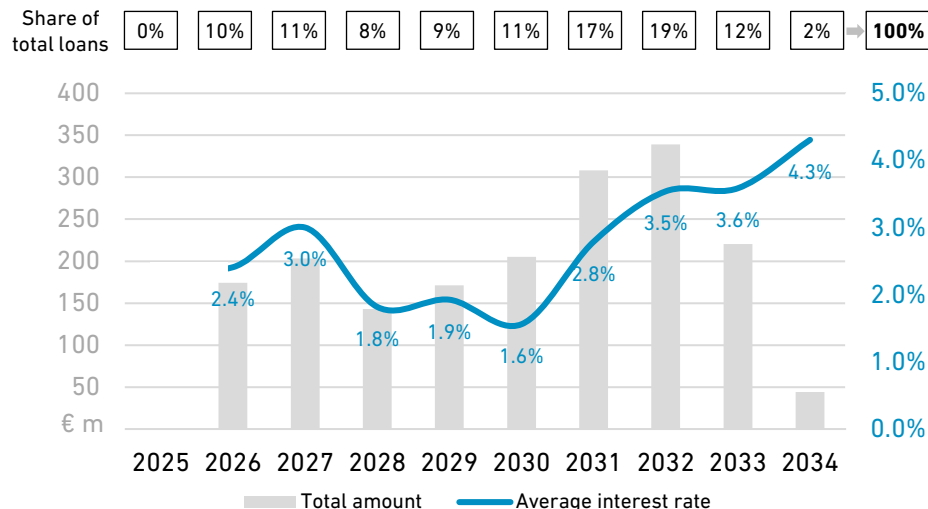
Total debt €1,808m	Average interest rate 2.76%	Weighted maturity 5.5 years
LTV 39.2%	Net debt/EBITDA 7.4x	EBITDA/interest 4.4x

- Long-term diversified financing structure at low average interest costs
- Strong and sustainable investment-grade credit metrics
- Steady funding situation with 20 long-term financing partners
- Refinancings only from 2026 onwards

Development of the annual average interest rate



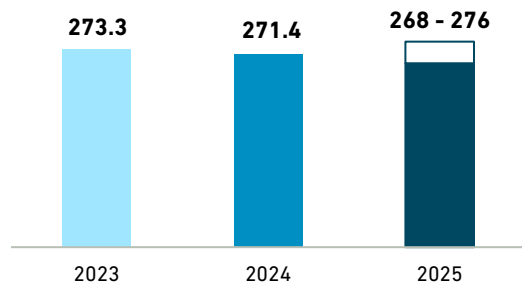
Loan maturity profile


¹ As of 31 December 2024

Forecast

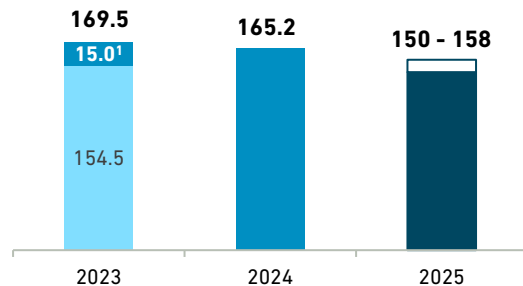
REVENUE

€m



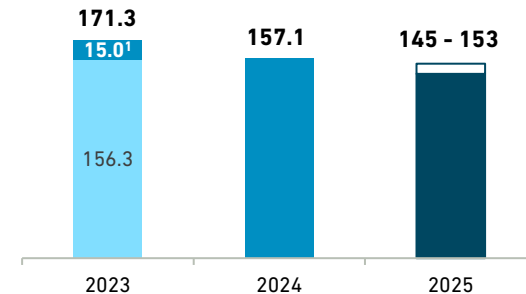
EBT EXCL. VALUATION

€m



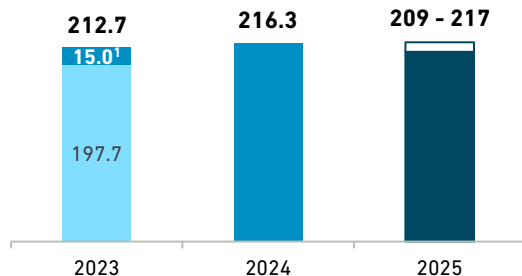
FFO

€m



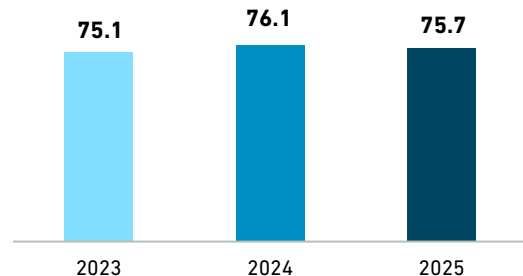
EBIT

€m



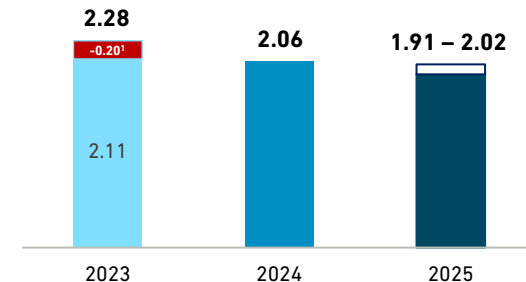
NUMBER OF SHARES²

mn



FFO PER SHARE

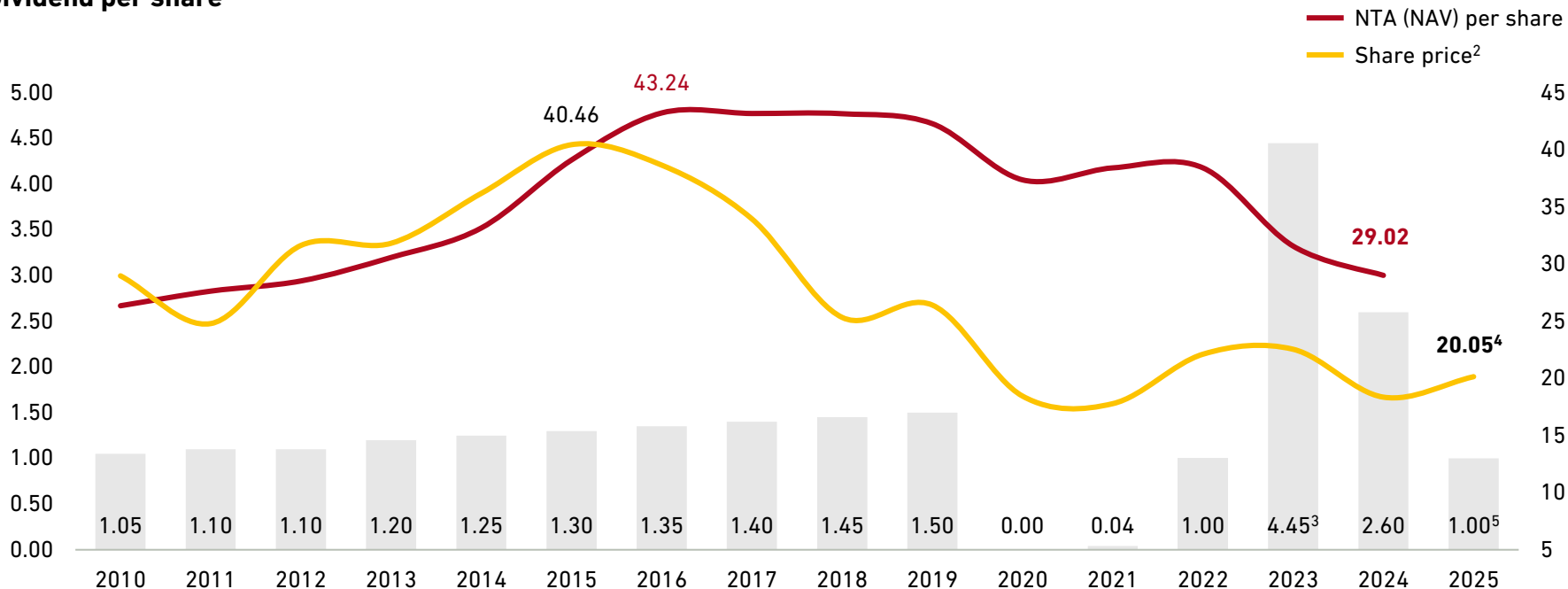
€



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

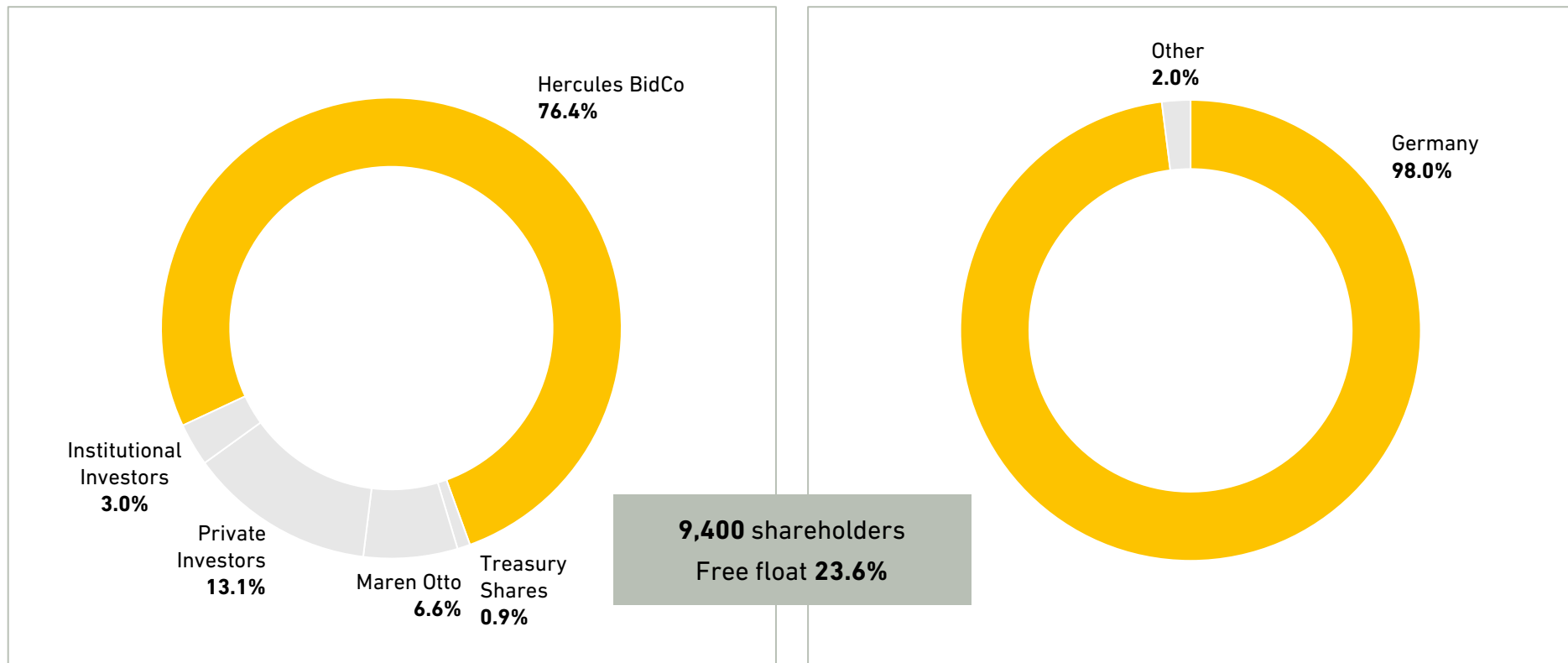
Dividend per share¹



¹ Respectively paid for the previous FY | ² 2024: As of 30 December 2024 | ³ €2.50 paid on 1 September 2023 and €1.95 paid on 11 January 2024 |

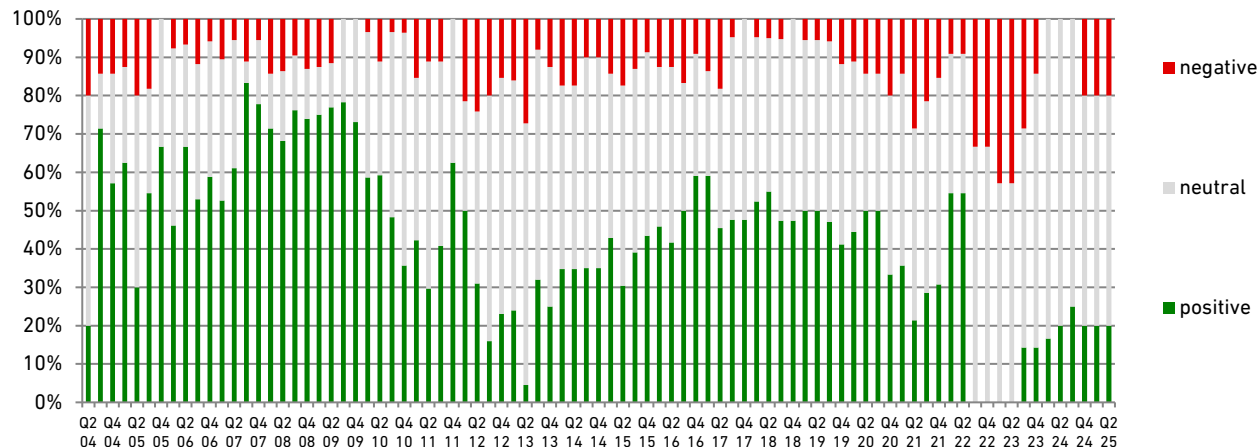
⁴ As of 26 March 2025 | ⁵ Proposal

Shareholder Structure¹



Analysts' Consensus¹

in €	2025	2026
Revenue (€ m)	272.4	274.5
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 (26 March 2025)	720,465
Dividend for 2024 (proposal)	€1.00
52W High	€27.45
52W Low	€17.78
Share price (26 March 2025)	€20.15
Market capitalization	€1.54 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

Consolidated Income Statement 2024

€ thousand	01.01. – 31.12.2024	01.01. – 31.12.2023
Revenue	271,403	273,304
Property operating costs	-31,350	-34,808
Property management costs	-14,902	-14,734
Write-downs and disposals of financial assets	-7,731	-8,858
Net operating income (NOI)	217,420	214,904
Other operating income	9,074	35,335
Other operating expenses	-10,189	-37,578
EBIT	216,305	212,661
Share in the profit or loss of associates and joint ventures accounted for using the equity method	16,581	5,005
Interest expense	-49,083	-43,313
Profit / loss attributable to limited partners	-14,397	-13,876
Other financial expense	-1,876	0
Interest income	5,408	5,492
Financial gains/losses	-43,367	-46,692
Measurement gains/losses	-22,870	-205,701
EBT	150,068	-39,732
Taxes on income and earnings	-26,554	1,455
Consolidated profit	123,514	-38,277
Earnings per share (€)	1.62	-0.51

1 Income and expenses from the change in the scope of consolidation were reported in the interim report as at 30 September 2023 in measurement gains / losses – in contrast to 31 December 2023, when they were reported under other operating income and expenses. Furthermore, in deviation from 31 December 2023, no deferred taxes were Recognised as part of the initial consolidation. The previous year's figures have been adjusted to the year-end figures, taking deferred taxes into account.



Consolidated Balance Sheet 2024

€ thousand		31.12.2024	31.12.2023
ASSETS			
Non-current assets	Intangible assets	51,731	51,742
	Property, plant and equipment	371	449
	Investment properties	3,966,721	3,947,021
	Investments accounted for using the equity method	101,534	92,741
	Total Non-current assets	4,120,357	4,091,953
Current assets	Trade receivables	14,711	13,419
	Other current assets	16,899	18,754
	Cash and cash equivalents	212,438	336,071
	Total Current assets	244,048	368,244
TOTAL ASSETS		4,364,405	4,460,197

€ thousand		31.12.2024	31.12.2023
LIABILITIES			
Equity and reserves	Subscribed capital	76,464	76,464
	Capital reserves	793,943	793,943
	Retained earnings	1,014,853	1,249,269
	Treasury shares	-720	-9
	Total equity	1,884,540	2,119,667
Non-current liabilities	Financial liabilities	1,795,909	1,665,679
	Deferred tax liabilities	350,887	331,918
	Liabilities from limited partner contributions of non-controlling interests	261,156	259,380
	Other liabilities	4,715	7,126
	Total Non-current liabilities	2,412,667	2,264,103
Current liabilities	Financial liabilities	12,465	11,921
	Trade payables	7,349	10,635
	Tax liabilities	16,876	19,891
	Other provisions	12,669	14,459
	Other liabilities	17,839	19,521
	Total Current liabilities	67,198	76,427
TOTAL EQUITY AND LIABILITIES		4,364,405	4,460,197

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

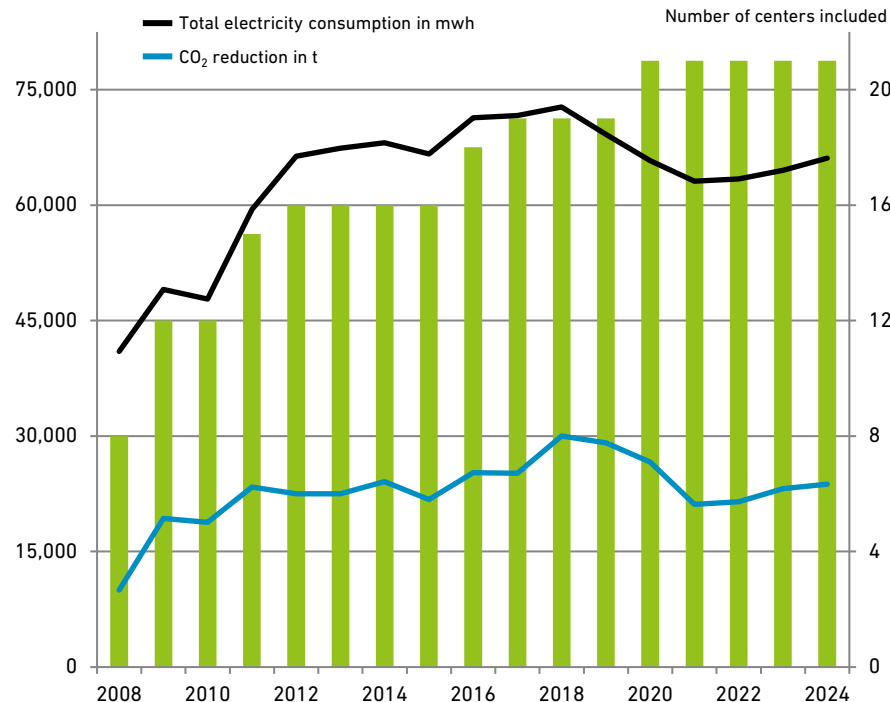
Close alliance with a European market leader
in the shopping center business



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 Published



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

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

14.05.	Quarterly Statement 3M 2025
27.06.	Annual General Meeting, Hamburg
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



Contact

Deutsche EuroShop AG Investor & Public Relations

Heegbarg 36
22391 Hamburg

Tel. +49 (40) 41 35 79 – 20/– 22

Fax +49 (40) 41 35 79 – 29

E-Mail: ir@deutsche-euroshop.com

Web: www.deutsche-euroshop.com



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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 (-).