



Update on Business Activities – Summary

RENTS

- Collection ratio 9M 2022: **98%**, very limited rent concessions
- Occupancy rate 9M 2022: high level of **94%**

FINANCING AND LIQUIDITY

- Solid cash position DES Group: **€321m** as of 30 September 2022
- Low LTV of 30.1% as of 30 September 2022
- Refinancings 2022 and 2023 done, €436.5m in total
- All financial covenants met as of 30 September 2022



Update on Business Activities – Summary

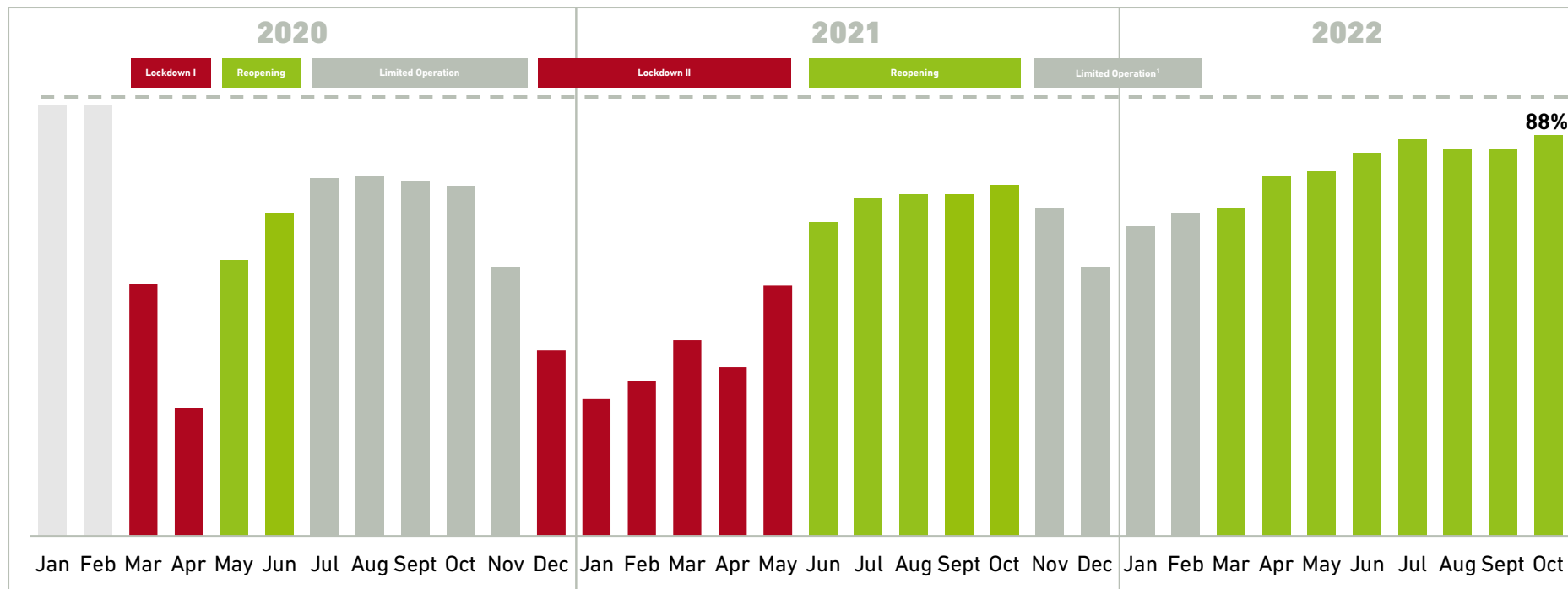


FORECAST FY 2022

- Dividend: €1.00 per share for FY 2021 (paid on 2 September 2022)
- FFO 9M 2022: €1.56 per share
- 2022 expected to be the **transition year** to new normality
- Forecast: FFO 2022 between €1.95 and €2.05 per share
- Forecast conditional upon no sudden impact by war in **Ukraine** or **energy crisis** and an enduring **stabilization of pandemic** without further lockdowns or significant business restrictions for our tenants in 2022

Corona Impact – Footfall

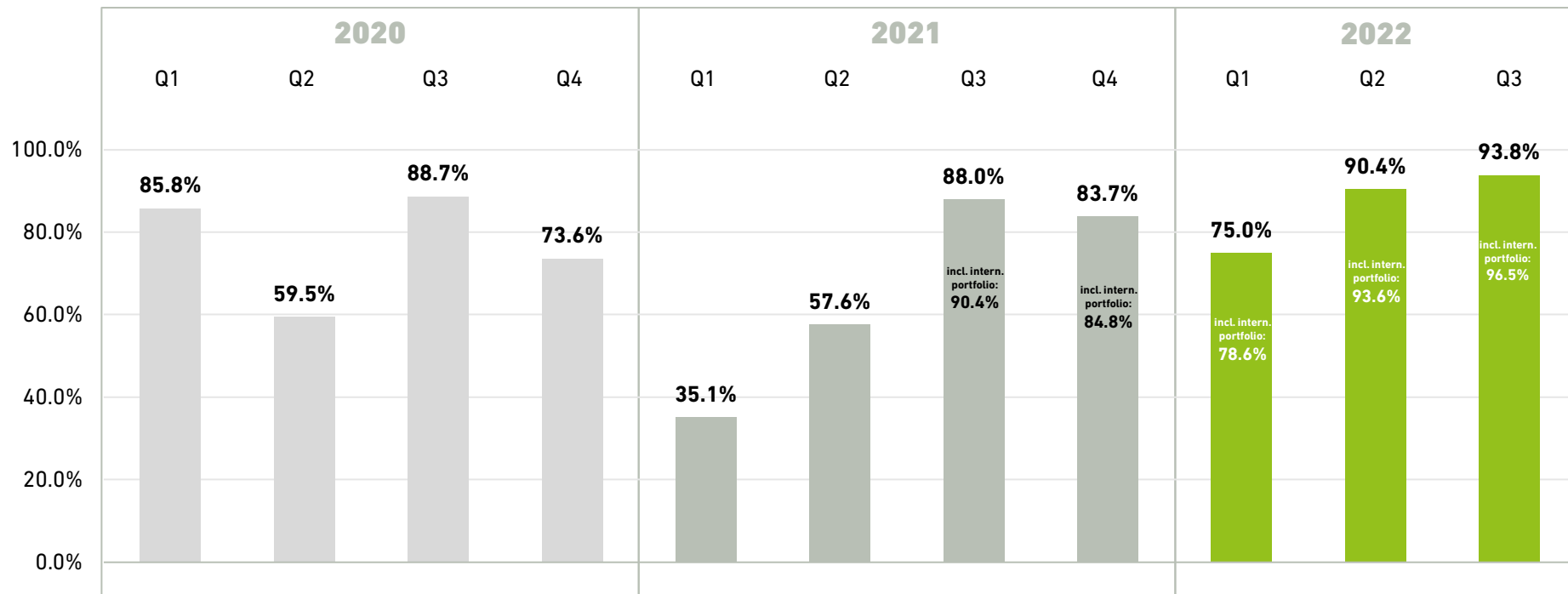
Development of the daily footfall compared to the average of the respective month in 2019



1 1 means "2G" access to shops only for vaccinated and recovered persons (except basic supplies) / introduced between 24 Nov. and 8 Dec. depending on the federal state / abolished in mid-February 2022 and "Hard" lockdown in Austria between 22 Nov. and 12 Dec. 2021

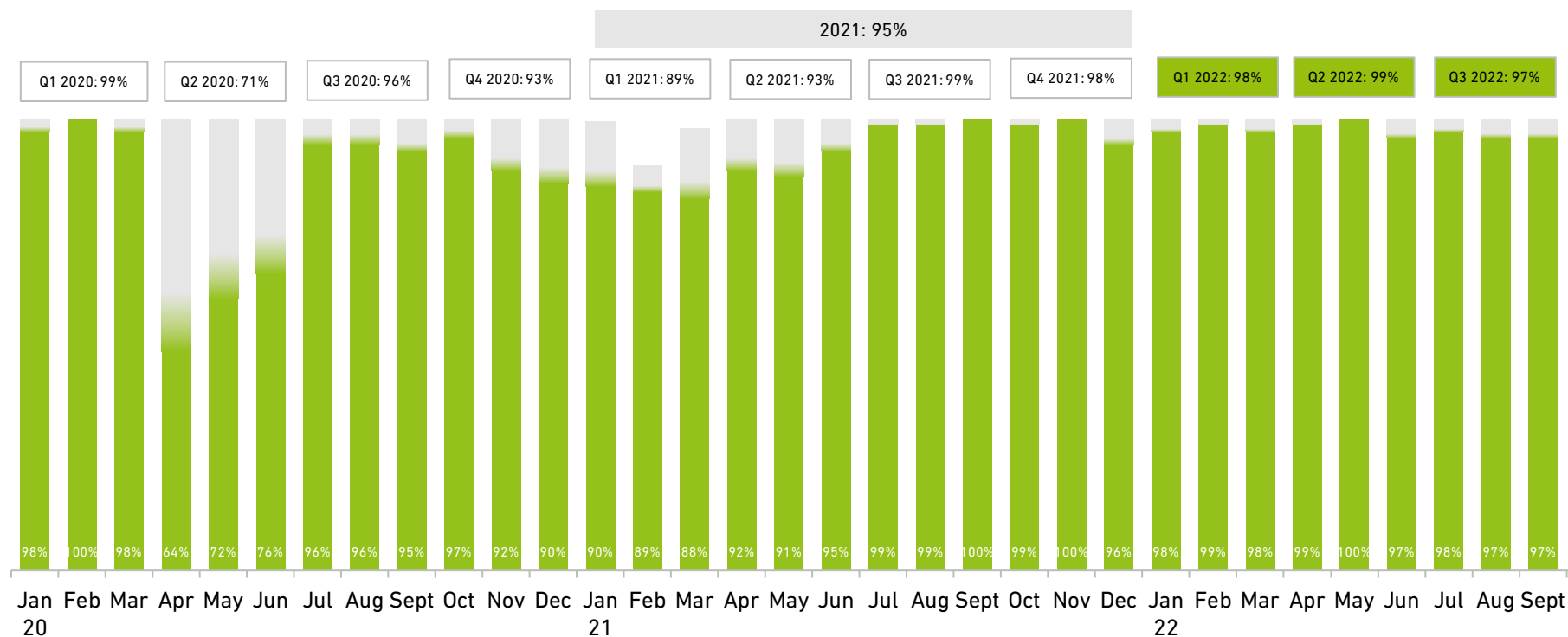
Corona Impact – Retail Turnover¹

Development of retail turnover of centers in Germany compared to 2019



¹ Source: ECE / percentages shown until and incl. Q2-2021 relate to all centers managed by ECE in Germany, from Q3-2021 onwards, the data only refer to the DES portfolio / nominal sales development, not adjusted for inflation / in Euro (with exchange rate effects)

Corona Impact – Collection Rates¹




























¹ After rent concessions / the figures for 2022 have been updated according to incoming payments

Tenants – Contract Renewals and New Signings during the Pandemic¹

Leasing

- Continued stabilization of situation and arrangements with tenants as well as releasing activities as **key tasks** for the coming quarters
- Successful **prolongations** with **prime retailers** and negotiations
- Other major and **well-known anchor tenants or concepts** will newly join our centers

Vacancy Management



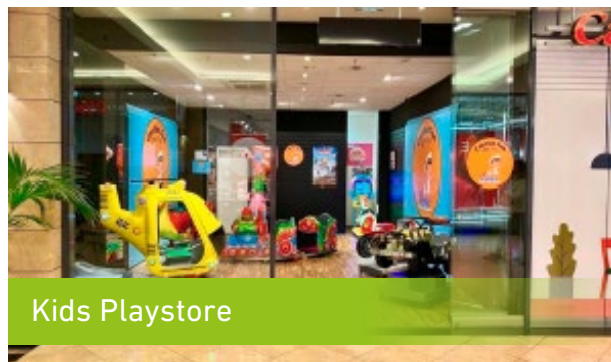
Digital shop



WMF Pop-up store



Vespa showroom



Kids Playstore

Showrooms

Pop-ups

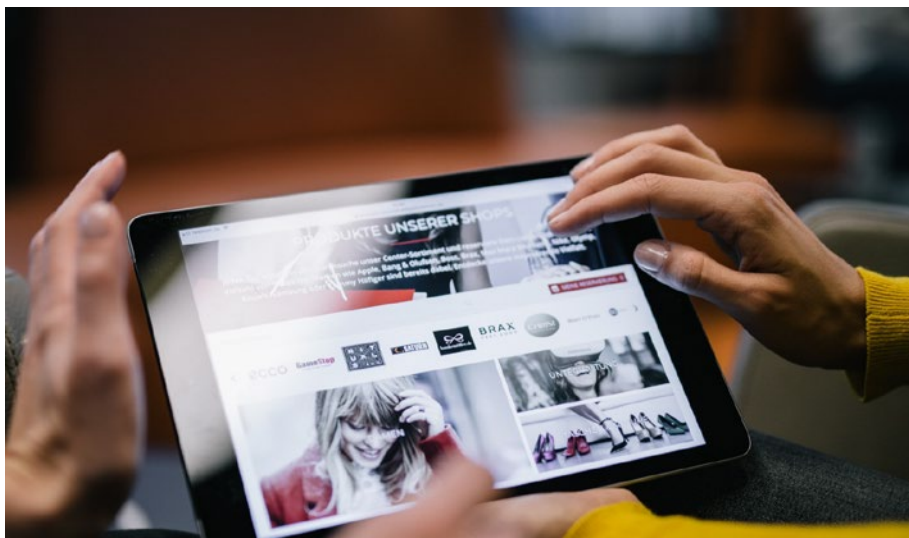
Digital shops

Digital Mall – The Online Twin of our Shopping Centers

All 17 German centers and the one in Austria connected

Connected Commerce

- **1st phase:** Digital Mall, shop-window, collect in store
- **2nd phase:** Connecting marketplaces
- **3rd phase:** Transactions
- **4th phase:** Logistics & deliveries



>1,100

stores are currently live offering more than **3.5 million articles**



Online product search



Check store availability



Coming soon: Click & reserve



Collect in store

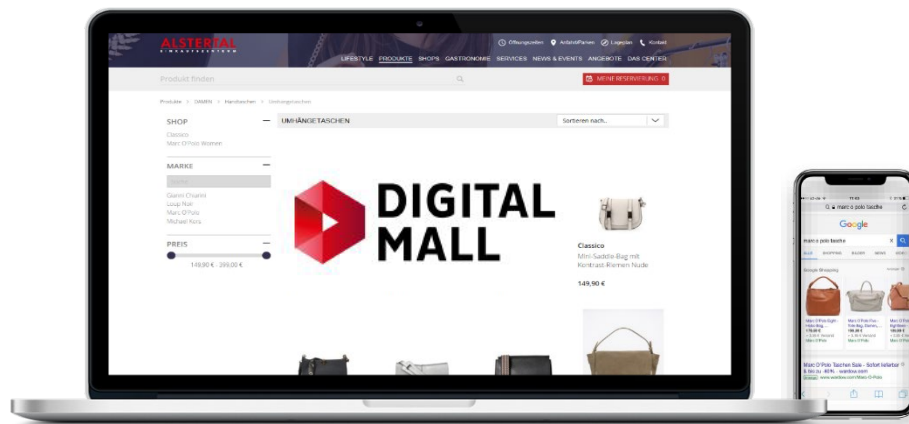


Future: Delivery out of the mall

Update Digital Mall – Onboarding

Digital Mall

- **Onboarding** of retailers continues with now more than **3.5 million products** available for search
- City-Arkaden Klagenfurt as **first foreign shopping center** of DES joined the Digital Mall



>110 Digital Mall retail Partners

1,100 Connected Stores

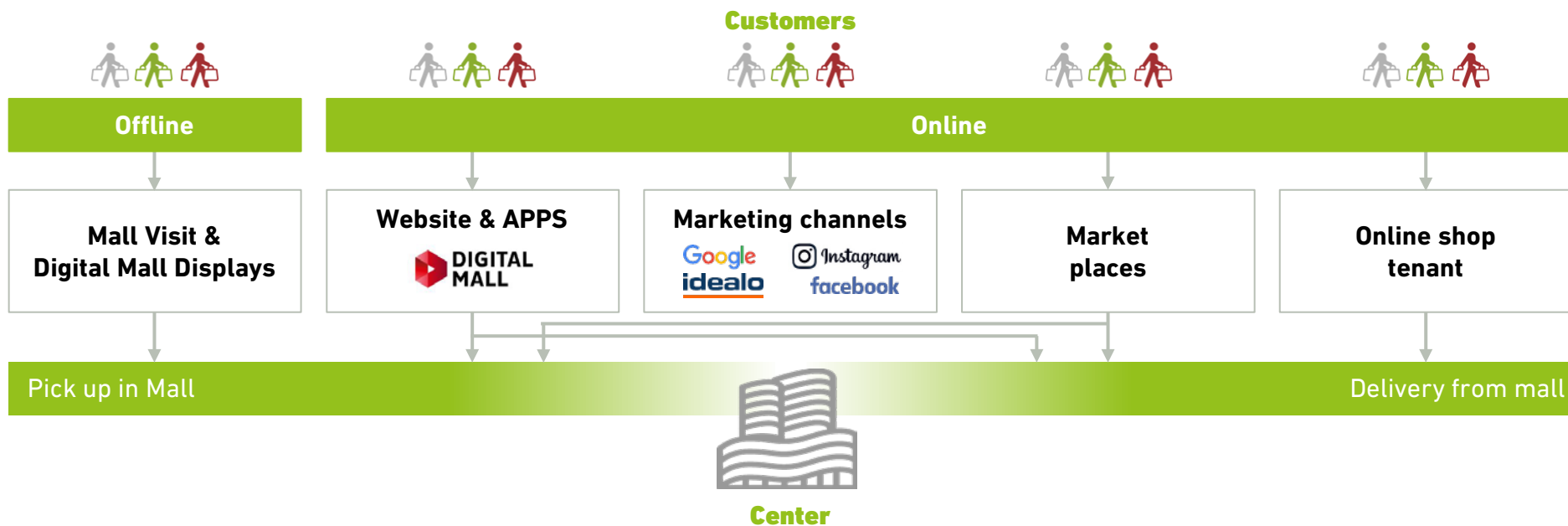
65 Centers Live

3.5m Available Products



Vision – Omnichannel-Plattform

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

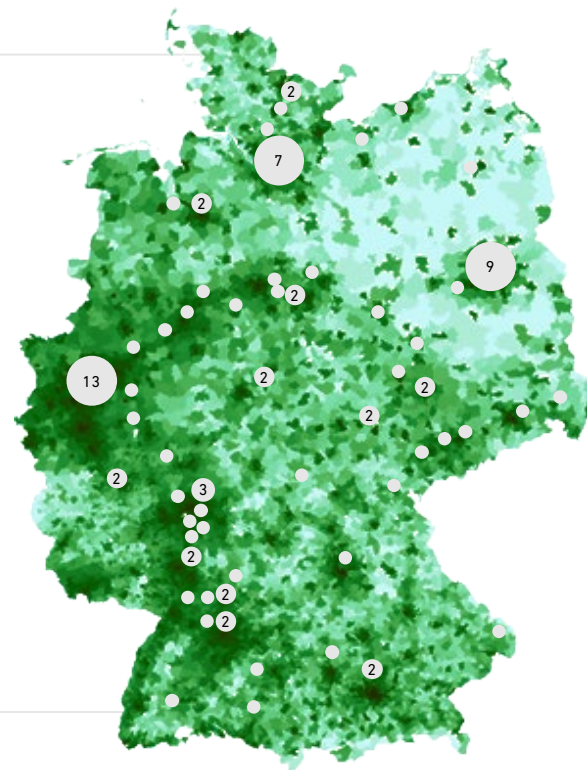


Digital Mall – Shopping Centers as Micro Logistic Hubs



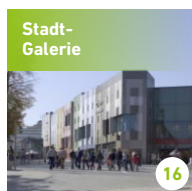
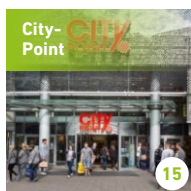
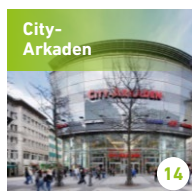
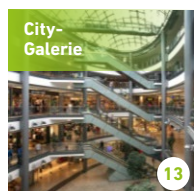
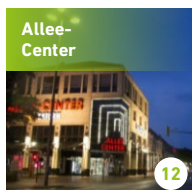
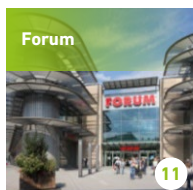
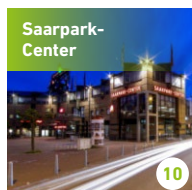
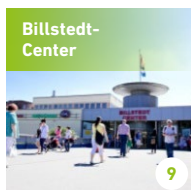
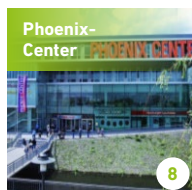
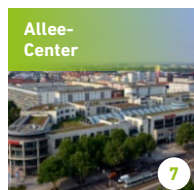
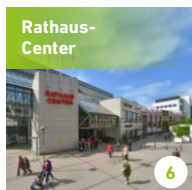
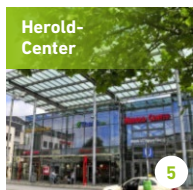
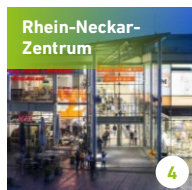
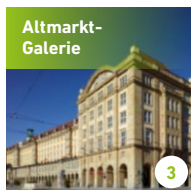
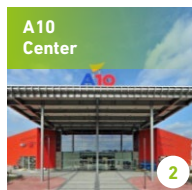
Locational advantage through extensive ECE mall network in Germany

- 80% of the population in Germany lives 45 car minutes away from an ECE managed shopping center¹
- The “network” reflects the population distribution in Germany
- All DES centers in Germany are connected to the Digital Mall
- Serving the last mile

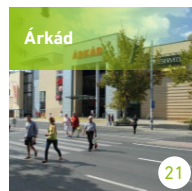
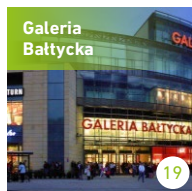
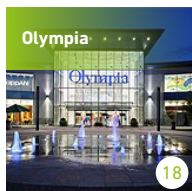


¹ More than 100 in Germany, source: ECE

Germany



Europe



>170 million visitors per year¹
= the basis for our retailers' success



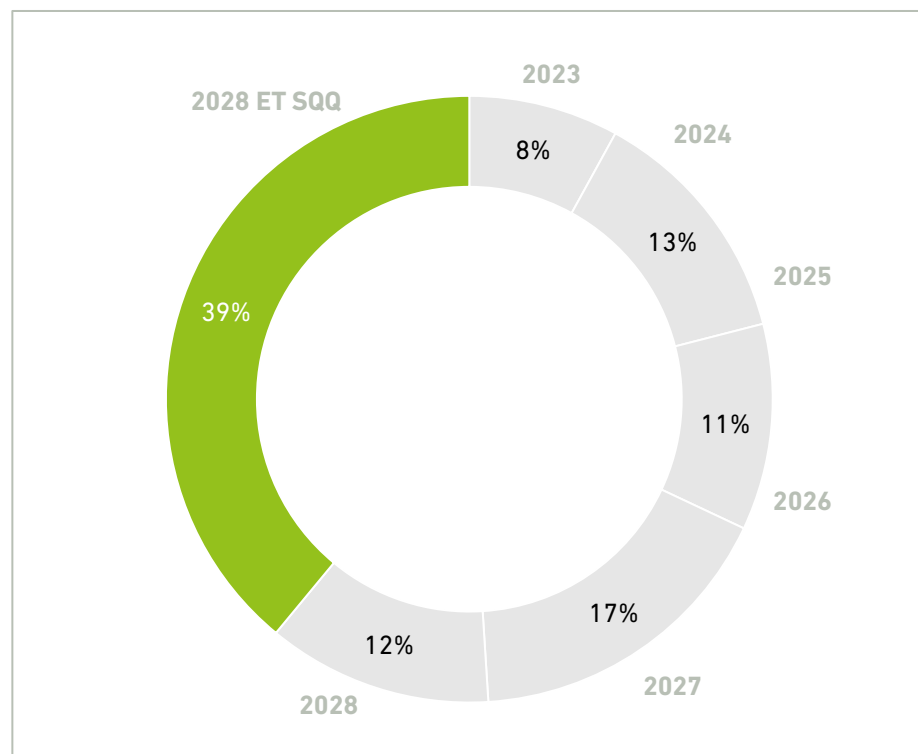
Maturity Distribution of Rental Contracts¹



Long-term contracts base
rental income

Weighted maturity **5.0 years**

Occupancy rate 9M 2022: **94.1%**

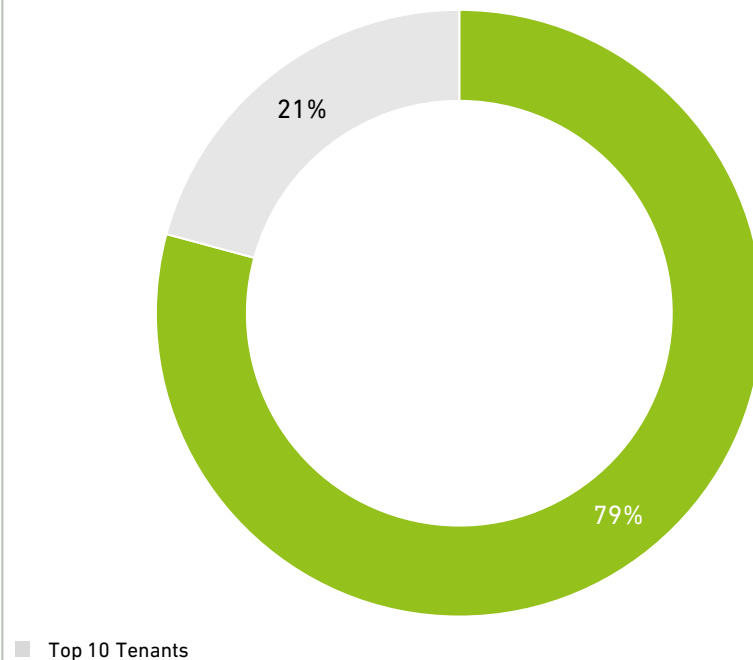


¹ As % of rental income as at 30 Sep. 2022

Tenant Structure – Top 10 Tenants

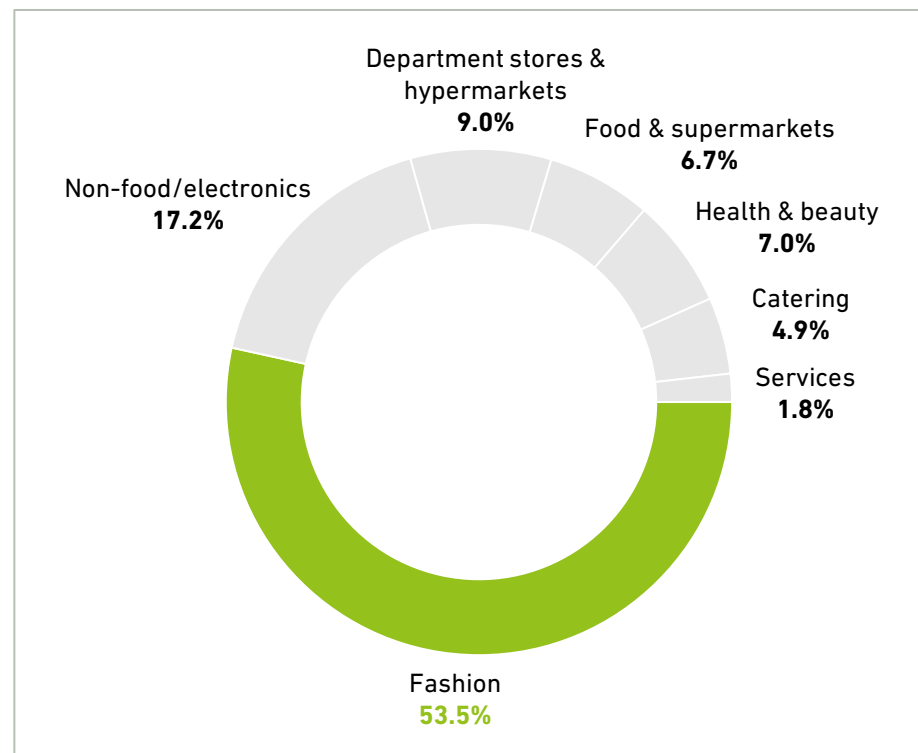
	2022 ¹	2021
H&M	2.9%	2.8%
Peek & Cloppenburg	2.5%	2.5%
Ceconomy	2.3%	2.4%
Deichmann	2.2%	2.2%
New Yorker	2.2%	2.2%
C&A	2.2%	2.1%
Douglas	2.0%	2.0%
TK Maxx	1.6%	1.5%
dm-drogerie markt	1.5%	1.5%
Thalia	1.5%	1.5%
Total	20.9%	20.7%

Low level of dependence on the Top 10 Tenants¹



¹ In % of total retail rents as at 30 Sep. 2022

Sector Mix¹

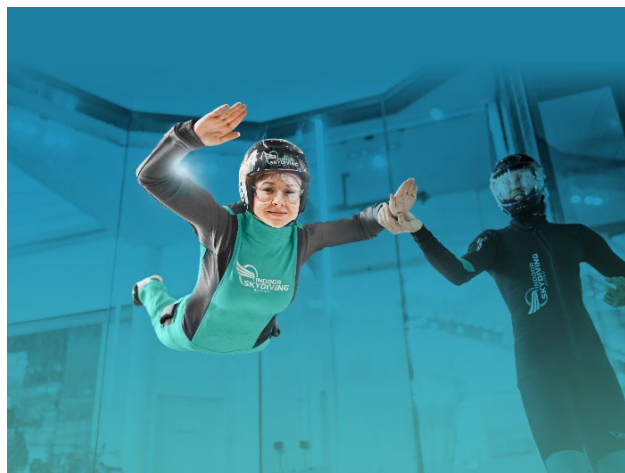


1 As % of rental space as at 31 Dec. 2021

New Tenants: IKEA – City-Galerie Wolfsburg



New Tenants: Indoor Skydiving – Rhein-Neckar-Zentrum



Source: Indoor Skydiving Viernheim



New Tenants: L'Osteria – Rhein-Neckar-Zentrum



Main-Taunus-Zentrum: “Foodtrucks.365”



Main-Taunus-Zentrum: “Foodgarden”



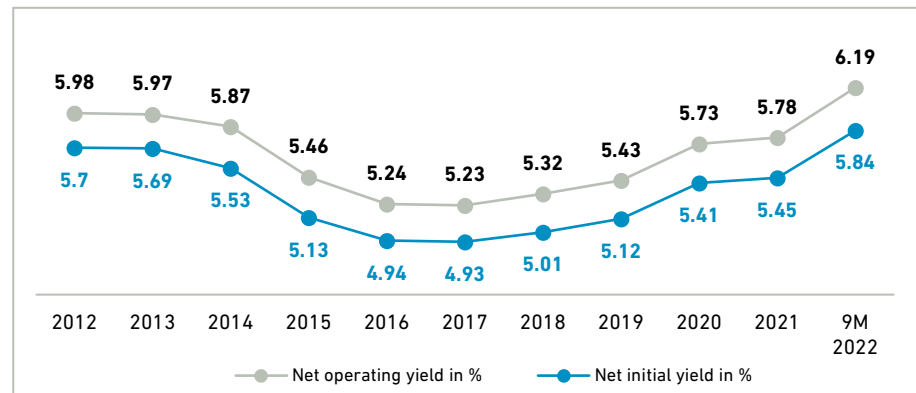
- Approx. €20 million total investment for the strategic advancement of the center
- Opening is planned for 2024

Valuation¹ – Investment Properties 30 September 2022

in € thousand	01.01. – 30.09.2022	01.01. – 30.09.2021	CHANGE
Revaluation	-14,466	-40,389	25,923
Revaluation at-equity	-1,642	2,652	-4,294
Other impairment	0	0	0
Minority interest	634	113	521
Valuation result	-15,474	-37,624	22,150

Valuation result slightly negative in a changed market environment

- Inflation-related increase in rents and almost unchanged market values cause a slight increase in NIY
- Adjusted expectations for market rents and reletting periods



Sensitivity Analysis

in € thousand	Basis	Change of -25bps	Change of +25bps
Rent increase rates ³	1.49%	-111,500	+144,900
Discount rate	6.96%	+68,500	-67,000
Capitalization rate	5.31%	+98,400	-102,900

	Basis	Change of -100bps	Change of +100bps
Cost ratio	12.18%	+41,900	-33,500

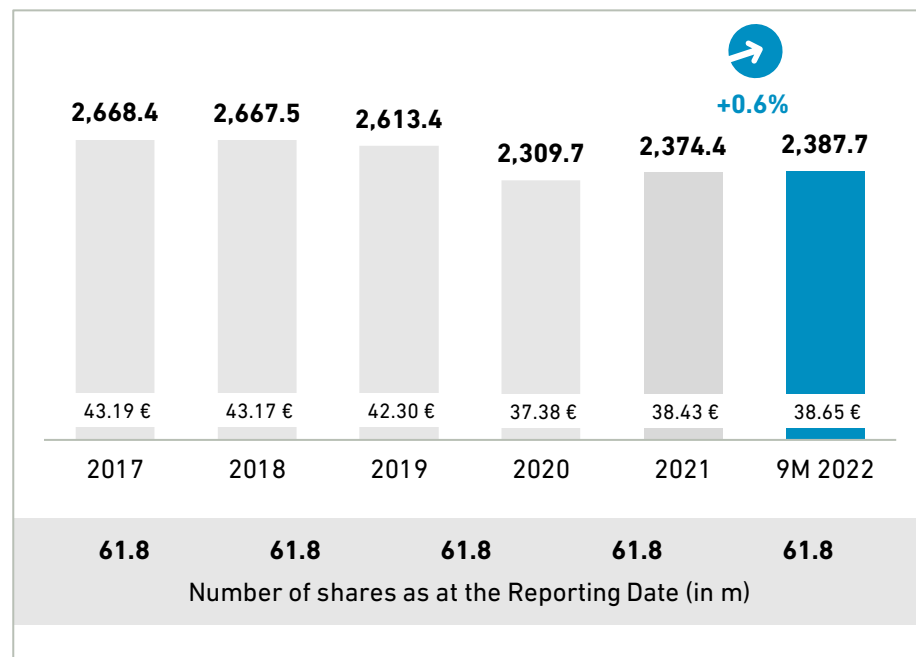
1 External appraisers: JLL (since 2015) | 2 Attributable to group shareholders

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

Net Tangible Assets 30 September 2022 (EPRA)

EPRA NTA

in € million (per share in €)



- EPRA NTA slightly increased through higher equity, resulting from the positive results: €38.65 (+0.6%)
- Share price discount to NTA: 40% (10 November 2022)

EPRA NTA

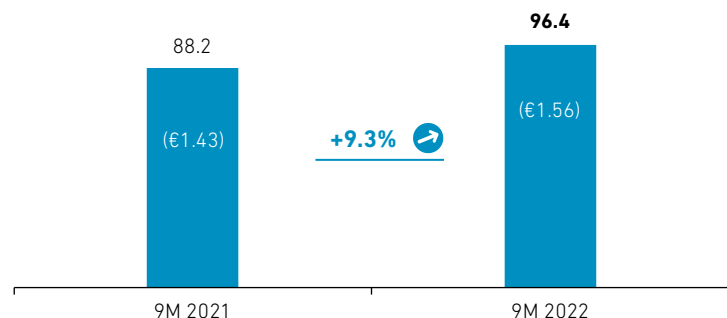
	30.09.2022		31.12.2021	
	in € thousand	per share in €	in € thousand	per share in €
Equity	2,078,389	33.64	2,062,866	33.39
Derivative financial instruments measured at fair value ¹	7,054	0.11	23,398	0.38
Equity excluding derivative financial instruments	2,085,443	33.75	2,086,264	33.77
Deferred taxes on investment properties and derivative financial instruments ¹	353,991	5.74	339,937	5.50
Intangible assets	-31	0.00	-32	0.00
Goodwill as a result of deferred taxes	-51,719	-0.84	-51,719	-0.84
EPRA NTA	2,387,684	38.65	2,374,450	38.43
Weighted number of no-par-value shares issued	61,783,594		61,783,594	

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

Development of Funds From Operations (FFO)

FFO

in € million (per share in €)



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 increased from €88.2m to €96.4m, in particular due to lower allowances for rent receivables compared with the previous year
- FFO per share increased from €1.43 to €1.56

FUNDS FROM OPERATIONS

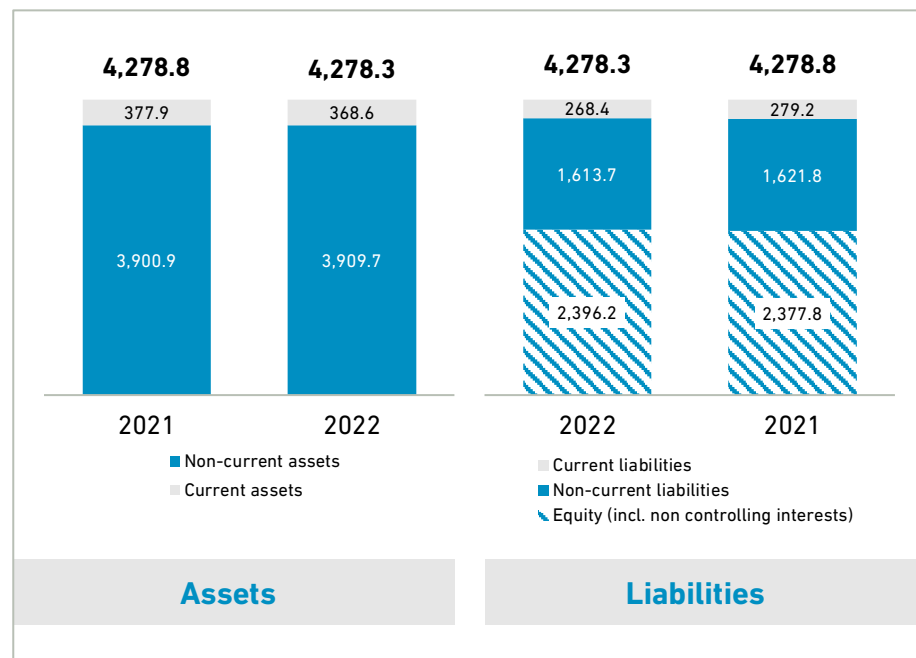
	01.01. – 30.09.2022		01.01. – 30.09.2021	
	in € thousand	per share in €	in € thousand	per share in €
Consolidated profit	64,605	1.05	44,070	0.71
Valuation investment properties ¹	15,474	0.25	37,624	0.61
Expenses in connection with the takeover offer	5,884	0.09	0	0
Deferred taxes ¹	10,411	0.17	6,550	0.11
FFO	96,374	1.56	88,244	1.43
Weighted number of no-par-value shares issued	61,783,594		61,783,594	

¹ 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 56.0%
- LTV to 30.1% ("look-through" 32.9%³)
- Group liquidity: €320.7m (€-8.1m)

Balance sheet as at 30 September 2022

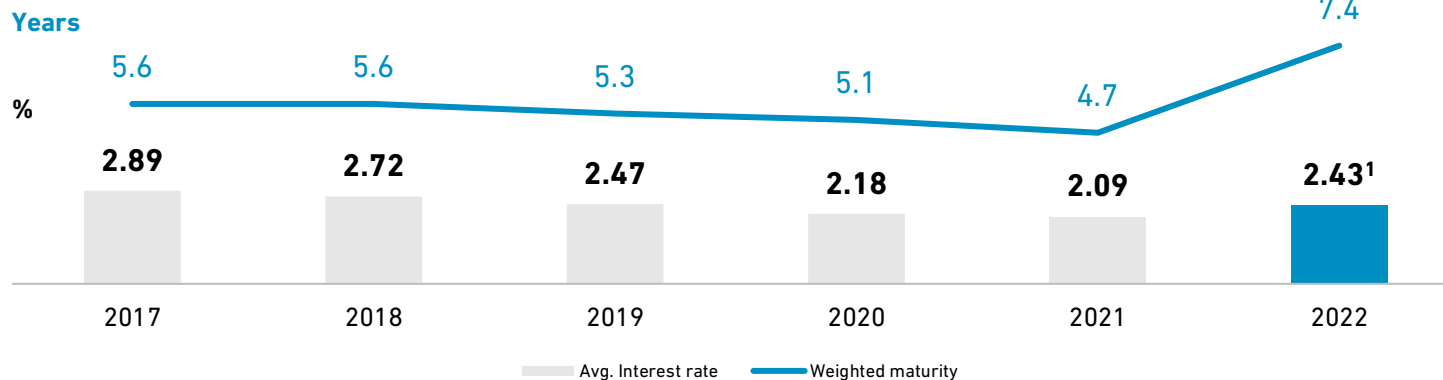
in € thousand	30.09.2022	31.12.2021	Change
Non-current assets	3,909,734	3,900,890	8,844
Cash and cash equivalents	320,693	328,839	-8,146
Other current assets	47,897	49,061	-1,164
Total assets	4,278,324	4,278,790	-466
Equity	2,078,389	2,062,866	15,523
Right to redeem of limited partners	317,782	314,914	2,868
Equity (including minority interest)	2,396,171	2,377,780	18,391
Financial liabilities	1,481,949	1,502,114	-20,165
Deferred taxes	347,037	333,037	14,000
Other liabilities	53,167	65,859	-12,692
Total equity and liabilities	4,278,324	4,278,790	-466
Equity ratio in % ¹	56.0%	55.6%	
LTV ratio in % ²	30.1%	30.5%	
LTV ratio ("look-through") in % ³	32.9%	33.3%	

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

Interest Rate Structure^{1,2}

Interest Lockin	Due (years)	Principle amounts (€ million)	Share of total Loan	Avg. interest Rate
2022		4.1	0.3%	2.71%
2023 – 2026	3.8	274.8	18.6%	2.37%
2027 – 2031	7.7	1,001.9	67.7%	2.15%
2033 ff	10.3	198.4	13.4%	3.56%
Total¹	7.4	1,493.6	100%	2.43%

- **14** German and **4** foreign bank partners
- Weighted maturity of fixed interest periods **7.4 years¹**



Including non-consolidated loans:
 Weighted maturity:
7.5 years
 Avg. interest rate:
2.38%

1 As of 30 Sep. 2022 | 2 Excl. non-consolidated loans

Loan Maturities until 2027^{1,2}

in € million	End of fixed interest periods respectively expiring loans	Avg. interest rate	Regular redemption payments	Total maturities
2023	209.0	2.99%	12.9	221.9
2024	0		13.4	13.4
2025	58.3	2.07%	14.0	72.3
2026	168.6	2.39%	9.6	178.2
2027	189.8	3.13%	6.0	195.8
	851.6			

Already settled:

- €221.0m, 3.56%, 10y (01/2023)

At-equity consolidated loans¹

in € million	End of fixed interest periods respectively expiring loans	Avg. interest rate	DES' share
2022 – 2025	0		
2026	88.0	2.16%	50%
2027	0		

1 As of 30 Sep. 2022 | 2 Excl. at-equity consolidated loans

Outlook

FINANCING AND LIQUIDITY

- No maturities until September 2025

TRANSACTION MARKET

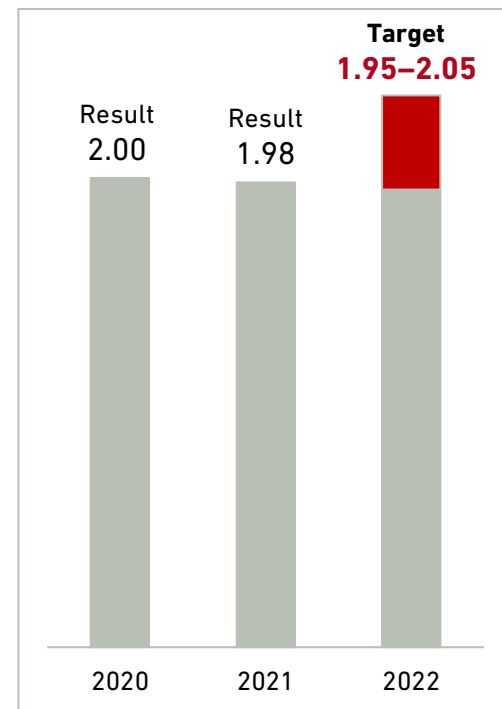
- Some transactions concluded, either for landmark assets and/or in regions that were less corona-influenced
- Germany
 - Boulevard Berlin is to a large extent a conversion project
 - Gera Arcaden sold by Unibail Rodamco
 - The spike of the interest rates and the Ukraine war delay the recovery of the transaction market further



Outlook

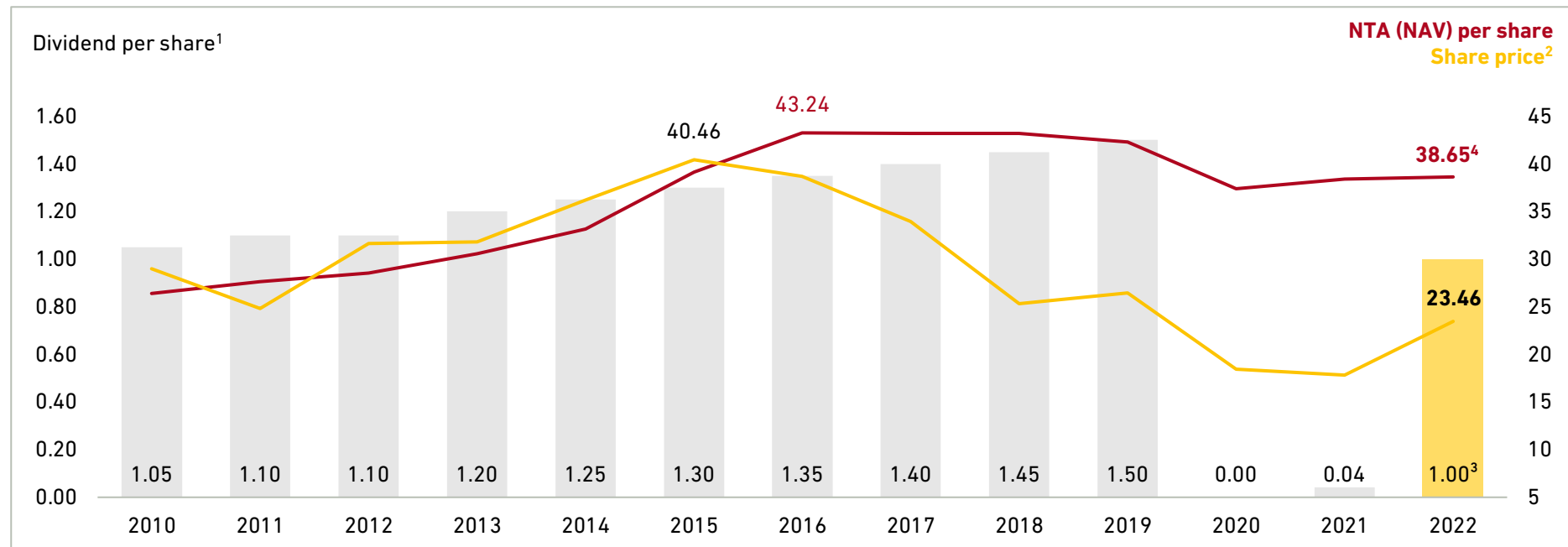
FORECAST FY 2022

- **FFO between €1.95 and €2.05 per share**
- 2022 as **transition year** to new normality
- Forecast **conditional upon**
 - that there will be no significant Corona restrictions in the last weeks of the year
 - no significant decline of consumption and retail turnovers
 - no impairment of the center business due to energy shortage



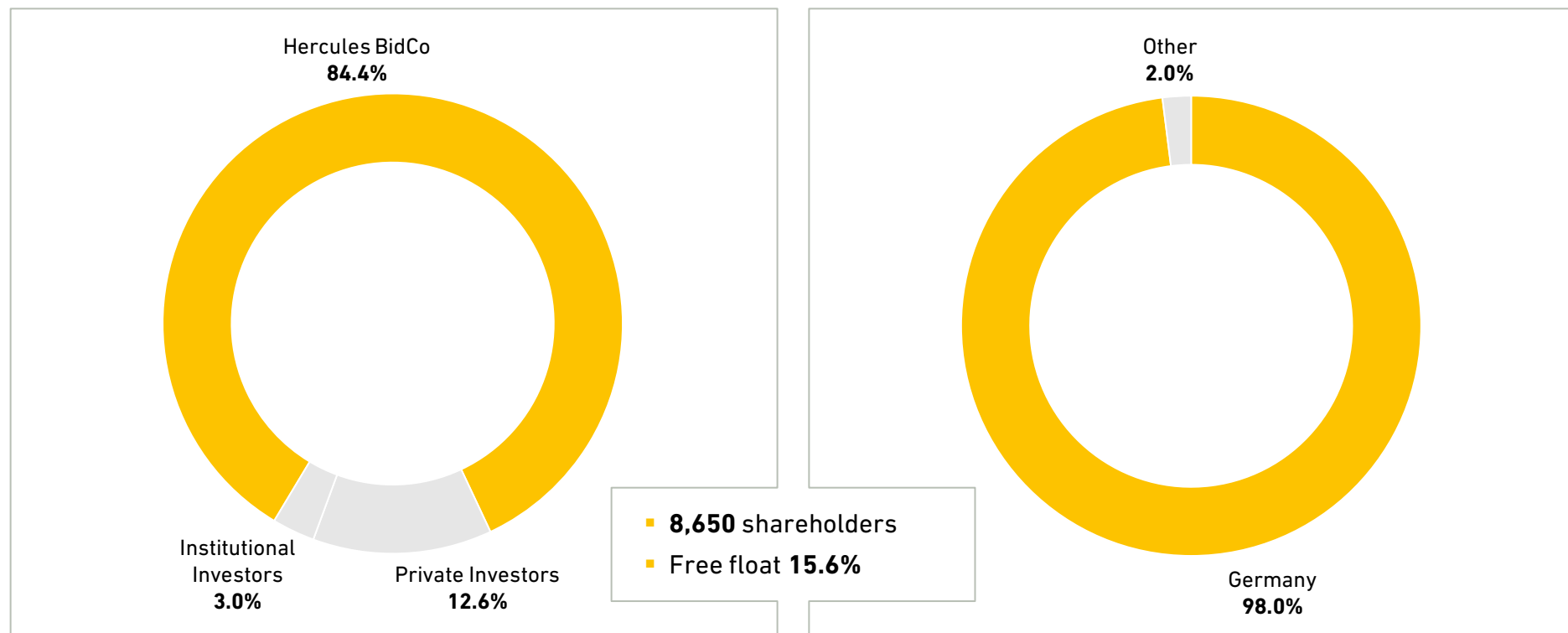
Dividend and Performance

Trend of share



¹ Respectively paid for the previous FY | ² 2022: As of 14 Nov. 2022 | ³ Paid on 2 Sep. 2022 | ⁴ 30 Sep. 2022

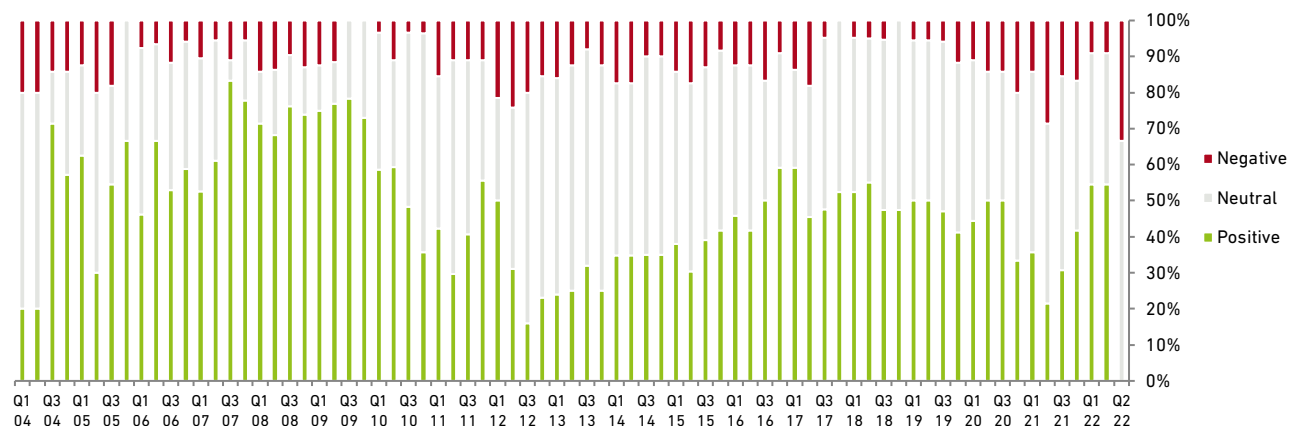
Shareholder Structure¹



¹ As at 7 Nov. 2022

Analysts' Consensus¹

median/in €	2022	2023
Revenue (€ million)	211.8	213.9
EBIT (€ million)	159.0	169.3
FFO per share	2.03	2.14
NTA per share	38.35	38.49
Dividend	1.11	1.17
Price target (mean)		22.43


Sell

- M.M. Warburg


Underperform

- Baader Bank
- ODDO BHF


Neutral

- Berenberg Bank
- Deutsche Bank
- Green Street
- HSBC
- Kempen
- Kepler Cheuvreux


Outperform

Buy

¹ Aggregated by DES, median values, status: 14 Nov. 2022, 10 analysts, no rating: Bank of America

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 2021 (2 September 2022)	€1.00
52W High	€26.80
52W Low	€13.26
Share price (4 November 2022)	€21.88
Market capitalization	€1.4 billion
Avg. turnover per day last 12 months (XETRA)	166,300 shares
Indices	CDAX, EPRA, MSCI Small Cap, 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: DEQGN.DE
Market maker	Oddo BHF



Consolidated Income Statement 9M 2022

€ thousand	01.01. – 30.09.2022	01.01. – 30.09.2021
Revenue	158,662	157,815
Property operating costs	-20,220	-15,769
Property management costs	-8,257	-7,782
Write-downs and disposals of financial assets	-6,302	-20,537
Net operating income (NOI)	123,883	113,727
Other operating income	3,082	3,521
Other operating expenses	-15,481	-5,775
Earnings before interest and tax (EBIT)	111,547	111,473
Share in the profit or loss of associated companies and joint ventures accounted for using the equity method	20,336	21,427
Interest expense	-27,157	-29,821
Profit/loss attributable to limited partners	-12,073	-9,911
Interest income	89	5
Financial gains/losses	-18,805	-18,300
Measurement gains/losses	-13,832	-40,276
Earnings before tax (EBT)	78,910	52,897
Income taxes	-14,305	-8,827
Consolidated profit	64,605	44,070
Earnings per share (€)	1.05	0.71



Consolidated Balance Sheet 9M 2022

€ thousand		30.09.2022	31.12.2021
ASSETS			
Non-current assets	Intangible assets	51,750	51,751
	Property, plant and equipment	140	244
	Investment properties	3,401,984	3,393,554
	Investments accounted for using the equity method	455,860	455,341
	Total Non-current assets	3,909,734	3,900,890
Current assets	Trade receivables	18,100	22,763
	Other current assets	29,797	26,298
	Cash and cash equivalents	320,693	328,839
	Total Current assets	368,590	377,900
TOTAL ASSETS		4,278,324	4,278,790

€ thousand		30.09.2022	31.12.2021
LIABILITIES			
Equity and reserves	Issued capital	61,784	61,784
	Capital reserves	494,526	1,217,560
	Retained earnings	1,522,079	783,522
	Total equity	2,078,389	2,062,866
Non-current liabilities	Financial liabilities	1,258,980	1,264,748
	Deferred tax liabilities	347,037	333,037
	Right to redeem of limited partners	317,782	314,914
	Other liabilities	7,660	23,995
	Total Non-current liabilities	1,931,459	1,936,694
Current liabilities	Financial liabilities	222,969	237,366
	Trade payables	9,576	5,345
	Tax liabilities	930	196
	Other provisions	15,404	10,120
	Other liabilities	19,597	26,203
	Total Current liabilities	268,476	279,230
TOTAL EQUITY AND LIABILITIES		4,278,324	4,278,790

Our Partner **ECE**

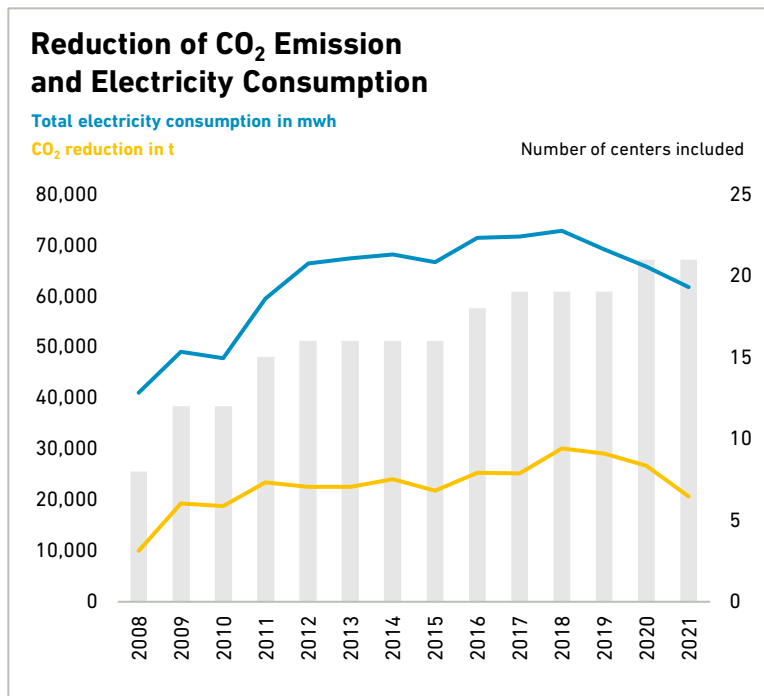
- ECE Group develops, plans, builds, leases and manages real estate in the sectors shopping, office, hotel, residential and industries since 1965
- Originally ECE was an abbreviation for the German word **Einkaufszentrumentwicklung** (Shopping center development)
- 100% privately owned by the Otto family
- 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

Many Investors Rely on ECE



ESG

- 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: Gaia Research, ISS ESG, MSCI ESG Ratings, S&P Global Corporate Sustainability Assessment and Sustainalytics.



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ESG

- The German Sustainable Building Council (DGNB) has awarded sustainability certificates to all 21 Deutsche EuroShop shopping centers, 11 in Gold and 10 in Platinum.
- TÜV Süd has certified the electricity used in Deutsche EuroShop's German centers with the prestigious "Ökostrom" green electricity label.
- 2021 saw Deutsche EuroShop awarded the EPRA sBPR Award in "Gold" by the European Public Real Estate Association (EPRA) for the fifth time in a row.
- Deutsche EuroShop has participated in the Carbon Disclosure Project (CDP) since 2010 and reports the environmental data pertaining to its portfolio.

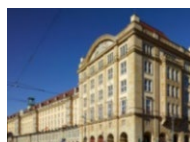


DGNB Sustainability certificates



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%	50.0%	50.0%
Letttable 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	92%	92%	97%	92%	95%	90%	98%	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 2021	4.8 m	3.8 m	6.8 m	5.5 m	6.2 m	3.1 m	6.5 m	5.4 m
Opening/ refurbishment	1964/2004/2011	1996/2011	2002/2011	1972/2002	1971/1995/2003	1995	1998/2006	2004/2016

1 Status: 31 Dec. 2021 | 2 Approximately | 3 As % of market rent

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%	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 Shops²	110	115	110	90	100	80	60	90	85
Occupancy Rate³	98%	96%	97%	96%	90%	95%	95%	97%	92%
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 2021	7.8 m	3.5 m	4.7 m	3.0 m	4.2 m	5.1 m	4.7 m	4.0 m	3.8 m
Opening/ refurbishment	1969/1977/1996	1989/1999/2009	2005	1992/2003/2009	2001/2006	2001/2004	2002/2009/2015	2008	2008

1 Status: 31 Dec. 2021 | 2 Approximately | 3 As % of market rent

Europe¹



	Olympia	Galeria Baltycka	City Arkaden	Árkád
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 Shops²	200	193	120	130
Occupancy Rate³	93%	97%	92%	98%
Catchment Area²	1.2 m inhabitants	1.1 m inhabitants	0.4 m inhabitants	0.7 m inhabitants
Visitors 2021	6.2 m	5.9 m	3.9 m	9.6 m
Opening/ refurbishment	1999/2014 – 16	2007	2006	2004

1 Status: 31 Dec. 2021 | 2 Approximately | 3 As % of market rent

Financial Calendar

2023

09.-10.01.	Oddo BHF Forum (virtual)
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17.01.	Kepler Cheuvreux German Corporate Conference, Frankfurt
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21.03.	Preliminary Results FY 2022
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22.-24.03.	Bank of America EMEA Real Estate CEO Conference, London
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27.04.	Publication of the Annual Report 2022
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11.05.	Quarterly Statement 3M 2023
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22.06.	Annual General Meeting, Hamburg
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14.08.	Half-year Financial Report 2023
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14.11.	Quarterly Statement 9M 2023
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Leben statt Lockdown.
Lass dich impfen.

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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 (-).