



## LETTER FROM THE EXECUTIVE BOARD

**DEAR SHAREHOLDERS,  
DEAR READERS,**

We have achieved significant positive results in terms of growth and financing. In the first three months of the financial year 2017. Firstly, after an international tendering procedure and lengthy negotiations, we succeeded in securing the Olympia Center in Brno, Czech Republic, for our portfolio. And secondly, we were able to reduce the average interest rate on our loans portfolio by a significant amount from 3.7% to just under 3.0%.

The Olympia Center in Brno, the second-largest city of the country, originally opened in 1999 and has since steadily been expanded. Following a reorganisation between 2014 and 2016, the shopping center now houses more than 200 specialist stores across 85,000 m<sup>2</sup> of rental space. It also includes a cinema, an entertainment park, and more

than 4,000 parking spaces, and thanks to its high-quality attractions and facilities for visitors, it is also one of the largest shopping centers in the country. Around 1.2 million people live in the catchment area, it is very well connected in terms of both road links and public transport and it is open seven days a week. Last year, more than eight million visitors came to the center. The Olympia Center has been contributing to our business result since April. For 2017, we expect rental income of €15.0 million and a net operating income (NOI) of €14.3 million. In the current environment, we are achieving an attractive NOI yield of 5.1% from our 21st center. We financed the total investment volume of €382 million by means of a capital increase of €165 million, successfully carried out at the beginning of



March, and a loan taken on for the long-term and with a favourable interest rate.

In terms of the operational business, sales remained stable year-on-year at €50.7 million. Net operating income (NOI) fell slightly by 0.3% to €45.8 million, while earnings before interest and taxes (EBIT) were 0.7% lower than the previous year, at €44.3 million. Consolidated profit rose from €24.9 million in the same quarter of the previous year to €27.5 million. Important factors affecting this figure were the lower interest expenses and the Saarpark Center, which has been contributing to the at-equity profit since October 2016. We earned €0.50 per share versus €0.46 in the previous-year period. EPRA earnings per share, which do not include measurement effects, rose by around 9% from €0.55 per share to €0.60. Funds from operations (FFO) improved by almost 7%, from €0.58 to €0.62 per share. Thus, the results were all in line with our planned budget.

We anticipate being able to pay you a dividend of €1.45 per share for the current financial year, which is five cents higher than the previous year. We thank you for the trust you have placed in us.

Hamburg, May 2017

Wilhelm Wellner

Olaf Borkers

### CONSOLIDATED KEY FIGURES

in € million	01.01.– 31.03.2017	01.01.– 31.03.2016	+/-
Revenue	50.7	50.7	0.0%
NOI	45.8	46.0	-0.3%
EBIT	44.3	44.6	-0.7%
EBT (excluding measurement gains / losses*)	35.3	32.7	7.8%
Consolidated profit	27.5	24.9	10.6%
EPRA** earnings per share in €	0.60	0.55	9.1%
FFO per share (€)	0.62	0.58	6.9%
Earnings per share in € (undiluted)	0.50	0.46	8.7%

in € million	31.03.2017	31.12.2016	+/-
Equity***	2,435.1	2,240.7	8.7%
Net financial liabilities	2,199.4	1,873.8	17.4%
Total assets	4,634.5	4,114.5	12.6%
Equity ratio (%)***	52.5	54.5	
Loan to value ratio (%)	35.2	34.2	
Cash and cash equivalents	156.3	64.0	> 100.0%

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

\*\* European Public Real Estate Association

\*\*\* incl. third-party interests in equity



## RESULTS OF OPERATIONS

Results of operations in € thousand	01.01.–31.03.2017	01.01.–31.03.2016	Change +/-	Change in %
Revenue	50,727	50,737	-10	0.0%
Operating and administrative costs for property	-4,881	-4,764	-117	-2.5%
<b>NOI</b>	<b>45,846</b>	<b>45,973</b>	<b>-127</b>	<b>-0.3%</b>
Other operating income	301	168	133	79.2%
Other operating expenses	-1,892	-1,556	-336	-21.6%
<b>EBIT</b>	<b>44,255</b>	<b>44,585</b>	<b>-330</b>	<b>-0.7%</b>
At-equity profit / loss	7,574	5,473		
Measurement gains / losses (at-equity)	11	377		
Deferred taxes (at-equity)	60	0		
At-equity (operating) profit / loss	7,645	5,850	1,795	30.7%
Interest expense	-12,753	-13,744	991	7.2%
Profit / loss attributable to limited partners	-4,655	-4,388	-267	-6.1%
Other finance costs	777	407	370	90.9%
<b>Net finance costs (excl. measurement gains / losses)</b>	<b>-8,986</b>	<b>-11,875</b>	<b>2,889</b>	<b>24.3%</b>
<b>EBT (excl. measurement gains / losses)</b>	<b>35,269</b>	<b>32,710</b>	<b>2,559</b>	<b>7.8%</b>
Measurement gains / losses	-736	-1,356		
Measurement gains / losses (at-equity)	-11	-377		
Measurement gains / losses (including at-equity profit / loss)	-747	-1,733	986	56.9%
Income taxes	-1,053	-1,398	345	24.7%
Deferred taxes	-5,902	-4,713		
Deferred taxes (at-equity)	-60	0		
Deferred taxes (at-equity)	-5,962	-4,713	-1,249	-26.5%
<b>CONSOLIDATED PROFIT</b>	<b>27,507</b>	<b>24,866</b>	<b>2,641</b>	<b>10.6%</b>

### Revenue at the previous-year level

The revenue of €50.7 million in the reporting period was at the level of the previous year and in line with the expectations of management.

### Operating and administrative costs for property: 9.6% of revenue

Center operating costs in the reporting period at €4.9 million were almost the same as in the same period of the previous year (€4.8 million), and were in line with the budgeted 9.6% of revenue.

### Other operating expenses increased slightly

Other operating expenses at €1.9 million were €0.3 million higher than in the same period of the previous year (€1.6 million), mainly due to one-off ancillary acquisition costs in connection with the acquisition of Olympia Brno s.r.o., Prague (Czech Republic).

### EBIT slightly below the previous-year level

Earnings before interest and taxes (EBIT) at €44.3 million were slightly below the figure for the previous year (€44.6 million), due to the higher amount of other operating expenses.

### Net finance costs excluding measurement effects significantly higher

Net finance costs (excluding measurement gains / losses) grew by €2.9 million from €-11.9 million to €-9.0 million. In particular, the loan repayments and the short-term interest

rate agreement on one loan until the conclusion of a refinancing deal led to a €1.0 million reduction in interest expenses.

At-equity profit, as part of the financial result, was €1.8 million higher. This was attributable in particular to the acquisition of the Saarpark Center in Neunkirchen on 1 October 2016, which contributed €1.4 million in the first quarter of 2017, as well as to a €0.5 million reduction in interest expenses as a result of more favourable refinancing of our equity-accounted companies.

Other net finance costs, which consisted mainly of a measurement gain on an interest rate swap for the financing of the Altmarkt-Galerie Dresden, benefited from the interest rate trend compared with the same period of the previous year and contributed €0.4 million to net finance costs.



#### EBT excluding measurement gains / losses up 7.8%

EBT (excl. measurement gains / losses) rose from €32.7 million to €35.3 million (+7.8%) due to the improved financial result.

#### Measurement gains / losses influenced by investments

The measurement loss of €-0.7 million (previous year: €-1.7 million) includes investment costs incurred by our portfolio properties (including the at-equity portion).

#### Modest increase in taxes on income and earnings

Taxes on income and earnings came to €7.0 million (previous year: €6.1 million). Of this, €1.1 million (previous year: €1.4 million) was attributable to taxes to be paid and €5.9 million to deferred taxes (previous year: €4.7 million).

#### Consolidated profit and earnings up

At €27.5 million, consolidated profit was up by €2.6 million compared with the previous year (€24.9 million). Thus, basic earnings per

share increased from €0.46 to €0.50 (+8.7%). EPRA earnings per share rose by 9.1% from €0.55<sup>1</sup> to €0.60.

#### Positive development of funds from operations (FFO)

Funds from operations (FFO) are used to finance our ongoing investments in portfolio properties, scheduled repayments on our long-term bank loans and the distribution of dividends. FFO rose from €31.6 million to €34.5 million, or from €0.58 to €0.62 per share (+6.9%).

<sup>1</sup> In the quarterly report of 31 March 2016, EPRA earnings stood at €0.49 per share. In contrast to the previous year, deferred taxes attributable to the change in the tax balance sheet were also included in 2017. In addition, measurement gains/losses from derivative financial instruments were taken into account. The determination of the previous year's figure was adjusted accordingly. Further details on the EPRA key figures are provided in the "EPRA report" within the 2016 Annual Report.

EPRA Earnings	01.01. – 31.03.2017 in € thousand	01.01. – 31.03.2017 per share in €	01.01. – 31.03.2016 in € thousand	01.01. – 31.03.2016 per share in €
Consolidated profit	27,507	0.50	24,866	0.46
Measurement gains / losses investment properties *	747	0.01	1,733	0.03
Measurement gains / losses derivative financial instruments *	-910	-0.02	-394	-0.01
Acquisition costs	319	0.01	0	0.00
Deferred taxes related to EPRA adjustments *,**	5,454	0.10	3,914	0.07
<b>EPRA EARNINGS</b>	<b>33,117</b>	<b>0.60</b>	<b>30,119</b>	<b>0.55</b>
Expense for convertible bond	538		538	
<b>EPRA EARNINGS (DILUTED)</b>	<b>33,655</b>	<b>0.58</b>	<b>30,657</b>	<b>0.54</b>
Weighted number of no-par value shares issued		55,085,176		53,945,536
Weighted number of no-par value shares issued (diluted)***		58,351,015		57,105,094

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

\*\* These concern deferred taxes on investment properties and derivative financial instruments

\*\*\* Assuming that the convertible bond would have been converted at the start of the relevant reporting period.

Funds from Operations	01.01. – 31.03.2017 in € thousand	01.01. – 31.03.2017 per share in €	01.01. – 31.03.2016 in € thousand	01.01. – 31.03.2016 per share in €
Consolidated profit	27,507	0.50	24,866	0.46
Bond conversion expense	242	0.00	242	0.00
Measurement gains / losses investment properties *	747	0.01	1,733	0.03
Deferred Taxes *	5,962	0.11	4,713	0.09
<b>FFO PER SHARE</b>	<b>34,458</b>	<b>0.62</b>	<b>31,554</b>	<b>0.58</b>
<b>FFO PER SHARE (AFTER CONVERSION)**</b>	<b>34,458</b>	<b>0.59</b>		
Weighted number of no-par value shares issued		55,085,176		53,945,536
Weighted number of no-par value shares issued (after conversion)**		57,975,280		

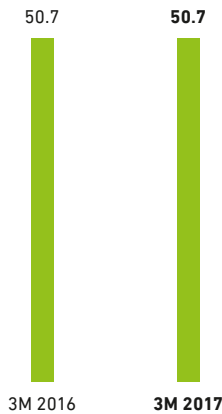
\* Including the share attributable to equity-accounted joint ventures and associates

\*\* Under the assumption that the convertible bond has been fully converted at the end of its term in November 2017.



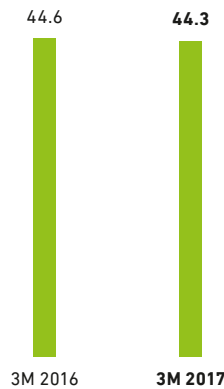
## REVENUE

in € million



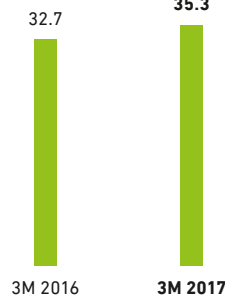
## EBIT

in € million



## EBT\*

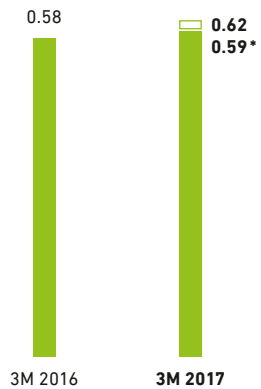
in € million



\* excluding measurement gains / losses

## FFO PER SHARE

in € million



\* Under the assumption that the convertible bond has been fully converted at the end of its term in November 2017.

## FINANCIAL POSITION AND NET ASSETS

### Acquisition of the Olympia Center in Brno

In March 2017, the Deutsche EuroShop Group acquired all the shares of Olympia Brno s.r.o., Prague (Czech Republic). Olympia Brno is the owner of the Olympia shopping center located in Brno, Czech Republic. The transfer of benefits and encumbrances took place on 31 March 2017 upon payment of the provisional purchase price to the seller. The definitive purchase price will be determined on the basis of the interim financial statements of Olympia Brno as at 31 March 2017; it was not yet provided at the time of publishing this quarterly statement. There are no indications of any material differences between the provisional and definitive purchase price. The investment was financed through equity from a capital increase and long-term loans.

### Net assets and liquidity

The initial consolidation of Olympia Brno based on the provisional purchase price allocation led to an increase in the total assets of the Deutsche EuroShop Group by €441.6 million, and is mainly attributable to Investment Properties (€+374.0 million). Goodwill

of €53.2 million was also created, offset by deferred tax liabilities of €54.1 million that were created as a result of the acquisition and not recognised in income because it is planned to hold them in the long term.

The further rise in total assets is mainly attributable to the increase in cash and cash equivalents to €156.3 million (previous year: €64.0 million) as at the reporting date. In addition to the acquired cash and cash equivalents of Olympia Brno (€9.6 million) and the positive operating cash flow in the first quarter of 2017, the rise is due to the raising of a new long-term loan on a previously unencumbered shopping center in the amount of €130 million. This loan replaces the credit line of €80 million used for the acquisition of Olympia Brno and Saarpark-Center Neunkirchen; a portion of this, €55 million, was only repaid at the beginning of April. The further increase in financial liabilities was due to the Group taking over Olympia Brno's existing external financing of €166.8 million.

### Equity ratio of 52.5%

In order to finance the equity required for the acquisition of Olympia Brno, a cash capital increase was carried out in March by utilizing some of the authorised capital. The Deutsche

EuroShop Group obtained €165 million (before deduction of transaction costs of €1.4 million) from the capital increase.

The equity ratio (including the shares of third-party shareholders) was 52.5%, slightly down compared to the last reporting date (54.5%).

### Liabilities

The current and non-current financial liabilities of €1,709.4 million were €263.8 million higher than the level at the end of 2016, due to the initial consolidation of Olympia Brno and the raising of a long-term loan on 31 March 2017. Non-current deferred tax liabilities increased by €60.1 million to €419.5 million due to the acquisition of Olympia Brno and additional provisions.

## REPORT ON EVENTS AFTER THE BALANCE SHEET DATE

No further significant events occurred between the balance sheet date of 31 March 2017 and the date of preparation of the financial statements.



## OUTLOOK

### Expected results of operations and financial position

Taking into account the Olympia Center in Brno, our forecasts for the financial year 2017 are:

- revenue of between €216 million and €220 million
- earnings before interest and taxes (EBIT) of between €187 million and €191 million
- earnings before taxes (EBT) excluding measurement gains / losses of between €145 million and €148 million
- Funds from operations (FFO) of between €140 million and €143 million or from €2.42 to €2.46 per share<sup>2</sup>

### Dividend policy

We intend to maintain our long-term, reliable dividend policy and anticipate that we will be able to pay a dividend of €1.45 per share to our shareholders for 2017.

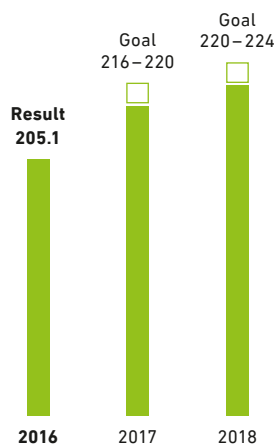
## RISK REPORT

There have been no significant changes since the beginning of the financial year with regard to the risks associated with future business development. We do not believe that the Company currently faces any risks capable of jeopardising its continued existence. The information provided in the risk report of the consolidated financial statements as at 31 December 2016 is therefore still applicable (2016 Annual Report, pg. R16 ff.).

<sup>2</sup> The calculation of the FFO per share in 2017 is based on an average time-weighted number of shares of 58.0 million, and the assumption that the convertible bond will be fully converted at the end of its term in November 2017. For financial year 2018, the average time-weighted number of shares assuming full conversion will increase to €61.8 million.

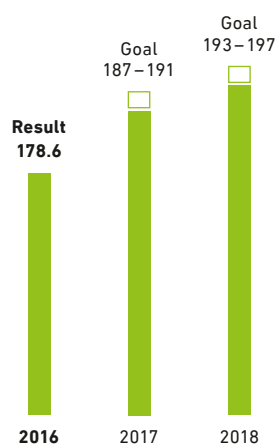
### REVENUE

in € million



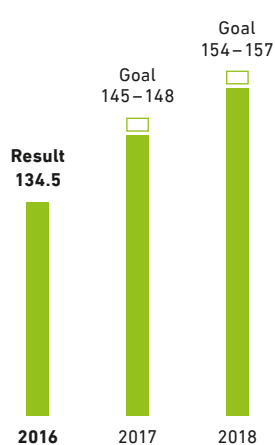
### EBIT

in € million



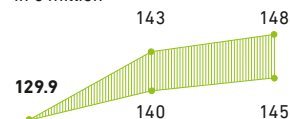
### EBT\*

in € million

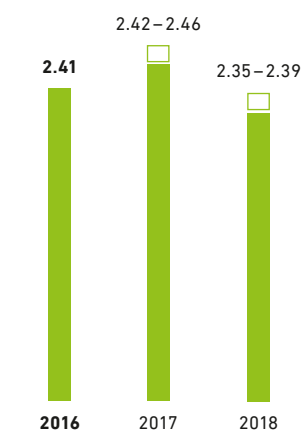


### FFO

Result in € million



per share in €



Number of shares in million

53.9      58.0\*\*      61.8\*\*

\* excluding measurement gains / losses

\*\* after conversion of the convertible bond, time-weighted at the balance sheet date

## CONSOLIDATED BALANCE SHEET

### Assets

in € thousand	31.03.2017	31.12.2016
<b>ASSETS</b>		
<b>Non-current assets</b>		
Intangible assets	53,275	29
Property, plant and equipment	234	267
Investment properties	3,895,497	3,520,824
Investments accounted for using the equity method	517,218	515,361
Other financial assets	52	52
<b>Non-current assets</b>	<b>4,466,276</b>	<b>4,036,533</b>
<b>Current assets</b>		
Trade receivables	3,127	6,601
Other current assets	8,738	7,277
Cash and cash equivalents	156,314	64,046
<b>Current assets</b>	<b>168,179</b>	<b>77,924</b>
<b>TOTAL ASSETS</b>	<b>4,634,455</b>	<b>4,114,457</b>

### Liabilities

in € thousand	31.03.2017	31.12.2016
<b>EQUITY AND LIABILITIES</b>		
<b>Equity and reserves</b>		
Issued capital	58,405	53,945
Capital reserves	1,121,553	961,970
Retained earnings	929,664	900,233
<b>Total equity</b>	<b>2,109,622</b>	<b>1,916,148</b>
<b>Non-current liabilities</b>		
Financial liabilities	1,456,885	1,242,754
Deferred tax liabilities	419,457	359,365
Right to redeem of limited partners	325,474	324,559
Other liabilities	46,521	49,083
<b>Non-current liabilities</b>	<b>2,248,337</b>	<b>1,975,761</b>
<b>Current liabilities</b>		
Financial liabilities	252,516	202,827
Trade payables	3,454	1,394
Tax liabilities	1,173	649
Other provisions	6,103	6,644
Other liabilities	13,250	11,034
<b>Current liabilities</b>	<b>276,496</b>	<b>222,548</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>4,634,455</b>	<b>4,114,457</b>

## CONSOLIDATED INCOME STATEMENT

in € thousand	01.01.– 31.03.2017	01.01.– 31.03.2016
Revenue	50,727	50,737
Property operating costs	-2,348	-2,235
Property management costs	-2,533	-2,529
<b>Net operating income (NOI)</b>	<b>45,846</b>	<b>45,973</b>
Other operating income	301	168
Other operating expenses	-1,892	-1,556
<b>Earnings before interest and taxes (EBIT)</b>	<b>44,255</b>	<b>44,585</b>
Share of the profit or loss of associated companies and joint ventures using the equity method	7,574	5,473
Interest expense	-12,753	-13,744
Profit / loss attributable to limited partners	-4,655	-4,388
Other financial income and expenditure	760	394
Interest income	17	13
<b>Net finance costs</b>	<b>-9,057</b>	<b>-12,252</b>
Measurement gains / losses	-736	-1,356
<b>Earnings before tax (EBT)</b>	<b>34,462</b>	<b>30,977</b>
Income taxes	-6,955	-6,111
<b>CONSOLIDATED PROFIT</b>	<b>27,507</b>	<b>24,866</b>
Earnings per share (€), basic	0.50	0.46
Earnings per share (€), diluted	0.48	0.45

## STATEMENT OF COMPREHENSIVE INCOME

in € thousand	01.01.– 31.03.2017	01.01.– 31.03.2016
<b>Consolidated profit</b>	<b>27,507</b>	<b>24,866</b>
<b>Items which under certain conditions in the future will be reclassified into the income statement:</b>		
Actual share of the profits and losses from instruments used to hedge cash flows	2,459	-4,798
Deferred taxes on changes in value offset directly against equity	-535	1,055
<b>Total earnings recognised directly in equity</b>	<b>1,924</b>	<b>-3,743</b>
<b>TOTAL PROFIT</b>	<b>29,431</b>	<b>21,123</b>
Share of Group shareholders	29,431	21,123

## CONSOLIDATED CASH FLOW STATEMENT

in € thousand	01.01.– 31.03.2017	01.01.– 31.03.2016*
<b>Consolidated profit</b>	<b>27,507</b>	<b>24,866</b>
Income taxes	6,955	6,111
Net finance costs	9,057	12,252
Depreciation of intangible assets and property, plant and equipment	15	20
Unrealised changes in fair value of investment property	736	1,356
Distributions and capital repayments received	5,717	4,677
Changes in trade receivables and other assets	2,372	3,766
Changes in current provisions	-541	-405
Changes in liabilities	-1,894	-3,058
<b>Cash flow from operating activities</b>	<b>49,924</b>	<b>49,585</b>
Interest paid	-11,888	-12,879
Interest received	17	13
Income taxes paid	-1,003	-1,428
<b>Net cash flow from operating activities</b>	<b>37,050</b>	<b>35,291</b>
Outflows for the acquisition of investment properties	-1,426	-1,728
Inflows from disposal of intangible assets and property, plant and equipment	27	0
Outflows for the acquisition of intangible assets and property, plants and equipment	-9	-5
Inflows from the disposal of financial assets	0	2,820
Acquisition of subsidiary (net of cash acquired)	-199,408	0
<b>Cash flow from investing activities</b>	<b>-200,816</b>	<b>1,087</b>
Inflows from financial liabilities	130,000	0
Outflows from the repayment of financial liabilities	-33,830	-5,362
Payments to limited partners	-3,723	-3,775
Inflow from capital increase	163,587	0
Payments to group shareholders	0	0
<b>Cash flow from financing activities</b>	<b>256,034</b>	<b>-9,137</b>
<b>Net change in cash and cash equivalents</b>	<b>92,268</b>	<b>27,241</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>64,046</b>	<b>70,699</b>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>156,314</b>	<b>97,940</b>

\* In order to improve the presentation of the financial position, the cash flow statement has been revised and the statement from the previous year adjusted in line with the new recognition standards. In so doing, there were no changes in the cash flows from operating activities, investment and finance activities in the previous year. Essentially, the adjustments involved the disclosures previously made in the Annex in relation to interest and tax payments being transferred to the cash flow statement, the separate recognition of dividends and cash payments received and the unnetted recognition of inflows and outflows from financial liabilities

## STATEMENT OF CHANGES IN EQUITY

in € thousand	Number of shares outstanding	Share capital	Capital reserves	Other retained earnings	Statutory reserve	Available for sale reserve	Cash flow hedge reserve	Total
01.01.2016	53,945,536	53,945	961,970	783,178	2,000	-15	-33,219	1,767,859
Total profit		0	0	24,866	0	0	-3,743	21,123
Dividend payments		0	0	0	0	0	0	0
31.03.2016	53,945,536	53,945	961,970	808,044	2,000	-15	-36,962	1,788,982
01.01.2017	53,945,536	53,945	961,970	932,109	2,000	-22	-33,854	1,916,148
Total profit		0	0	27,507	0	0	1,924	29,431
Capital increase	4,459,460	4,460	159,583	0	0	0	0	164,043
Dividend payments		0	0	0	0	0	0	0
31.03.2017	58,404,996	58,405	1,121,553	959,616	2,000	-22	-31,930	2,109,622

## SEGMENT REPORTING

Segment reporting by Deutsche EuroShop AG is carried out on the basis of internal reports that are used by the Executive Board to manage the Group. Internal reports distinguish between shopping centers in Germany ("domestic") and other European countries ("abroad").

As the Group's main decision-making body, the Deutsche EuroShop AG Executive Board first and foremost assesses the performance of the segments based on revenue, EBIT and EBT excluding measurement gains / losses. The measurement principles for the segment reporting correspond to those of the Group.

The internal reporting procedure was further developed at the start of the financial year 2017 with a view to obtaining an even better picture of each segment's contribution to the individual performance indicators and to the Group result. In contrast to the previous procedure, the income, expenditure, assets and liabilities of the joint ventures will in future be consolidated proportionately with their Group share in the internal reports. Previously, these were recorded using the at-equity method, as IFRS 11 also stipulates for the external reports.

Similarly, for subsidiaries in which the Group is not the sole partner the income, expenditure, assets and liabilities are no longer consolidated in their entirety but only proportionately according to the corresponding Group share. This results in the segments being divided as followed:

The adjustment of the proportionate consolidation of the joint ventures and subsidiaries in which the Group does not own a 100% stake is done in the reconciliation column. Further, this still includes the elimination of the intra-Group activities between the segments.

In view of the geographical segmentation, no further information pursuant to IFRS 8.33 is given.

### BREAKDOWN BY GEOGRAPHICAL SEGMENT

in € thousand	Domestic	International	Total	Reconciliation	01.01.–31.03.2017
<b>Revenue</b> (01.01.–31.03.2016)	<b>48,996</b> (47,399)	<b>5,285</b> (5,191)	<b>54,281</b> (52,590)	<b>-3,554</b> (-1,853)	<b>50,727</b> (50,737)
<b>EBIT</b> (01.01.–31.03.2016)	<b>43,613</b> (42,361)	<b>4,732</b> (4,688)	<b>48,345</b> (47,049)	<b>-4,090</b> (-2,464)	<b>44,255</b> (44,585)
<b>EBT excl. measurement gains / losses</b> (01.01.–31.03.2016)	<b>32,130</b> (30,176)	<b>4,258</b> (3,146)	<b>36,388</b> (33,322)	<b>-1,119</b> (-612)	<b>35,269</b> (32,710)
<b>Segment assets</b> (31.12.2016)	<b>3,417,786</b> (3,417,174)	<b>798,018</b> (357,083)	<b>4,215,804</b> (3,774,257)	<b>418,651</b> (340,200)	<b>4,634,455</b> (4,114,457)
<b>of which investment properties</b> (31.12.2016)	<b>3,382,333</b> (3,382,151)	<b>718,831</b> (344,330)	<b>4,101,164</b> (3,726,481)	<b>-205,667</b> (-205,657)	<b>3,895,497</b> (3,520,824)



## RESPONSIBILITY STATEMENT BY THE EXECUTIVE BOARD

To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the interim consolidated financial statements give a true and fair view of the assets, liabilities, financial position and profit or loss of the Group, and the interim management report of the Group includes a fair review of the development and performance of the business and the position of the Group, together with a description of the principal opportunities and risks associated with the expected development of the Group for the remainder of the financial year.

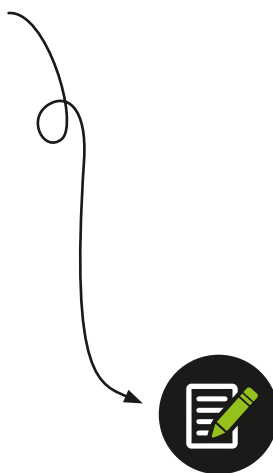
Hamburg, 11 May 2017



Wilhelm Wellner



Olaf Borkers

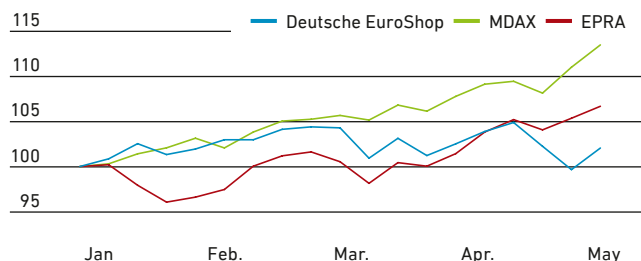


## THE SHOPPING CENTER SHARES

Following a year-end closing price for 2016 of €38.67, Deutsche EuroShop shares started the new year in what was at first a very stable market environment overall without any lasting directional trend. On 22 February 2017, the share price reached €39.24, its high for the first three months of the year. Standing at €37.54, the share price came down to its lowest level for the period on 28 March 2017, recovering a little by the end of the reporting period at €38.33, which is equivalent to a performance of -0.9%. The MDAX rose by 7.7% over the same period. Deutsche EuroShop's market capitalisation stood at €2.23 billion at the end of the first quarter of 2017.

### Deutsche EuroShop vs. MDAX and EPRA Comparison, January to May 2017

(indexed, base of 100, in %)



### Key share data

Sector / industry group	Financial Services / Real Estate
Share capital as at 31.03.2017	€58,404,996.00
Number of shares as at 31.03.2017 (no-par-value registered shares)	58,404,996
Dividend for 2016 (proposed)	€1.40
Share price on 30.12.2016	€38.67
Share price on 31.03.2017	€38.33
Low / high for the period under review	€37,54 / €39,24
Market capitalisation on 31.03.2017	€2.23 billion
Prime Standard	Frankfurt and Xetra
OTC markets	Berlin-Bremen, Düsseldorf, Hamburg, Hannover, München, and Stuttgart
Indices	MDAX, EPRA, GPR 250, EPIX 30, MSCI Small Cap, EURO STOXX, STOXX Europe 600, HASPAX, F.A.Z.-Index
ISIN	DE 000748 020 4
Ticker	DEQ, Reuters: DEQn.DE

## FINANCIAL CALENDAR 2017

<b>11.05.</b>	<b>Quarterly Statement 3M 2017</b>	<b>19.09.</b>	Baader Investment Conference, Munich
<b>19.05.</b>	equinet ESN Conference, Frankfurt	<b>28.09.</b>	Supervisory Board meeting, Hamburg
<b>19.05.</b>	Warburg Highlights, Hamburg	<b>29.09.</b>	Societe Generale Pan European Real Estate Conference, London
<b>01.06.</b>	Kepler Cheuvreux German Property Day, Paris	<b>04.–06.10.</b>	Expo Real, Munich
<b>07.06.</b>	Kempen & Co European Property Seminar, Amsterdam	<b>15.11.</b>	<b>Quarterly Statement 9M 2017</b>
<b>15.06.</b>	Roadshow London, Green Street Advisors	<b>16.11.</b>	Natixis European Mid Caps Conference, Paris
<b>16.06.</b>	Roadshow Edinburgh, JP Morgan Cazenove	<b>17.11.</b>	Roadshow Amsterdam, Societe Generale
<b>19.06.</b>	Roadshow Warsaw, Berenberg	<b>17.11.</b>	Roadshow Brussels, Kempen & Co
<b>22.06.</b>	Deutsche Bank dbAccess Conference, Berlin	<b>21.11.</b>	DZ Bank Equity Conference, Frankfurt
<b>28.06.</b>	Supervisory Board meeting, Hamburg	<b>29.11.</b>	Supervisory Board meeting, Hamburg
<b>28.06.</b>	<b>Annual General Meeting, Hamburg</b>	<b>05.12.</b>	Berenberg European Conference, Pennyhill
<b>04.07.</b>	Roadshow Helsinki, M.M. Warburg	<b>11.–12.12.</b>	HSBC Global Real Estate Conference, Cape Town
<b>15.08.</b>	<b>Half-year Financial Report 2017</b>		
<b>04.–05.09.</b>	DES Real Estate Summer		
<b>12.–13.09.</b>	BoA Merrill Lynch Global RE Conference, New York		
<b>18.09.</b>	Goldman Sachs & Berenberg German Conference, Munich		

Our financial calendar is updated continuously. Please check our website for the latest events:

[www.deutsche-euroshop.com/ir](http://www.deutsche-euroshop.com/ir)



### WOULD YOU LIKE ADDITIONAL INFORMATION?

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### Forward-looking statements

This quarterly statement contains forward-looking statements based on estimates of future developments by the Executive Board. The statements and forecasts represent estimates based on all of the information available at the current time. If the assumptions on which these statements and forecasts are based do not materialise, the actual results may differ from those currently being forecast.

### 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 (-).