

LETTER FROM THE
EXECUTIVE BOARDDEAR SHAREHOLDERS,
DEAR READERS,

Deutsche EuroShop was well on track operationally in the first quarter of financial year 2019. In the first three months, sales were slightly up year-on-year, standing at €56.2 million. Income increased by 0.3% as the portfolio remained unchanged. Net operating income (NOI) rose by 1.0% to €50.6 million, while earnings before interest and taxes (EBIT) were 0.6% higher than the previous year, at €49.3 million.

In addition to this pleasing operating growth, the financial figures in Q1 were primarily influenced by positive non-recurring effects resulting from a recent judgement from the Grand Senate of the Federal Fiscal Court (BFH). As part of pending appeal proceedings, a decision was handed down that it is possible to claim the "extended trade tax deduction" for investments in partnerships that are purely engaged in asset management, such as those held by Deutsche EuroShop. This revised an earlier Federal Fiscal Court (BFH) judgement dating back to 2010, on the basis of which the exemption of income from trade tax was denied. On the basis of the recent decision, we expect that our appeals against the relevant tax assessments from previous years will be granted and that we will receive reimbursements totalling €9.7 million.

Including these non-recurring effects, earnings before taxes and measurement gains/losses (EBT excluding measurement gains/losses) rose in the first quarter by 7.2% to €42.3 million (excluding non-recurring effects +0.6%) and consolidated profit increased by 29.8% to €39.4 million (excluding non-recurring effects -2.0%). In parallel to this, EPRA earnings also rose by 29.1% to €47.6 million (excluding non-recurring effects +2.9%). Funds from operations (FFO) adjusted for measurement gains/losses and non-recurring effects also recorded growth and were up €0.6 million at €38.4 million (+1.6%), which equates to FFO per share of €0.62.

We already envisaged being able to pay an improved dividend of €1.55 per share for the current financial year. Based on our continued expectations of a stable business performance, we also intend to increase the dividend for financial year 2020 by a further €0.05 to €1.60 per share.

Hamburg, May 2019



Wilhelm Wellner



Olaf Borkers



WILHELM
WELLNER



OLAF
BORKERS

KEY CONSOLIDATED FIGURES

in € million	01.01.– 31.03.2019	01.01.– 31.03.2018	+ / -
Revenue	56.2	56.0	0.3%
Net operating income (NOI)	50.6	50.1	1.0%
EBIT	49.3	49.0	0.6%
EBT (excluding measurement gains/losses ¹)	42.3	39.5	7.2%
EPRA ² earnings ⁵	47.6	36.9	29.0%
FFO	38.4	37.8	1.6%
Consolidated profit	39.4	30.4	29.8%

in €	01.01.– 31.03.2019	01.01.– 31.03.2018	+ / -
EPRA ² earnings per share ⁵	0.77	0.60	28.3%
FFO per share	0.62	0.61	1.6%
Earnings per share	0.64	0.49	30.6%
Weighted number of no-par-value shares issued	61,783,594	61,783,594	0.0%

in € million	31.03.2019	31.12.2018	+ / -
Equity ³	2,612.8	2,573.4	1.5%
Liabilities	2,045.8	2,036.8	0.4%
Total assets	4,658.6	4,610.2	1.0%
Equity ratio in % ³	56.1	55.8	
LTV ratio in % ⁴	30.9	31.8	
Cash and cash equivalents	156.8	116.3	34.8%

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

² European Public Real Estate Association

³ Incl. third-party interests in equity

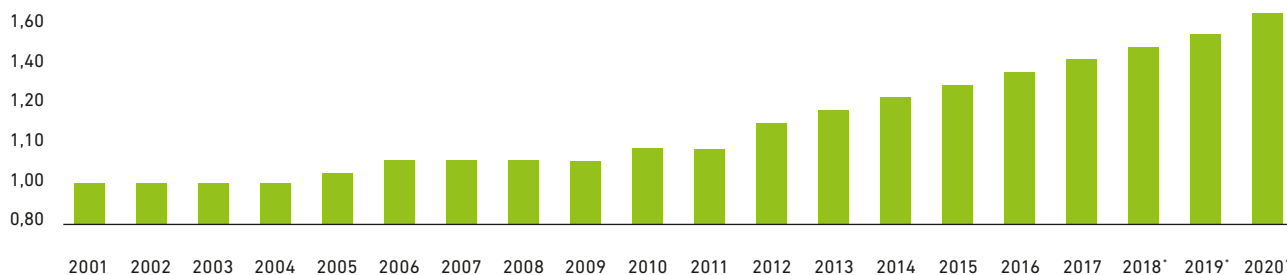
⁴ Loan-to-value ratio (LTV ratio): ratio of net financial liabilities (financial liabilities less cash and cash equivalents) to non-current assets (investment properties and investments accounted for using the equity method)

⁵ EPRA earnings include a one-off tax refund in the period under review, including interest accrued for previous years. Without this tax refund, EPRA earnings would total €37.9 million or €0.61 per share (+2.9%).

DEUTSCHE EUROSHOP'S DIVIDEND PAYMENTS

for the fiscal year

per share in €



* Proposal

RESULTS OF OPERATIONS

in € thousand	01.01.–31.03.2019	01.01.–31.03.2018	Change	
			+/-	in %
Revenue	56,234	56,044	190	0.3
Operating and administrative costs for property	-5,606	-5,938	332	5.6
NOI	50,628	50,106	522	1.0
Other operating income	151	256	-105	-41.0
Other operating expenses	-1,491	-1,379	-112	-8.1
EBIT	49,288	48,983	305	0.6
At-equity profit/loss	6,973	7,507		
Measurement gains / losses (at equity)	606	16		
Deferred taxes (at equity)	62	77		
At-equity (operating) profit/loss	7,641	7,600	41	0.5
Interest expense	-12,530	-13,293	763	5.7
Profit/loss attributable to limited partners	-4,644	-4,533	-111	-2.4
Other financial gains or losses	2,576	745	1,831	245.8
Financial gains or losses (excl. measurement gains / losses)	-6,957	-9,481	2,524	26.6
EBT (excl. measurement gains / losses)	42,331	39,502	2,829	7.2
Measurement gains / losses	-1,917	-1,172		
Measurement gains / losses (at equity)	-606	-16		
Measurement gains / losses (including at-equity profit/loss)	-2,523	-1,188	-1,335	-112.4
Income taxes	5,689	-1,704	7,393	433.9
Deferred taxes	-6,030	-6,170		
Deferred taxes (at equity)	-62	-77		
Deferred taxes (including at equity)	-6,092	-6,247	155	2.5
CONSOLIDATED PROFIT	39,405	30,363	9,042	29.8

Revenue slightly up on the previous year

Revenue rose slightly in the reporting period by 0.3% to €56.2 million, thus meeting our expectations.

Operating and administrative costs for property on target

Center operational costs in the reporting period, comprised mainly of center management fees, non-allocable ancillary costs, maintenance and write-downs of rent receivables, fell by €0.3 million to €5.6 million and were in line with expectations with a cost ratio of 10.0%.

Other operating expenses of €1.5 million

Other operating expenses, which mainly comprise general administrative costs and personnel costs, were up slightly by €0.1 million to €1.5 million.

EBIT on the up

Earnings before interest and taxes (EBIT) at €49.3 million were greater than the figure for the previous year (€49.0 million), to a significant extent due to the rise in revenue occurring at the same time as the reduction in operating and administrative costs for property.

Financial gains or losses excluding measurement gains / losses positively influenced by one-off interest income

Financial gains or losses (excluding measurement gains / losses) grew by €2.5 million, from €-9.5 million to €-7.0 million. The at-equity profit recognised in financial gains or losses, at €7.6 million, remained at the prior-year level. The interest expense of the Group companies declined by €0.8 million in total due to scheduled repayments and more favourable refinancing for the Altmarkt-Galerie Dresden.

Other financial gains or losses of €2.6 million are largely attributable to the interest refund for an expected trade tax reimbursement, which we expect to receive over the course of 2019. The background to this is the announcement of the decision made at the end of March by the Grand Senate of the Federal Fiscal Court (BFH) regarding the claiming of the "extended trade tax deduction", on the basis of which we assume that our appeals against the previous year's ruling will be granted. For further information on this topic, see section "38. Events after the reporting date" on page 188 of our Annual Report 2018.

EBT (excluding measurement gains / losses) up significantly

The growth in EBIT, the interest savings for the ongoing financing as well as the one-off interest refund led to a considerable increase in EBT (excluding measurement gains / losses) from €39.5 million to €42.3 million (+7.2%).

Measurement gains / losses influenced by modernisation investments

The measurement loss of €-2.5 million (previous year: €-1.2 million) includes investment costs incurred by our portfolio properties (including the at-equity portion). In the first quarter, these costs were comparably higher due to the ongoing implementation of the "At Your Service" and "Mall Beautification" investment programmes.

Income taxes

Taxes on income and earnings amounted to €5.7 million (previous year: €-1.7 million) and include the expected trade tax reimbursement of €7.1 million as well as the €1.4 million in taxes to be paid (previous year: €1.7 million). Deferred taxes resulting mainly from the scheduled amortisation of the tax balance sheet for our real estate assets totalled €6.1 million (previous year: €6.2 million).

EPRA earnings and consolidated profit significantly higher

The trade tax reimbursement including the accrued interest earnings of €9.7 million have had a considerable positive effect on EPRA earnings, which do not include the measurement gains / losses. Even without this non-recurring effect, however, EPRA earnings would have risen from €36.9 million to €37.9 million, or from €0.60 to €0.61 per share. Standing at €39.4 million, consolidated profit was €9.0 million up on the previous year (€30.4 million) and earnings per share increased from €0.49 to €0.64.

EPRA EARNINGS

	01.01. – 31.03.2019		01.01. – 31.03.2018	
	in € thou- sand	per share in €	in € thou- sand	per share in €
Consolidated profit	39,405	0.64	30,363	0.49
Measurement gains / losses investment properties ¹	2,523	0.04	1,188	0.02
Measurement gains / losses derivative financial instruments ¹	-84	0.00	-840	-0.01
Deferred tax adjustments pursuant to EPRA ²	5,724	0.09	6,141	0.10
EPRA earnings³	47,568	0.77	36,852	0.60
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

² Affects deferred taxes on investment properties and derivative financial instruments

³ EPRA earnings include a one-off tax refund in the period under review, including interest accrued for previous years. Without this tax refund, EPRA earnings would total €37.9 million or €0.61 per share.

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. Major non-recurring effects that are not part of Group operations are eliminated. FFO rose from €37.8 million to €38.4 million, i.e. a €0.01 increase to €0.62 per share.

FUNDS FROM OPERATIONS

	01.01. – 31.03.2019		01.01. – 31.03.2018	
	in € thou- sand	per share in €	in € thou- sand	per share in €
Consolidated profit	39,405	0.64	30,363	0.49
Measurement gains / losses investment properties ¹	2,523	0.04	1,188	0.02
Tax refund for previous years	-9,663	-0.16	0	0.00
Deferred taxes ¹	6,092	0.10	6,247	0.10
FFO	38,357	0.62	37,798	0.61
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

FINANCIAL POSITION AND NET ASSETS

Net assets and liquidity

The Deutsche EuroShop Group's total assets rose by €48.4 million to €4,658.6 million compared with the last reporting date, primarily due to the increase in cash and cash equivalents of €40.5 million.

Equity ratio of 56.1%

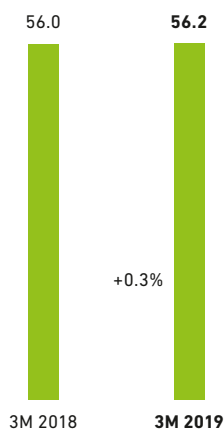
The equity ratio (including the shares of third-party shareholders) was 56.1%, slightly up compared to the last reporting date (55.8%).

Liabilities

As at 31 March 2019, current and non-current financial liabilities stood at €1,524.0 million, which was €1.6 million higher than at the end of 2018. The scheduled repayments were offset by the extra €2.5 million loan to finance investment measures as well as repayment and interest obligations, which were not collected by the banks until after the balance sheet date. Non-current deferred tax liabilities increased by €5.7 million to €458.3 million due to additional provisions. The redemption entitlements for third-party shareholders increased by €1.2 million to €344.8 million. Other current and non-current liabilities and provisions increased by €1.6 million.

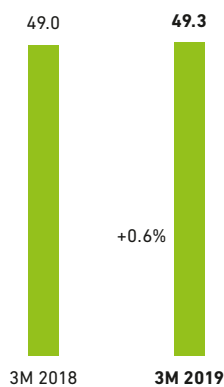
REVENUE

in € million



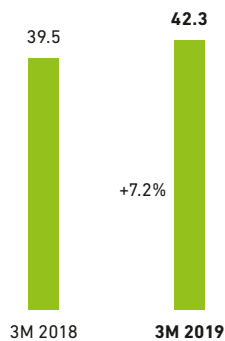
EBIT

in € million



EBT *

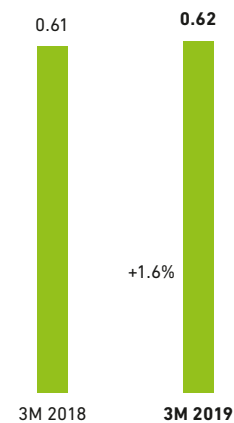
in € million



* excluding measurement gains / losses

FFO PER SHARE

in €



REPORT ON EVENTS AFTER THE REPORTING DATE

No significant events occurred between the reporting date of 31 March 2019 and the date of preparation of the financial statements.

OUTLOOK

EXPECTED RESULTS OF OPERATIONS AND FINANCIAL POSITION

Following a performance in the first quarter in line with projections, we can reaffirm our forecast for financial year 2019:

- revenue of between €222 million and €226 million
- earnings before interest and taxes (EBIT) of between €194 million and €198 million
- earnings before taxes (EBT) excluding measurement gains / losses of between €159 million and €162 million
- funds from operations (FFO) of between €148 million and €151 million or between €2.40 and €2.44 per share

DIVIDEND 2019

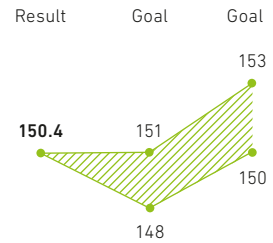
We intend to distribute a dividend of €1.55 per share to our shareholders for 2019.

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 2018 is therefore still applicable (2018 Annual Report, pg. 144 ff.).

FFO

in € million



REVENUE

in € million

Result	Goal	Goal
225.0	222-226	222-226



EBIT

in € million

Result	Goal	Goal
199.1	194-198	194-198



EBT *

in € million

Result	Goal	Goal
160.9	159-162	161-164



FFO per share

in €

Result	Goal	Goal
2.43	2.40-2.44	2.43-2.47



* excluding measurement gains / losses

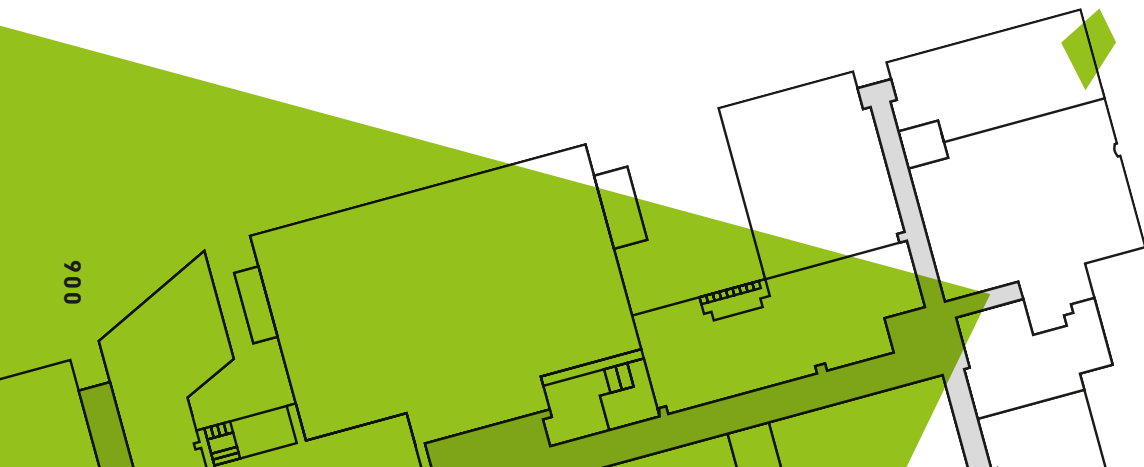
CONSOLIDATED BALANCE SHEET

ASSETS

in € thousand	31.03.2019	31.12.2018
ASSETS		
Non-current assets		
Intangible assets	53,758	53,736
Property, plant and equipment	489	213
Investment properties	3,891,700	3,891,700
Investments accounted for using the equity method	532,620	531,044
Other financial assets	31	31
Non-current assets	4,478,598	4,476,724
Current assets		
Trade receivables	4,050	6,643
Other current assets	19,148	10,526
Cash and cash equivalents	156,775	116,335
Current assets	179,973	133,504
TOTAL ASSETS	4,658,571	4,610,228

LIABILITIES

in € thousand	31.03.2019	31.12.2018
EQUITY AND LIABILITIES		
Equity and reserves		
Issued capital	61,784	61,784
Capital reserves	1,217,560	1,217,560
Retained earnings	988,652	950,404
Total equity	2,267,996	2,229,748
Non-current liabilities		
Financial liabilities	1,493,039	1,496,313
Deferred tax liabilities	458,329	452,642
Right to redeem of limited partners	344,827	343,648
Other liabilities	35,497	34,297
Non-current liabilities	2,331,692	2,326,900
Current liabilities		
Financial liabilities	30,956	26,080
Trade payables	3,231	3,543
Tax liabilities	2,598	2,384
Other provisions	9,003	7,413
Other liabilities	13,095	14,160
Current liabilities	58,883	53,580
TOTAL EQUITY AND LIABILITIES	4,658,571	4,610,228



CONSOLIDATED INCOME STATEMENT

in € thousand	01.01.– 31.03.2019	01.01.– 31.03.2018
Revenue	56,234	56,044
Property operating costs	-2,957	-3,290
Property management costs	-2,649	-2,648
Net operating income (NOI)	50,628	50,106
Other operating income	151	256
Other operating expenses	-1,491	-1,379
Earnings before interest and taxes (EBIT)	49,288	48,983
Share in the profit or loss of associated companies and joint ventures accounted for using the equity method	6,973	7,507
Interest expense	-12,530	-13,293
Profit/loss attributable to limited partners	-4,644	-4,533
Other financial income and expenditure	0	740
Interest income	2,576	5
Financial gains or losses	-7,625	-9,574
Measurement gains / losses	-1,917	-1,172
Earnings before tax (EBT)	39,746	38,237
Income taxes	-341	-7,874
Consolidated profit	39,405	30,363
Earnings per share (€)	0.64	0.49

STATEMENT OF COMPREHENSIVE INCOME

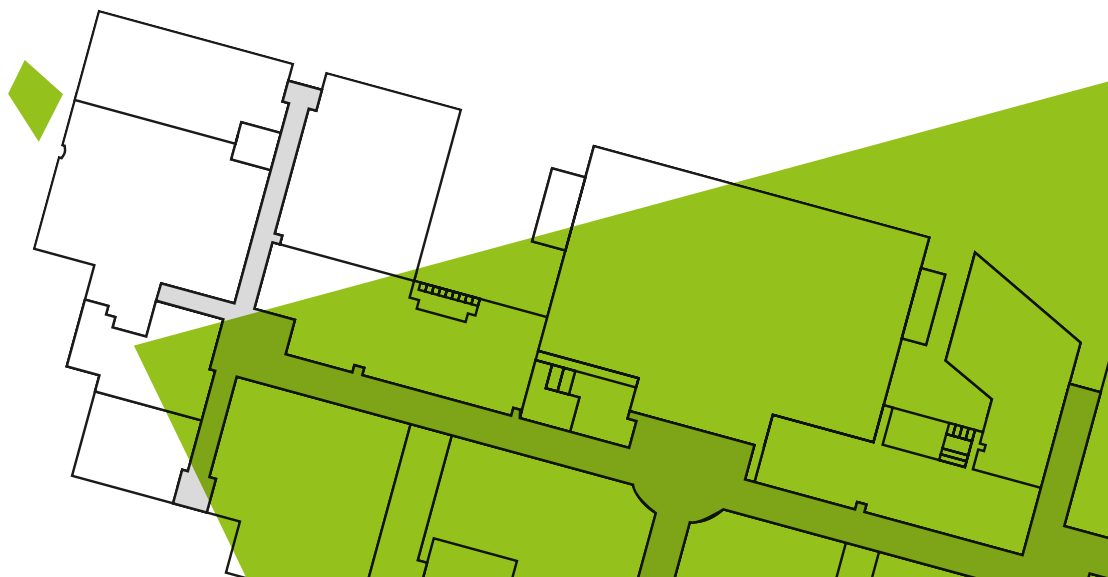
in € thousand	01.01.– 31.03.2019	01.01.– 31.03.2018
Consolidated profit	39,405	30,363
Items which under certain conditions in the future will be reclassified to the income statement:		
Actual share of the profits and losses from instruments used to hedge cash flows	-1,501	1,715
Deferred taxes on changes in value offset directly against equity	344	-373
Total earnings recognised directly in equity	-1,157	1,342
TOTAL PROFIT	38,248	31,705
Share of Group shareholders	38,248	31,705

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

in € thousand	Number of shares outstanding	Share capital	Capital reserves	Other retained earnings	Statutory reserve	Cash flow hedge reserve	Total
01.01.2018	61,783,594	61,784	1,217,560	984,675	2,000	-28,643	2,237,376
Total profit		0	0	30,363	0	1,342	31,705
Dividend payments		0	0	0	0	0	0
31.03.2018	61,783,594	61,784	1,217,560	1,015,038	2,000	-27,301	2,269,081
01.01.2019	61,783,594	61,784	1,217,560	974,484	2,000	-26,080	2,229,748
Total profit		0	0	39,405	0	-1,157	38,248
Dividend payments		0	0	0	0	0	0
31.03.2019	61,783,594	61,784	1,217,560	1,013,889	2,000	-27,237	2,267,996

CONSOLIDATED CASH FLOW STATEMENT

in € thousand	01.01.–31.03.2019	01.01.–31.03.2018
Consolidated profit	39,405	30,363
Income taxes	341	7,874
Financial gains or losses	7,625	9,574
Amortisation/depreciation of intangible assets and property, plant and equipment with a finite life	45	14
Unrealised changes in fair value of investment property and other measurement gains / losses	1,917	1,172
Distributions and capital repayments received	5,397	5,498
Changes in trade receivables and other assets	3,634	3,557
Changes in current provisions	1,590	233
Changes in liabilities	-2,002	-2,637
Cash flow from operating activities	57,952	55,648
Interest paid	-12,530	-12,387
Interest received	3	5
Income taxes paid	-1,186	-1,134
Net cash flow from operating activities	44,239	42,132
Outflows for the acquisition of investment properties	-1,921	-1,354
Outflows for the acquisition of intangible assets and property, plant and equipment	-19	-5
Cash flow from investing activities	-1,940	-1,359
Inflows from financial liabilities	2,500	0
Outflows from the repayment of financial liabilities	-898	-4,198
Payments to limited partners	-3,461	-3,235
Payments to Group shareholders	0	0
Cash flow from financing activities	-1,859	-7,433
Net change in cash and cash equivalents	40,440	33,340
Cash and cash equivalents at beginning of period	116,335	106,579
CASH AND CASH EQUIVALENTS AT END OF PERIOD	156,775	139,919



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 segment reporting correspond to those of the Group.

In order to assess the contribution of the segments to the individual performance indicators as well as to the Group's success, the income, expenditure, assets and liabilities of the joint ventures are included in internal reporting in proportion to the Group's share therein. Similarly, for subsidiaries in which the Group is not the sole shareholder, income, expenditure, assets and liabilities are likewise only consolidated proportionately according to the corresponding Group share. This results in the segments being divided as follows:

BREAKDOWN BY SEGMENT

in T€	Domestic	Abroad	Total	Reconciliation	01.01.– 31.03.2019
Revenue (01.01.-31.03.2018)	48,790 (48,879)	10,913 (10,584)	59,703 (59,463)	-3,469 (-3,419)	56,234 (56,044)
EBIT (01.01.-31.03.2018)	42,780 (42,771)	10,328 (10,022)	53,108 (52,793)	-3,820 (-3,810)	49,288 (48,983)
EBT excl. measurement gains / losses (01.01.-31.03.2018)	32,120 (32,113)	8,571 (8,245)	40,691 (40,358)	1,640 (-856)	42,331 (39,502)
					31,03,2019
Segment assets (31.12.2018)	3,412,374 (3,397,969)	775,284 (771,629)	4,187,658 (4,169,598)	470,913 (440,630)	4,658,571 (4,610,228)
of which investment properties (31.12.2018)	3,346,684 (3,346,684)	741,560 (741,558)	4,088,244 (4,088,242)	-196,544 (-196,542)	3,891,700 (3,891,700)

The adjustment of the proportionate consolidation of the joint ventures and subsidiaries in which the Group does not own a 100% stake is carried out in the reconciliation column. Deferred tax liabilities are considered by the Executive Board of Deutsche EuroShop AG in a cross-segment manner and are therefore included in the reconciliation column of the segment liabilities. Accordingly, the goodwill from the acquisition of Olympia Brno was allocated to the reconciliation column of the segment assets. The reconciliation column also contains the companies which are not allocated to either of the two segments (Deutsche EuroShop AG, DES Management GmbH).

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

OTHER DISCLOSURES

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.

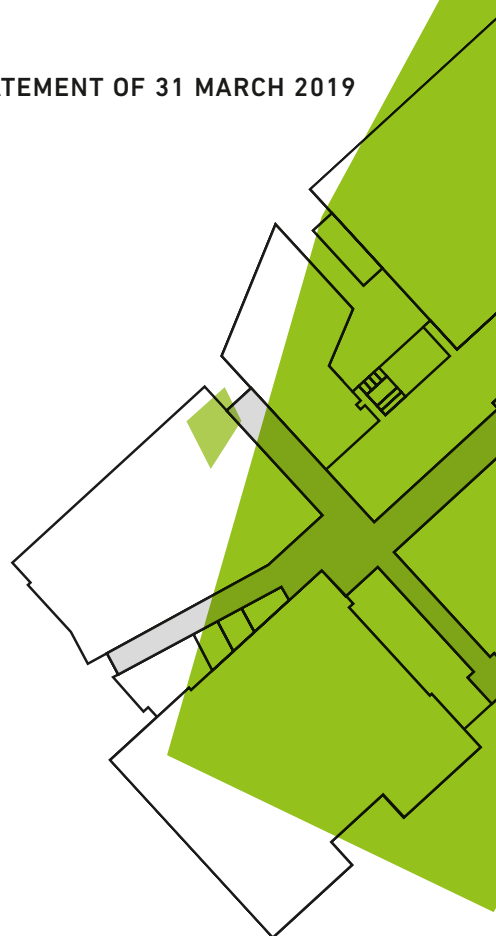
Hamburg, 15 May 2019



Wilhelm Wellner



Olaf Borkers

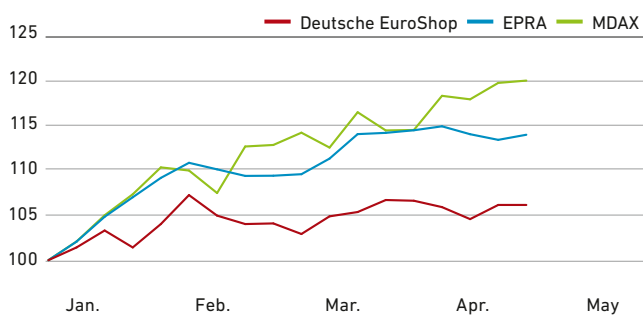


THE SHOPPING CENTER SHARE

Following a year-end closing price for 2018 of €25.34, Deutsche EuroShop shares started the new year with a positive impetus despite the persistently difficult global market environment for shopping center shares. On 4 February 2019, the share closed on Xetra at €27.42, the highest price in the first three months of the year. The low for the period of €25.14 had already been recorded on 2 January 2019. From February onwards, the share price hovered between €26 and €27. On 29 March 2019, the share closed the first quarter at €27.02, which resulted in Deutsche EuroShop's market capitalisation standing at €1.67 billion. This equates to a performance of 6.6% for the reporting period. The MDAX rose by 14.5% over the same period.

DEUTSCHE EUROSHOP VS. MDAX AND EPRA

indexed, base of 100, in %



KEY SHARE DATA

Sector/industry group	Financial Services/Real Estate
Share capital as at 31.03.2019	61,783,594.00€
Number of shares as at 31.03.2019 (no-par-value registered shares)	61,783,594
Dividend for 2018 (proposed)	€1.50
Share price on 28.12.2018	€25.34
Share price on 29.03.2019	€27.02
Low/high for the period under review	€25.14 / €27.42
Market capitalisation on 29.03.2019	€1.67 billion
Prime Standard	Frankfurt und Xetra
OTC markets	Berlin, Düsseldorf, Hamburg, Hannover, Munich and Stuttgart
Indices	MDAX, EPRA, GPR 250, EPIX 30, MSCI Small Cap, HASPAX, F.A.Z.-Index
ISIN	DE 000748 020 4
Ticker symbol	DEQ, Reuters: DEQGn.DE

FINANCIAL CALENDAR 2019

- 15.05. Quarterly statement 3M 2019**
- 17.05. Kepler Cheuvreux German Property Day, Paris
- 24.05. HSBC Global Real Estate Conference, Frankfurt
- 06.06. Deutsche Bank dbAccess Conference, Berlin
- 12.06. Annual General Meeting, Hamburg**
- 18.06.–19.06. Copenhagen & Stockholm Roadshow, Pareto
- 26.06. EPRA Corporate Access Day, London
- 15.08. Half-year Financial Report 2019**
- 22.08. Montega Hamburg Investment Day, Hamburg
- 29.08. Commerzbank Sector Conference, Frankfurt
- 05.09.–06.09. Deutsche EuroShop Real Estate Summer, Frankfurt
- 20.09. Societe Generale Pan European Real Estate Conference, London

- 23.09. Goldman Sachs & Berenberg German Conference, Munich
- 24.09. Baader Investment Conference, Munich
- 13.11. Quarterly statement 9M 2019**
- 18.11. DZ Bank Equity Conference, Frankfurt
- 21.11. Paris Roadshow, M. M. Warburg

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

www.deutsche-euroshop.com/ir

WOULD YOU LIKE ADDITIONAL INFORMATION?

Then visit us online or call us:

Patrick Kiss and Nicolas Lissner

Phone: +49 (0)40 - 41 35 79 20 / -22

Fax: +49 (0)40 - 41 35 79 29

www.deutsche-euroshop.com/ir

E-Mail: ir@deutsche-euroshop.de

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 (-).