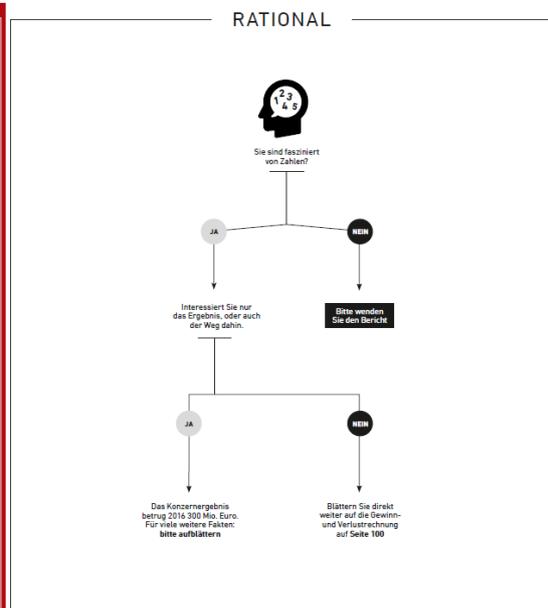
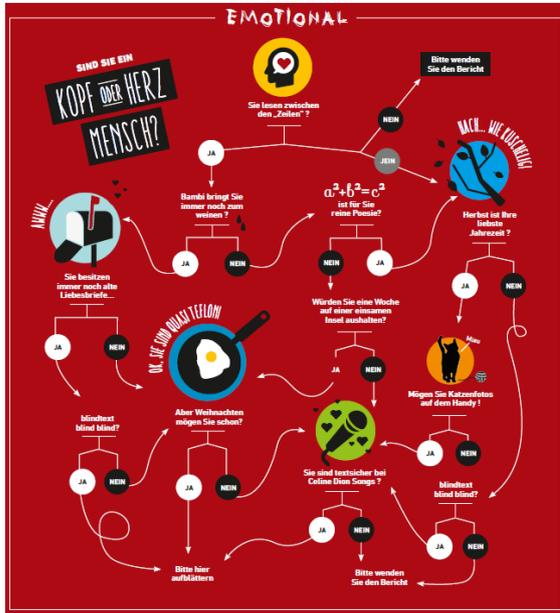


CONFERENCE CALL

FY2016 – PRELIMINARY RESULTS



8 MARCH 2017

RETAIL TURNOVER 2016¹

Retail sector	% change in 2016	rent-to-sales ratio in %	% of sales	% of space
Department stores	-0.8	6.1	7.8	13.5
Food	-1.5	7.5	9.2	6.5
Fashion textiles	-0.9	12.2	29.7	38.9
Shoes & leather goods	-1.9	14.7	5.7	7.0
Sports	-2.9	9.3	4.1	4.8
Health & beauty	-0.1	7.1	11.8	5.9
General retail	-1.6	11.0	8.6	9.3
Electronics	0.8	4.2	13.5	8.1
Services	-0.1	4.8	5.0	1.7
Food catering	-0.1	13.2	4.6	4.3
Total	-0.75	9.2	100.0	100.0

RETAILERS

- Retail turnover development on a like-for-like basis: Germany **-0.75%**, abroad **+1.3%**
DES-Portfolio overall: **-0.5%**
- Absolute turnover development: Germany **-0.1%**, abroad **+1.1%**
DES-Portfolio overall: **+0.0%**

¹ German centers on a like-for-like basis
(turnover: €2.1 billion)

ACQUISITION OF SAARPARK-CENTER NEUNKIRCHEN

- Deutsche EuroShop acquired a 50% participation in the Saarpark-Center SPV from BAT Custodian
- Effective from 1 Oct. 2016
- Total investment: approx. €113 million (50%)
- Expected annualised rents effective from 2017: €12.8 million (100%)
- Expected NOI yield: 5.0%
- At-equity consolidation of the SPV

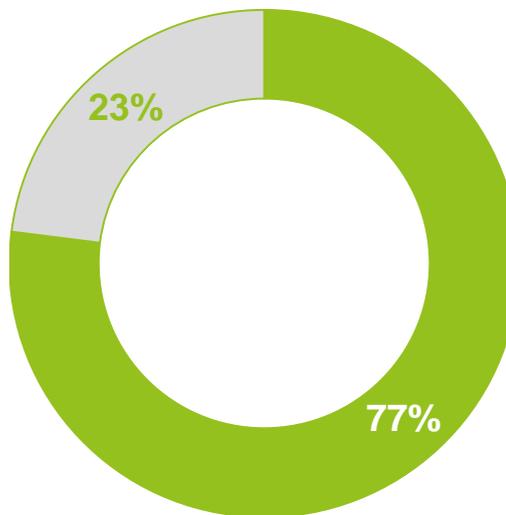


SHOPPING CENTERS

TENANTS STRUCTURE TOP 10 TENANTS¹

	2016	2015
Metro Group ²	4.7%	4.5%
H&M	3.6%	3.4%
New Yorker	2.4%	2.3%
Peek & Cloppenburg	2.2%	2.1%
Deichmann	2.0%	1.8%
Douglas ³	2.0%	2.1%
C&A	1.9%	1.5%
REWE	1.7%	1.6%
dm-drogerie markt	1.4%	1.2%
Thalia	1.3%	1.0%
Total	23.2%	21.5%

Low level of dependence
on the top 10 tenants



Other tenants

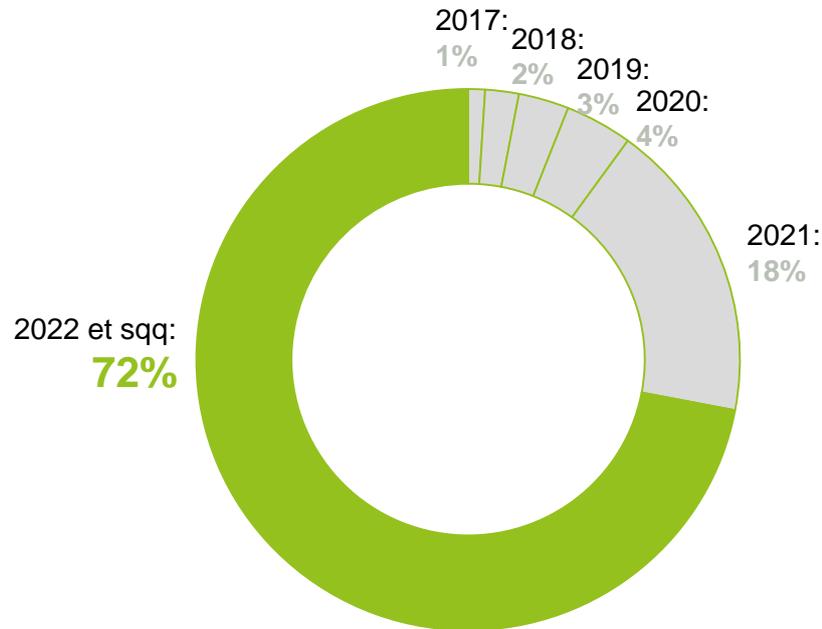
SHOPPING CENTERS

¹ in % of total rents as at 31 Dec. 2016

² excluding Kaufhof

³ perfumeries only

MATURITY DISTRIBUTION OF RENTAL CONTRACTS¹



SHOPPING CENTERS

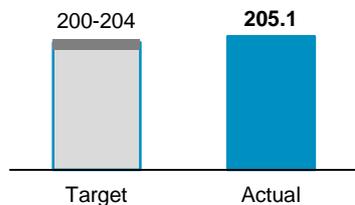
- Long-term contracts base rental income
- Weighted maturity 5.7 years

¹ as % of rental income as at
31 Dec. 2016

TARGET – PERFORMANCE COMPARISON

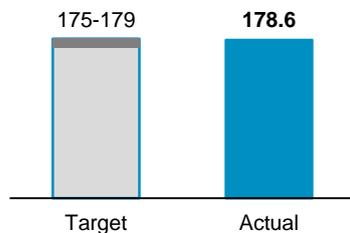
REVENUE

€m



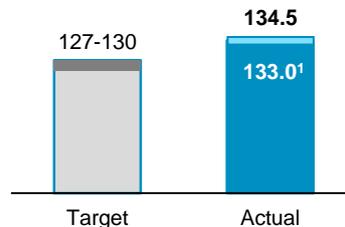
EBIT

€m

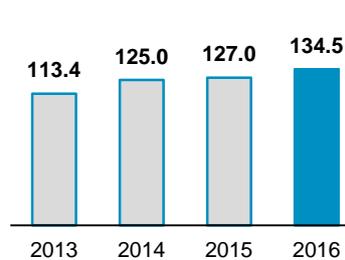
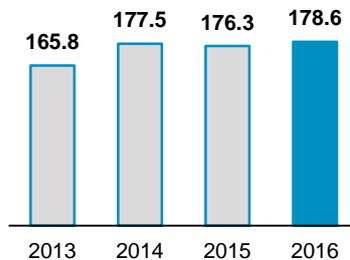
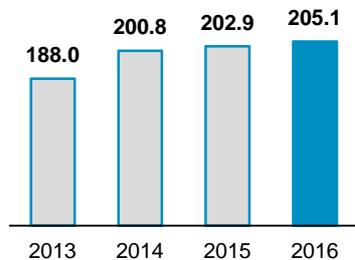


EBT EXCL. VALUATION

€m



FINANCIALS



¹ without Saarpark-Center

PROFIT AND LOSS ACCOUNT

in € thousand	01.01. – 31.12.2016	01.01 – 31.12.2015	Change
Revenue	205,136	202,854	1%
Property operating and management costs	-20,398	-19,383	
Net operating income	184,738	183,471	1%
Other operating income	1,410	800	
Corporate costs	-7,522	-7,975	
EBIT	178,626	176,296	1%
Other financial income and expenses	2,530	2,274	
Interest income	118	229	
Interest expense	-52,918	-55,980	
At equity result	54,283	68,355	
Profit/loss attributable to limited partners	-17,894	-17,020	
Net finance costs	-13,881	-2,142	> 100%
Measurement gains/losses	116,774	220,556	
EBT	281,519	394,710	-29%
Taxes	-59,762	-85,428	
Consolidated profit	221,757	309,282	-28%

FINANCIALS

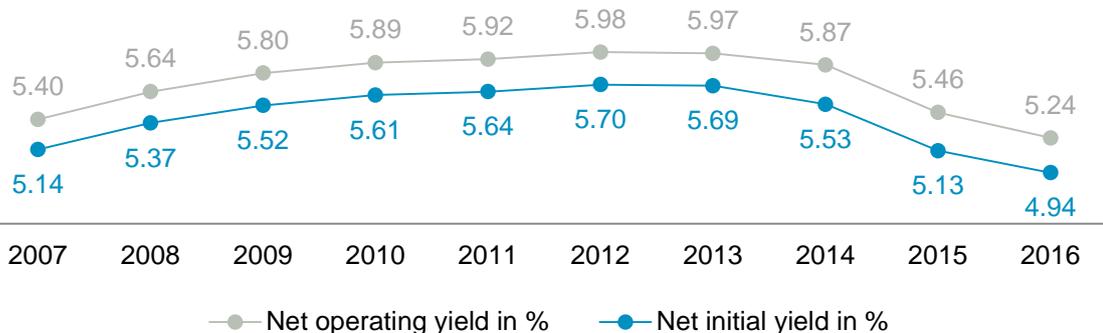
VALUATION – INVESTMENT PROPERTIES 2016

in € thousand	2016	2015	Change
Revaluation	148,350	285,408	-137,058
Revaluation at-equity	28,711	47,180	-18,469
Acquisition expenses	-686	-476	-210
Minority interest	-30,890	-64,376	33,486
Valuation result before taxes	145,485	267,736	-122,251
Deferred taxes	-48,804	-78,070	29,266
Valuation result after taxes (attributable to Group shareholders)	96,681	189,666	-92,985

- Like-for-like measurement gains: +4.6%

VALUATION¹ – INVESTMENT PROPERTIES 2016

FINANCIALS



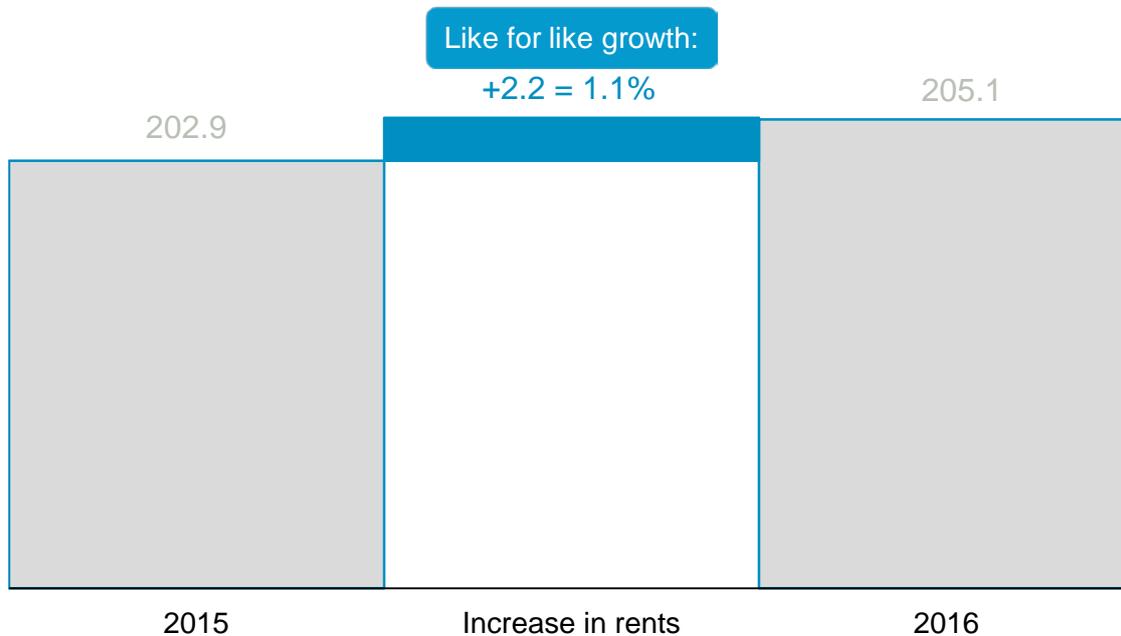
SENSITIVITY ANALYSIS

in € thousand	Basis	change of -25bps	change of +25bps
Rent increase rates	1.39%	-101,100	+148,000
Discount rate	5.97%	+69,000	-69,200
Capitalization rate	5.21%	+114,200	-106,600
Cost ratio	10.17%	+10,400	-9,000

¹ External appraisers:
since 2015: JLL

REVENUE BRIDGE 2016

€m

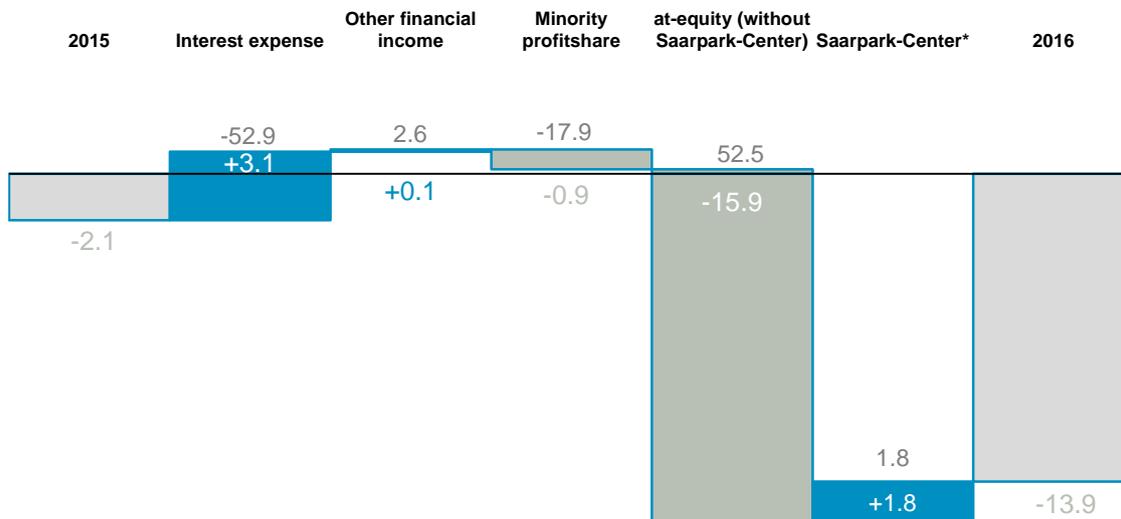


FINANCIALS

NET FINANCE COST BRIDGE 2016

€m

FINANCIALS

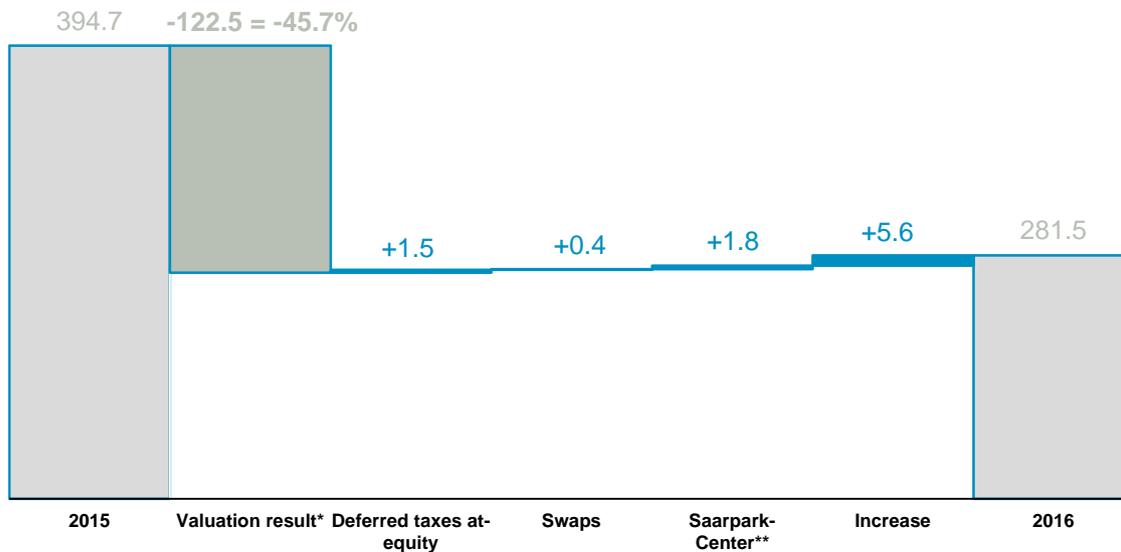


* incl. valuation

EBT BRIDGE 2016

€m

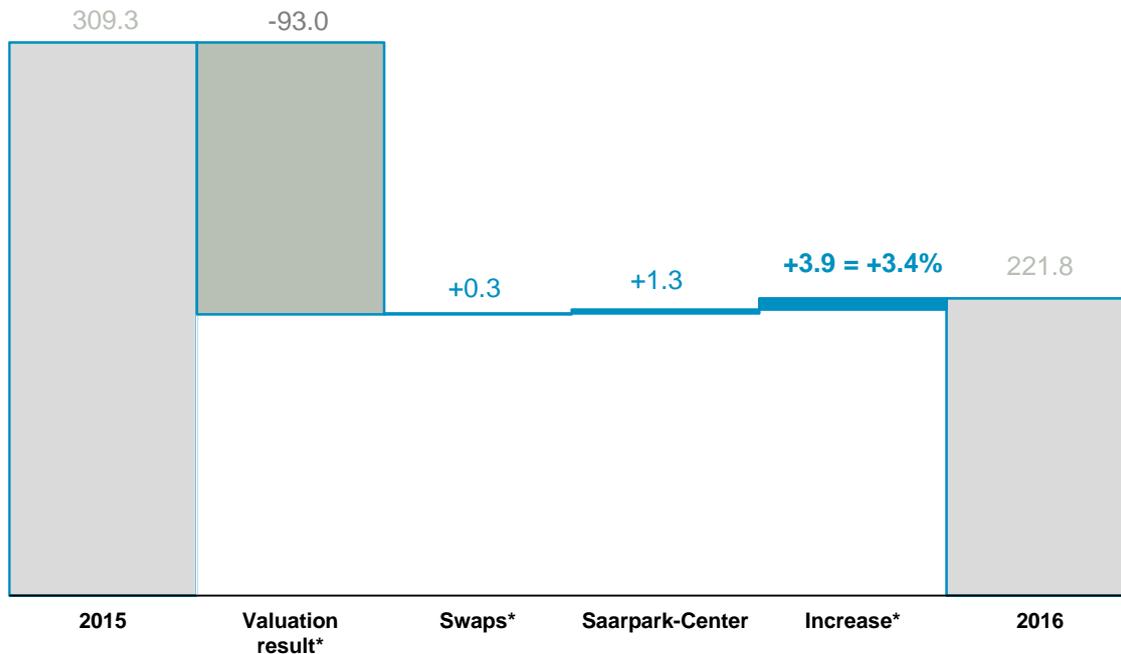
FINANCIALS



* without Saarpark-Center
** incl. valuation

PROFIT BRIDGE 2016

€m

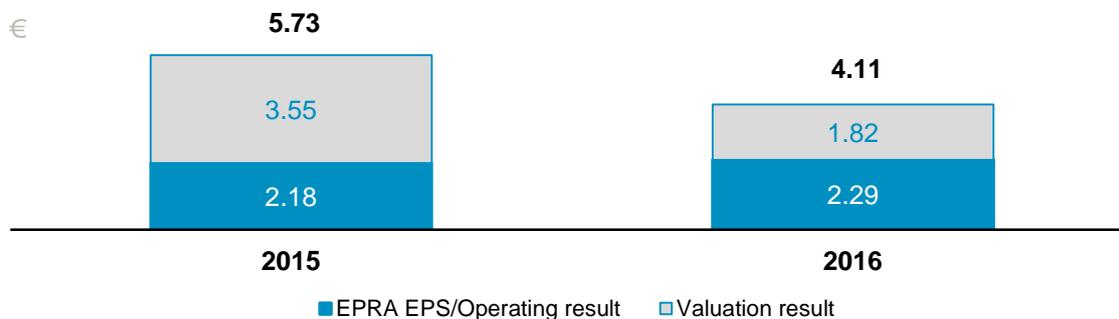


* without Saarpark-Center

FINANCIALS

EARNINGS PER SHARE (EPRA)

in € thousand	2016	per share ¹	2015 ²	per share ¹
Consolidated net profit	221,757	€4.11	309,282	€5.73
- IAS 40 valuation	-116,774	€2.16	-220,556	€4.09
- At-equity valuation	-28,711	€0.55	-47,180	€0.87
- Swaps	-2,910	€0,05	-2,231	€0,04
+ Deferred taxes	49,220	€0.91	78,423	€1.45
+ Acquisition costs on Share deal	1,093	€0.02	0	€0.00
EPRA Earnings	123,675	€2.29	117,738	€2.18
Number of shares (adj.)	53,945,536		53,945,536	

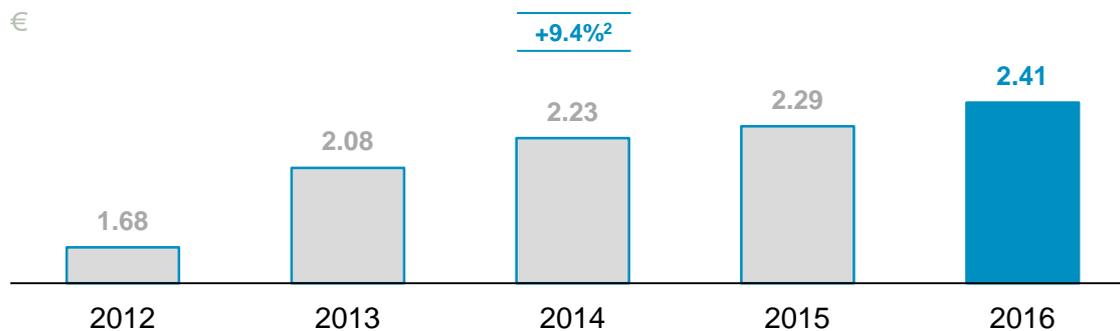


FINANCIALS

- 1 The sum of the earnings per share amounts may not equal the totals due to rounding
- 2 The determination of EPRA earnings was adjusted for the 2016 financial year and the prior-year values restated accordingly. The increase in the prior-year value is the result of the adjusted recognition of deferred taxes in the calculation of this figure.

FUNDS FROM OPERATIONS (FFO)

in € thousand	2016	per share ¹	2015	per share ¹
Consolidated net profit	221,757	€4.11	309,282	€5.73
- IAS 40 valuation	-116,774	€2.16	-220,556	€4.09
- At-equity valuation	-28,711	€0.53	-47,180	€0.87
+ Costs conversion privilege	967	€0.02	967	€0.02
+ Deferred taxes (with at-equity)	52,650	€0.97	80,851	€1.50
FFO	129,889	€2.41	123,364	€2.29
FFO without Saarpark-Center	128,815	€2.39		
Number of shares (adj.)	53,945,536		53,945,536	



¹ The sum of the amounts may not equal the totals due to rounding

² 2012 - 2016, Compound Annual Growth Rate (CAGR)

BALANCE SHEET

in € thousand	31.12.2016	31.12.2015	Change
Non-current assets	4,036,533	3,768,118	268,415
Current assets	77,924	83,496	-5,572
Total assets	4,114,457	3,851,614	262,843
Group equity	1,916,148	1,767,859	148,289
Right to redeem of limited partners	324,559	293,113	31,446
Total equity	2,240,707	2,060,972	179,735
Financial liabilities	1,445,581	1,407,607	37,974
Deferred tax liabilities	359,365	309,528	49,837
Other liabilities	68,804	73,507	-4,703
Total equity and liabilities	4,114,457	3,851,614	262,843

	31.12.2016	31.12.2015
Equity ratio ¹	54.5%	53.5%
LTV ratio	34.2%	35.5%

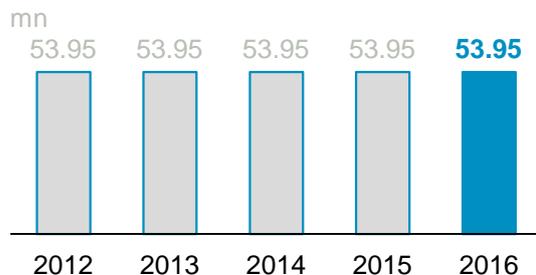
¹ incl. non controlling interests

NET ASSET VALUE (EPRA)

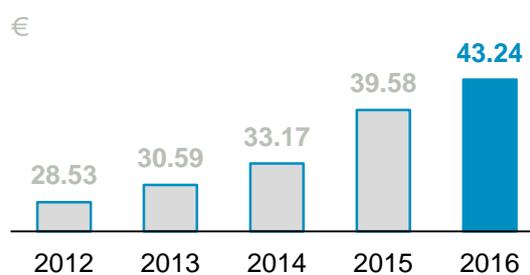
in € thousand	2016		2015 ¹		Change ²
	total	per share	total	per share	
Equity	1,916,148	€35.52	1,767,859	€32.77	8.4%
Deferred taxes	365,927	€6.78	316,908	€5.87	15.5%
Fair value of Swaps	50,499	€0.94	50,452	€0.94	0.1%
NAV EPRA	2,332,574	€43.24	2,135,219	€39.58	9.2%
Number of shares	53,945,536		53,945,536		

FINANCIALS

NUMBER OF SHARES



NAV PER SHARE



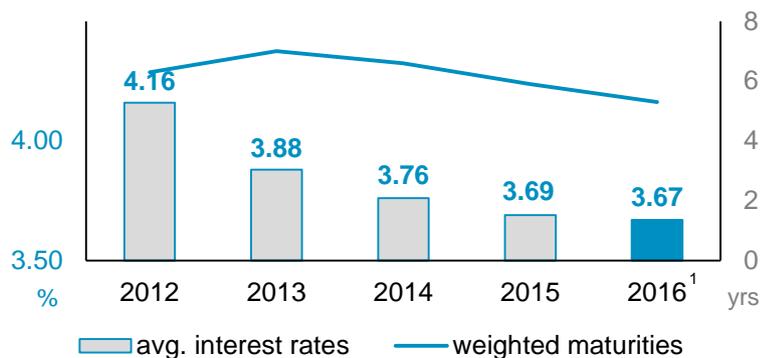
¹ The determination of the EPRA NAV was adjusted for the 2016 financial year and the 2015 values restated accordingly. The increase in the prior-year value is the result of the adjusted recognition of deferred taxes in the calculation of this figure.

² of total amount

LOAN STRUCTURE INCL. CONVERTIBLE BONDS^{1,2}

Interest lockin	Duration	Principle amounts (€ million)	Share of total loan	avg. interest rate
Up to 1 year		274.1	19.0%	1.26%
1 to 5 years	3.8	578.5	40.2%	4.34%
5 to 10 years	6.9	524.8	36.4%	3.14%
Over 10 years	11.0	63.0	4.4%	5.25%
Total 2016¹	5.1	1,440.4	100%	3.67%

- 21 German Banks
- Weighted maturity of fixed interest periods 5.1 years¹



¹ as of 30 Dec. 2016

² excl. at-equity consolidated loans

MATURITIES UNTIL 2022^{1,2}

in € million	end of fixed interest periods respectively expiring loans	avg. interest rate	regular redemption payments	total maturities
2017	Convertible Bond 98.7	1.75%	16.5	115.2
2018	72.1	4.60%	17.8	89.9
2019	123.1	4.73%	14.7	137.8
2020	134.1	4.52%	10.1	144.2
2021	198.3	4.48%	8.2	206.5
2022	217.8	3.26%	7.8	225.7
	844.1			

At-equity consolidated loans¹

in € million	End of fixed interest periods respectively expiring loans	Avg. interest rate	DES' share
2017-2019	0		
2020	35.0	4.00%	50%
2021	63.3	4.59%	50%
2022	0		

Saarpark-Center, Neunkirchen
Phoenix-Center, Hamburg,
Saarpark-Center, Neunkirchen

¹ as of 31 Dec. 2016

² excl. at-equity consolidated loans

OUTLOOK

- Acquisition and integration of Olympia Brno
- Refinancings of approx. €200 million in the coming weeks
- Increase in dividend to €1.40 per share – for all shares
- Save the date:
Deutsche EuroShop Real Estate Summer in Brno on 5th & 6th September 2017



ACQUISITION DETAILS

OLYMPIA BRNO



03.2017



CENTER DETAILS

Investment:	100%
Lettable space:	85,000 sqm
Number of shops:	approx. 200
Occupancy:	98.5%
Parking:	approx. 4,000
Catchment area:	approx. 1.2 m. inhabitants
Opening/refurbishment:	1999/2014-2016
Anchor tenants:	H&M, Intersport, P&C Dusseldorf, Albert Hypermarket, Cinema City, Asko, C&A
Website:	www.olympia-centrum.cz/en



SHOPPING CENTERS

FACTS & FIGURES

SHOPPING CENTERS

Operational KPIs

Productivity:	€2,550 per sqm
Average shop rent:	€19.25 per sqm & mth
Visitors 2015:	8.00 million
Rent-to-sales ratio:	10.1%
Occupancy rate:	98.5%
Weighted average lease term:	5.8 yrs

Olympia
BRNO

Brno

Capital of Southern Moravia region

Population:	City approx. 380,000 Metropolitan approx. 600,000 Regional approx. 1.2 million
-------------	--

Purchasing power index*: 109.2

Unemployment rate**: 4.2%

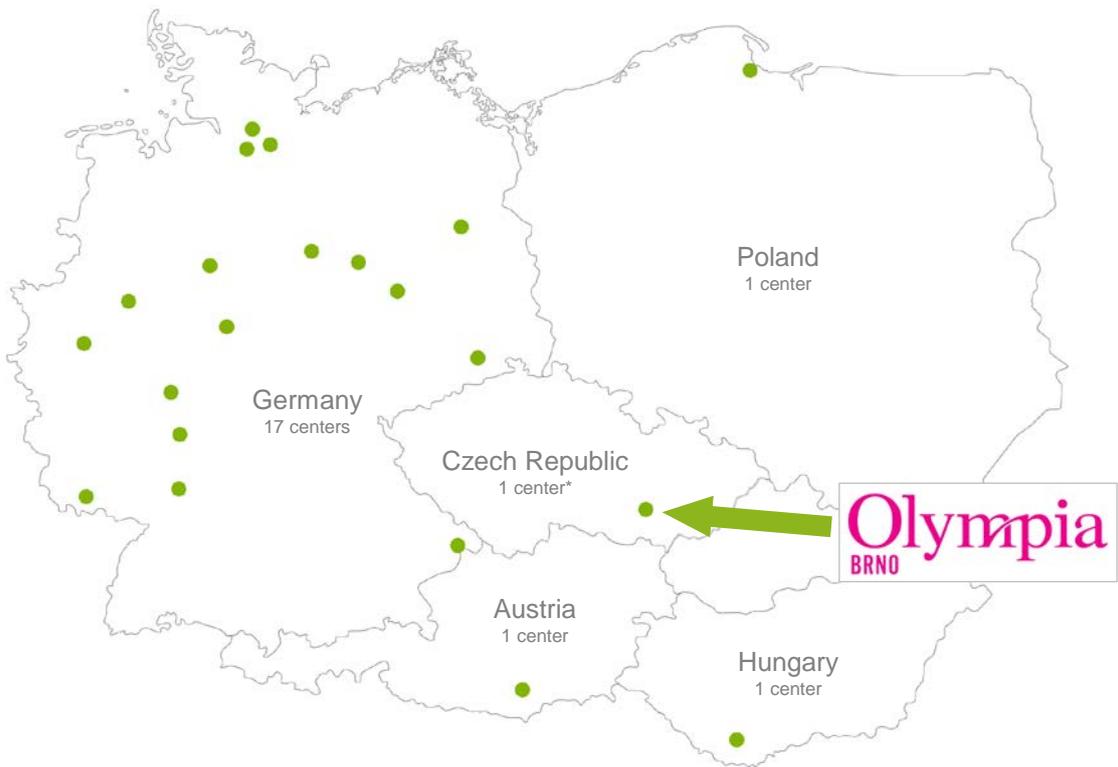
Website: www.brno.cz

B | R | N | O

* Czech average = 100

** Czech average = 4.6%

MAP OF THE PORTFOLIO



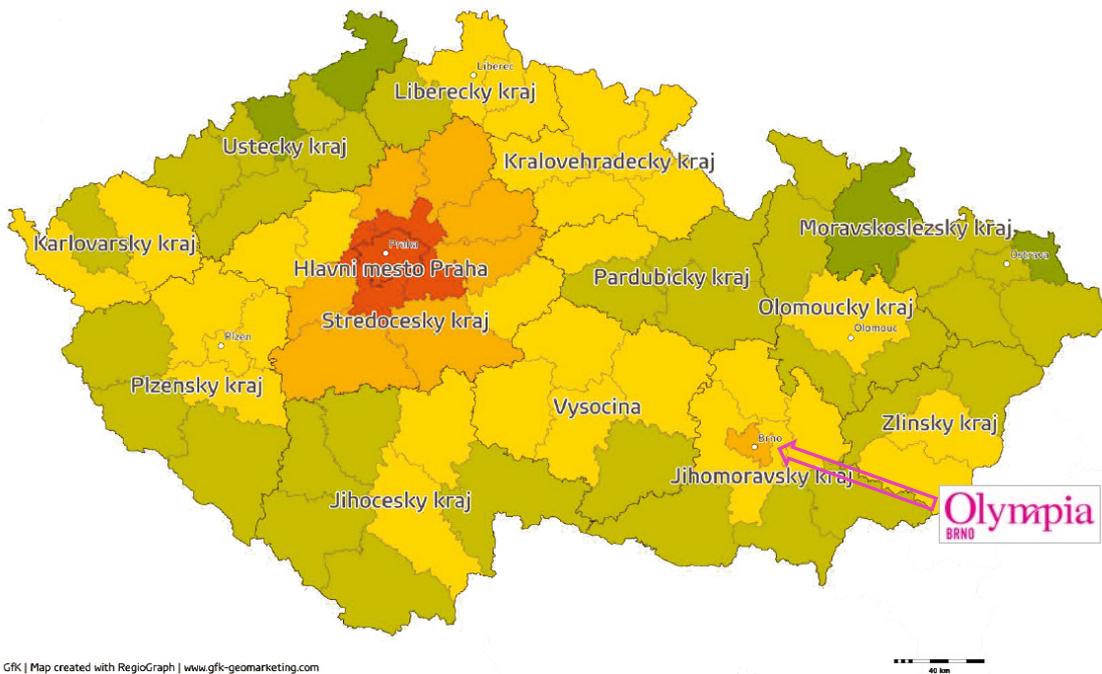
SHOPPING CENTERS



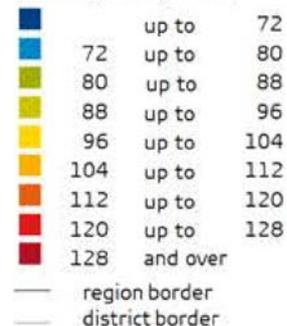
* upon closing of transaction

DES' 1ST CENTER IN CZECH REPUBLIC, 21ST OVERALL

SHOPPING CENTERS



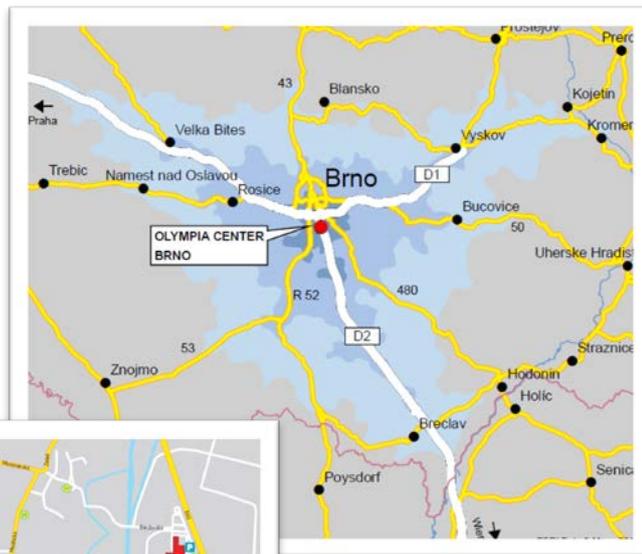
Purchasing power index
per inhabitant
for districts
(country average=100)



Source: GfK Geomarketing

LOCATION

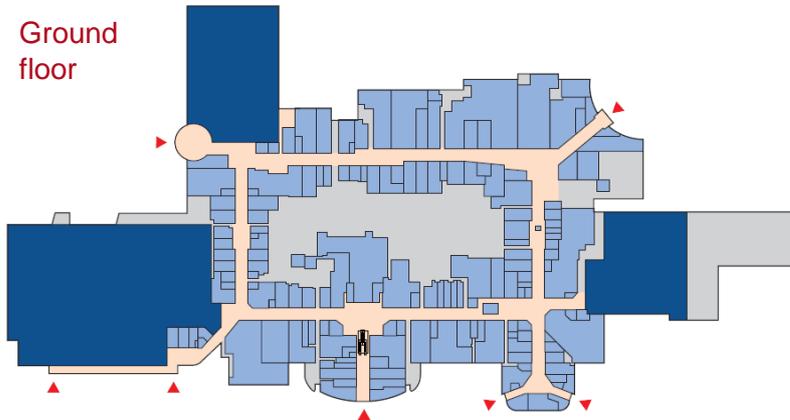
- Strategically well placed
- Excellent visibility
- Very good infrastructure
- 4,000 parkings
- Central and convenient location
- Bus stops in front of the center



SHOPPING CENTERS

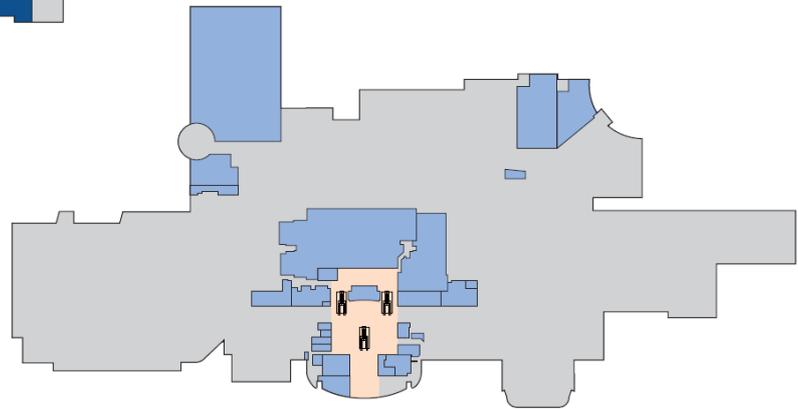
FLOORPLANS

Ground floor



- Leasing area
- Anchor tenants
- Shopping mall
- ▶ Entrances

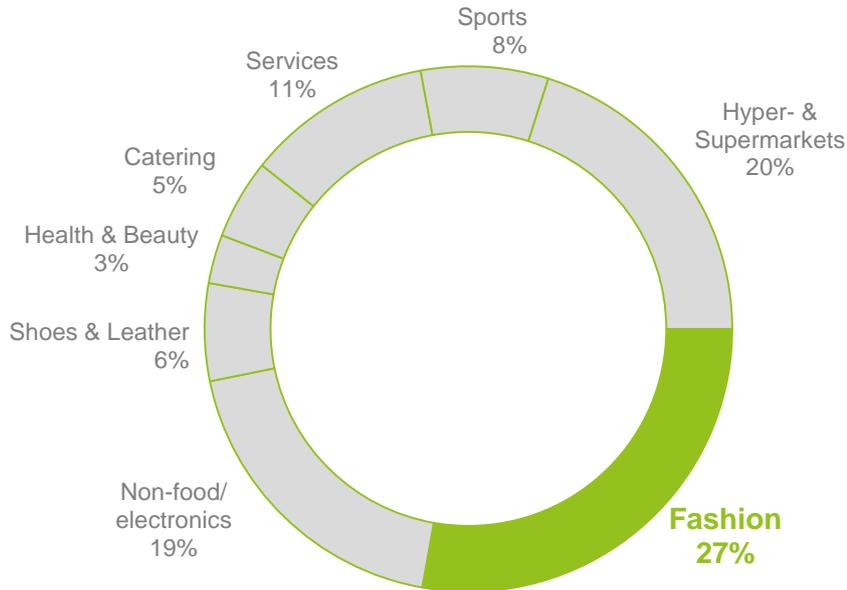
1st floor



SHOPPING CENTERS

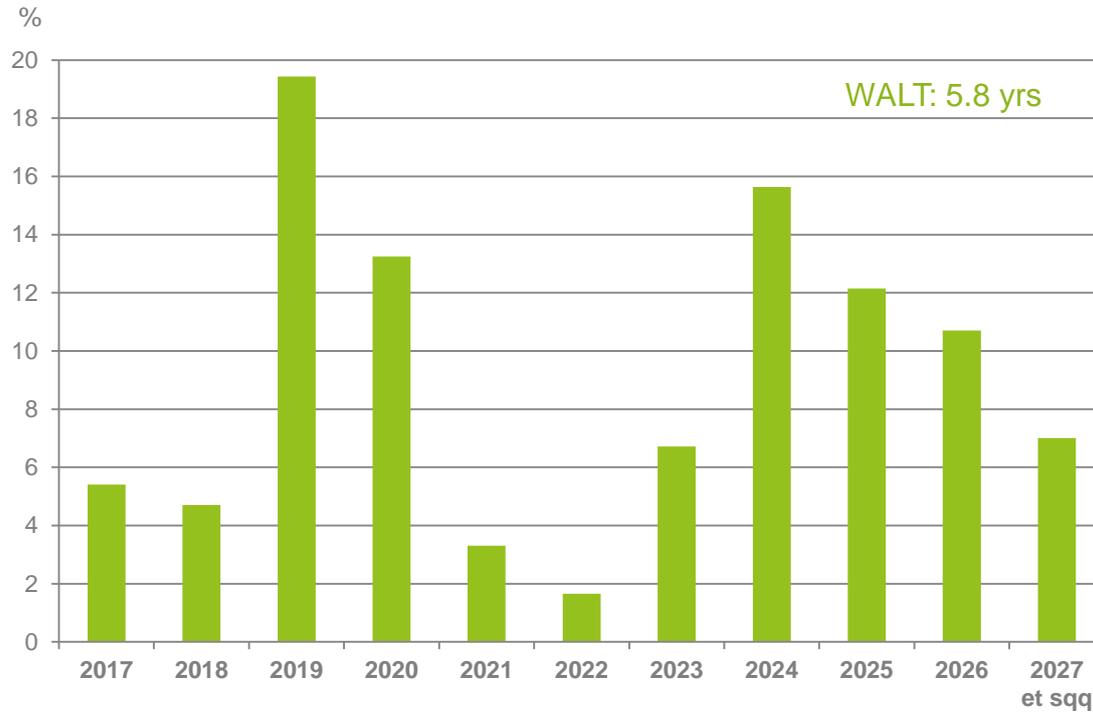


TENANT MIX¹



¹ as % of rental space

EXPIRY PROFILE OF RENTAL CONTRACTS¹

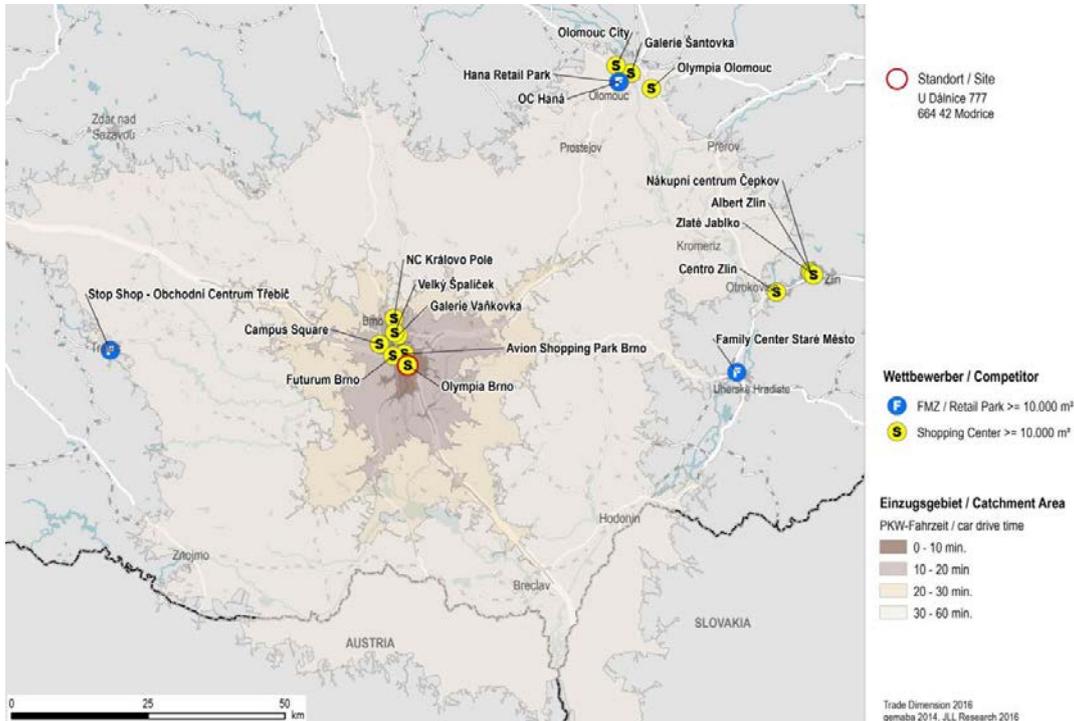


SHOPPING CENTERS

¹ as % of rental income

CATCHMENT AREA / COMPETITION

SHOPPING CENTERS



IMPRESSIONS - OUTSIDE

SHOPPING CENTERS



IMPRESSIONS - OUTSIDE



SHOPPING CENTERS

IMPRESSIONS - INSIDE

SHOPPING CENTERS



FINANCIAL DETAILS

FINANCIALS

- Deutsche EuroShop acquires 100% of the shares in Olympia SPV from Rockspring and ECE European Prime Shopping Centre Fund I (50% each)
- Expected closing in H1 2017
- Total investment: approx. €382 million, net purchase price excl. debt of SPV and excl. acquisition costs: approx. €207 million
- financing by long term debt (approx. €217 million, 57%) and proceeds of capital increase (approx. €165 million, 43%)
- Expected annualised rents 2017: €20.1 million
- Expected NOI yield: 5.1%, expected net initial yield: 5.0%
- The SPV will be fully consolidated
- Guidance for 2017 will be adjusted after the closing of the transaction, presumably with the publication of the annual report 2016



FINANCIAL CALENDAR

2017

23.03.	HSBC RE Conference, Frankfurt	22.06.	Deutsche Bank dbAccess Conference, Berlin
25.03.	Stock Exchange Day, Munich	28.06.	Annual General Meeting, Hamburg
28.03.	Roadshow London, Metzler	15.08.	Half-year Financial Report 2016
30.03.	Roadshow Amsterdam, Commerzbank	05.-06.09.	DES Real Estate Summer
03.04.	Roadshow Munich, Baader Bank	12.-13.09.	BoA Merrill Lynch Global RE Conf., New York
03.04.	Roadshow Zurich, Berenberg	18.09.	Goldman Sachs & Berenberg German Conf., Munich
28.04.	Publication of the Annual Report 2016	19.09.	Baader Investment Conf., Munich
11.05.	Quarterly Statement 3M 2017	29.09.	Societe Generale Pan European RE Conf., London
16.05.	Roadshow Helsinki, M.M. Warburg	04.-06.10.	Expo Real, Munich
19.05.	equinet ESN Conference, Frankfurt	15.11.	Quarterly Statement 9M 2017
19.05.	Warburg Highlights, Hamburg	16.11.	Natixis European Mid Caps Conf., Paris
01.06.	Kepler Cheuvreux German Property Day, Paris	17.11.	Roadshow Amsterdam, Societe Generale
07.06.	Kempen & Co European Property Seminar, Amsterdam	17.11.	Roadshow Brussels, Kempen & Co
15.06.	Roadshow London, Green Street Advisors	21.11.	DZ Bank Equity Conf., Frankfurt
15.06.	Roadshow Warsaw, Berenberg	06.-07.12.	Berenberg European Conf., Pennyhill
16.06.	Roadshow Edinburgh, JP Morgan Cazenove	11.-12.12.	HSBC Global RE Conf., Cape Town

APPENDIX

CONTACT



NICOLAS LISSNER
Manager Investor & Public
Relations

OLAF BORKERS
Chief Financial Officer

WILHELM WELLNER
Chief Executive Officer

PATRICK KISS
Head of Investor & Public
Relations

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

 ir-mall.com
 facebook.com/euroshop
 flickr.com/desag
 slideshare.net/desag
 twitter.com/des_ag
 youtube.com/DeutscheEuroShop

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.