
WILHELM WELLNER


OLAF BORKERS

## KEY CONSOLIDATED FIGURES

| in € million | 01.01. – 31.03.2020 | 01.01. – 31.03.2019 | + / - |
|---|---|---|---|
| Revenue | 55.8 | 56.2 | -0.9% |
| Net operating income (NOI) | 50.0 | 50.6 | -1.2% |
| EBIT | 48.3 | 49.3 | -2.0% |
| EBT (excluding measurement gains / losses[1]) | 40.8 | 42.3 | -3.7% |
| EPRA[2] earnings[5] | 38.5 | 47.6 | -19.1% |
| FFO | 38.6 | 39.1 | -1.3% |
| Consolidated profit | 28.0 | 39.4 | -28.9% |

| in € | 01.01. – 31.03.2020 | 01.01. – 31.03.2019 | + / - |
|---|---|---|---|
| EPRA[2] earnings per share[5] | 0.62 | 0.77 | -19.5% |
| FFO per share | 0.62 | 0.63 | -1.6% |
| Earnings per share | 0.45 | 0.64 | -29.7% |
| Weighted number of no-par-value shares issued | 61,783,594 | 61,783,594 | 0.0% |

| in € million | 31.03.2020 | 31.12.2019 | + / - |
|---|---|---|---|
| Equity[3] | 2,631.6 | 2,601.5 | 1.2% |
| Liabilities | 1,962.1 | 1,957.1 | 0.3% |
| Total assets | 4,593.7 | 4,558.6 | 0.8% |
| Equity ratio in %[3] | 57.3 | 57.1 | |
| LTV ratio in %[4] | 30.7 | 31.5 | |
| Cash and cash equivalents | 182.7 | 148.1 | 23.3% |

[1] Including the share attributable to equity-accounted joint ventures and associates
[2] European Public Real Estate Association
[3] Including 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 prior-year period, including interest accrued for previous years. Without this tax refund, EPRA earnings would have totalled €38.7 million or €0.63 per share.

# LETTER FROM THE EXECUTIVE BOARD

## DEAR SHAREHOLDERS, DEAR READERS,

The coronavirus pandemic is affecting all areas of our lives. Society and the economy are facing the greatest challenge since the Second World War. The top priority is people's health and wellbeing. With over 175 million visitors a year and around 17,000 people directly associated with our shopping centers through their jobs, we at Deutsche EuroShop share this view unreservedly. In the current phase of the gradual reopening of shops in shopping centers, compliance with health requirements and close coordination with the authorities and tenants is therefore of great importance. We are impressed by the fact that the people engaged in operating our shopping centers are doing everything they can, objectively and responsibly and with the greatest personal commitment, to safely resume business operations under these special circumstances. Our special thanks and respect go to them.

The first quarter of 2020 marks a turning point for us with regard to the economic impact of the coronavirus pandemic on our business, as it only includes the negative financial impact of the crisis situation to a limited extent. Accordingly, we can still present satisfactory operating figures for the first three months of the current financial year. Revenue of €55.8 million (-0.9%) and EBIT of €48.3 million (-2.0%) were only slightly below the previous year's levels, resulting from the first coronavirus-related rent losses since mid-March in our foreign centers. As the same quarter of the previous year was positively influenced by one-time special effects, earnings before taxes and valuation (EBT without valuation) fell by 3.7% to €40.8 million (without special effects +2.6%) and EPRA earnings by 19.1% to €38.5 million (without special effects: -0.5%). FFO adjusted for valuation and special effects remained at the previous year's level of €38.6 million.

At present, business closures and restrictions on business operations as well as cautious consumer behaviour are having a direct negative impact on our rental partners and thus on our planned rental income and cash flow. Following the reopening of shops, the focus is on an intensive phase of coordinating economic and cooperative solutions with our rental partners with regard to contractual obligations. The performance of bricks-and-mortar retail sales and the outcome of negotiations with our tenants cannot be quantified in the foreseeable future. Against this background, we have withdrawn our forecast for the whole of 2020 and have also decided to propose to the Annual General Meeting scheduled for 16 June 2020 that the dividend payment for financial year 2019 be suspended. In our view, at this point in time it is essential to maintain as much liquidity as possible in the Company in order to be optimally prepared for the unpredictable months ahead. In addition, we were able to sign agreements with our banks for upcoming refinancings at an early stage in the past quarter. Thanks to these measures and our conservative financing strategy, Deutsche EuroShop has a healthy balance sheet and high liquidity even at the present time and thus has solid financial room for manoeuvre to meet the challenges ahead.

Deutsche EuroShop is generally well positioned even in this exceptional situation and will continue to implement its strategic measures. This includes investing in the attractiveness and tenant mix of our shopping centers, which is being carried out in the current phase as required, as well as increasing digitalisation. With the digital mall concept, we are further bringing together the worlds of offline and online shopping. By the end of 2019, the convenient online product search was already available at all German shopping centers for over 1.9 million products. By gradually linking up more and more retailers and locations, this omnichannel offering will keep growing. We will continue to work intensively on this.

In this time of particular uncertainty, we continue to act with foresight and flexibility – in the interests of all stakeholders. Even though we are unable to estimate the economic impact on Deutsche EuroShop at the present time, we remain confident that our Company will master the current challenges. The opening of a majority of shops is an important first step towards a new normality. We very much hope that you will continue to accompany us on this journey.

Hamburg, May 2020

Wilhelm Wellner Olaf Borkers

## RESULTS OF OPERATIONS

| in € thousand | 01.01.–31.03.2020 | | 01.01.–31.03.2019 | | Change +/- | Change in % |
|---|---|---|---|---|---|---|
| Revenue | | 55,756 | | 56,234 | -478 | -0.9% |
| Operating and administrative costs for property | | -5,726 | | -5,606 | -120 | -2.1% |
| **NOI** | | **50,030** | | **50,628** | **-598** | **-1.2%** |
| Other operating income | | 655 | | 151 | 504 | 333.8% |
| Other operating expenses | | -2,378 | | -1,491 | -887 | -59.5% |
| **EBIT** | | **48,307** | | **49,288** | **-981** | **-2.0%** |
| *At-equity profit / loss* | *6,517* | | *6,973* | | | |
| *Measurement gains / losses (at equity)* | *1,167* | | *606* | | | |
| *Deferred taxes (at equity)* | *181* | | *62* | | | |
| At-equity (operating) profit / loss | | 7,865 | | 7,641 | 224 | 2.9% |
| Interest expense | | -11,003 | | -12,530 | 1,527 | 12.2% |
| Profit / loss attributable to limited partners | | -4,402 | | -4,644 | 242 | 5.2% |
| Other financial gains or losses | | 5 | | 2,576 | -2,571 | -99.8% |
| **Financial gains or losses** (excl. measurement gains / losses) | | **-7,535** | | **-6,957** | **-578** | **-8.3%** |
| **EBT** (excl. measurement gains / losses) | | **40,772** | | **42,331** | **-1,559** | **-3.7%** |
| *Measurement gains / losses* | *-4,735* | | *-1,917* | | | |
| *Measurement gains / losses (at equity)* | *-1,167* | | *-606* | | | |
| Measurement gains / losses (including at-equity profit / loss) | | -5,902 | | -2,523 | -3,379 | -133.9% |
| Income taxes | | -2,180 | | 5,689 | -7,869 | -138.3% |
| *Deferred taxes* | *-4,475* | | *-6,030* | | | |
| *Deferred taxes (at equity)* | *-181* | | *-62* | | | |
| Deferred taxes (including at equity) | | -4,656 | | -6,092 | 1,436 | 23.6% |
| **CONSOLIDATED PROFIT** | | **28,034** | | **39,405** | **-11,371** | **-28.9%** |

### First effects of the coronavirus pandemic on revenues

Revenue for the reporting period came in at €55.8 million. This is 0.9% lower on a comparable basis than in the same period of the previous year (€56.2 million). This was due to the legal measures adopted in our foreign markets since mid-March to cushion the effects of the coronavirus pandemic, which included the suspension of tenancy agreements for tenants affected by the closures. Without these measures, we would have slightly exceeded the revenue of the previous year.

### Property operating and management costs in line with expectations

At €5.7 million, center operating expenses in the reporting period were almost at the same level as in the previous year (€5.6 million). Operating costs, which mainly comprise center management fees, maintenance expenses, write-downs on rent receivables and non-allocable service charges, amounted to 10.3% of revenues, in line with our expectations.

### Other operating income and expenses

Other operating income, stemming primarily from the reversal of provisions, from income from rental receivables written down in previous years and from additional payments in conjunction with ancillary costs, amounted to €0.7 million and was therefore significantly higher than in the previous year. At €0.9 million, other operating expenses, most of which related to general administrative and personnel expenses, were up on the same period last year, in particular as a result of one-off financing costs in connection with the extension of our credit line as well as higher consulting costs.

### EBIT lower than last year

Earnings before interest and taxes (EBIT) at €48.3 million were below the figure for the previous year (€49.3 million), largely due to the coronavirus-driven decline in revenue and rise in other operating expenses.

### Net finance costs down due to one-off interest income in the previous year

Net finance costs (excluding measurement gains / losses) increased by €0.6 million from €-6.9 million to €-7.5 million. In the previous year, other financial gains and losses included a one-off interest refund of €2.6 million for a trade tax refund. Excluding this special effect seen the previous year, net financial costs improved by €2.0 million, in particular due to the further €1.5 million reduction in the interest expenses of group companies. In addition to scheduled repayments, the cheaper refinancing for the Rhein-Neckar-Zentrum Viernheim and the A10 Center Wildau had a positive effect here.

The at-equity profit recognised in financial gains or losses, at €7.9 million, remained almost at the prior-year level (€7.6 million).

### EBT (excluding measurement gains / losses) down

The decline in EBIT and the one-off interest refund the previous year caused EBT (excluding measurement gains / losses) to fall from €42.3 million to €40.8 million (-3.7%).

### Measurement losses influenced by modernisation investments

Measurement losses of €-5.9 million (previous year: €-2.5 million) included investment costs incurred by our portfolio properties (including the at-equity share) mainly in relation with our "At Your Service" and "Mall Beautification" investment programmes.

### Income taxes

Taxes on income and earnings amounted to €-2.2 million (previous year: tax income of €5.7 million) and included a trade tax refund of €7.1 million in the previous year. Deferred taxes resulting mainly from the amortisation of the tax balance sheet for our real estate assets totalled €4.7 million (previous year: €6.1 million).

### EPRA earnings and consolidated profit decline due to special effects the previous year

EPRA earnings, which exclude measurement gains / losses, were positively influenced in the previous year to the extent of €8.9 million by the trade tax refund including the accrued interest income and taking into account the related taxes. Without this one-off effect in the previous year EPRA earnings would have been on a par with the previous year at €38.5 million or €0.62 per share.

Consolidated profit stood at €28.0 million, €11.4 million down on the previous year period (€39.4 million), and earnings per share fell from €0.64 to €0.45.

## EPRA EARNINGS

| | 01.01.–31.03.2020 | | 01.01.–31.03.2019 | |
|---|---|---|---|---|
| | in € thousand | per share in € | in € thousand | per share in € |
| Consolidated profit | 28,034 | 0.45 | 39,405 | 0.64 |
| Measurement gains / losses investment properties[1] | 5,902 | 0.10 | 2,523 | 0.04 |
| Measurement gains / losses derivative financial instruments[1] | -90 | 0.00 | -84 | 0.00 |
| Deferred tax adjustments pursuant to EPRA[2] | 4,656 | 0.07 | 5,724 | 0.09 |
| **EPRA EARNINGS[3]** | **38,502** | **0.62** | **47,568** | **0.77** |
| 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 the previous year, including interest accrued for previous years. Without this tax refund, EPRA earnings would have totalled €38.7 million or €0.63 per share.

### Development of funds from operations (FFO)

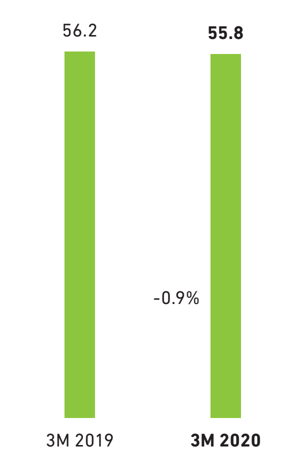
Funds from operations (FFO) are used to finance our ongoing investments in portfolio properties, scheduled repayments on our long-term bank loans and as the basis for the distribution of dividends. Significant non-recurring effects that are not part of the Group's operating activities are eliminated in the calculation of FFO. FFO declined from €39.1 million to €38.6 million or by €0.01 per share to €0.62.

## FUNDS FROM OPERATIONS

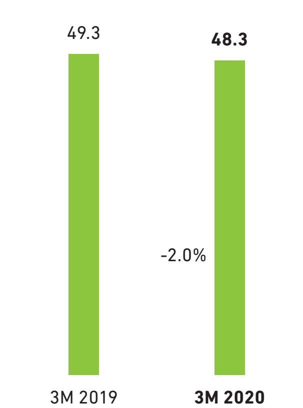
| | 01.01.–31.03.2020 | | 01.01.–31.03.2019 | |
|---|---|---|---|---|
| | in € thousand | per share in € | in € thousand | per share in € |
| Consolidated profit | 28,034 | 0.45 | 39,405 | 0.64 |
| Measurement gains / losses investment properties[1] | 5,902 | 0.10 | 2,523 | 0.04 |
| Tax refund for previous years[2] | 0 | 0.00 | -8,886 | -0.15 |
| Deferred taxes[1] | 4,656 | 0.07 | 6,092 | 0.10 |
| **FFO** | **38,592** | **0.62** | **39,134** | **0.63** |
| 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 Including the tax expense attributable to the interest refund

**REVENUE**
in € million



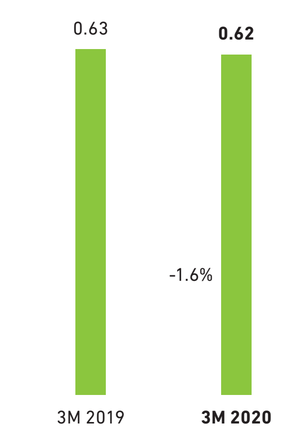

**EBIT**
in € million




**EBT***
in € million


* excluding measurement gains / losses

**FFO PER SHARE**
in €



## FINANCIAL POSITION AND NET ASSETS

### Net assets and liquidity

The Deutsche EuroShop Group's total assets increased slightly compared with the last reporting date, rising by €35.1 million to €4,593.7 million.

### Equity ratio of 57.3%

The equity ratio (including the shares of third-party shareholders) was 57.3%, practically unchanged on the last reporting date (57.1%) and still at a very solid level.

### Liabilities

As at 31 March 2020 current and non-current financial liabilities stood at €1,515.4 million, which was €3.1 million higher than at the end of 2019. The scheduled repayments were offset by a loan increase of €7.4 million to finance investment measures.

Non-current deferred tax liabilities increased by €4.9 million to €383.6 million due to further additions. Other current and non-current liabilities and provisions decreased by €2.9 million.

# REPORT ON EVENTS AFTER THE REPORTING DATE

Between the reporting date on 31 March 2020 and the date the financial statements were prepared the authorities loosened / announced a loosening of the closures made in connection with the coronavirus pandemic. The timelines and regulations varied widely by country or, in the case of Germany, federal state. Since 11 May 2020 all shops in our German shopping centers have essentially been open again for business. In Austria, Poland and Hungary, shops in shopping centers have been largely open since the beginning of May 2020 and in the Czech Republic since 11 May 2020. In general, significant restrictions continue to apply to hospitality and entertainment. Furthermore, extensive health and safety precautions must be observed when operating shopping centers (e.g. face masks must be worn, customer numbers are limited according to shop size and opening hours are restricted).Overall, footfall in the shopping centers shortly after reopening is still well below pre-crisis levels and varies greatly between centers.

No further significant events occurred between the reporting date on 31 March 2020 and the date the financial statements were prepared.

# OUTLOOK

## EXPECTED RESULTS OF OPERATIONS AND FINANCIAL POSITION

At the beginning of April 2020 we withdrew our previous forecast for 2020 because it was not possible to assess the impact of the coronavirus pandemic. It is only recently that more tenants have been able to open their doors in our centers again under certain conditions. However, a quantifiable assessment of the further course of business in 2020 is still not possible at the present time. We expect revenue, EBIT, EBT (excluding measurement gains / losses) and FFO to be below the 2019 figures.

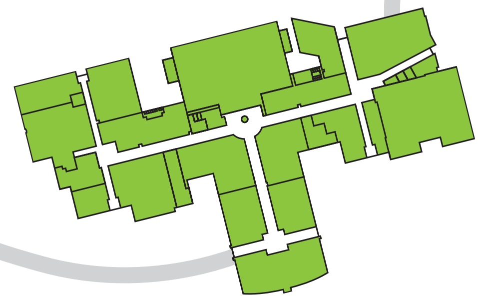
## DIVIDEND PLANNING

As a precaution to secure and further improve the Company's liquidity, the Executive Board has therefore decided to propose to the Annual General Meeting that the net profit remaining following the transfer to the other retained earnings for 2019 be carried forward and the dividend payment suspended. We intend to maintain our dividend policy geared towards continuity following the stabilisation of this extraordinary situation.

# RISK REPORT

The coronavirus pandemic will have an impact on the individual risks of the Group below with respect to the amount of losses and the likelihood of occurrence. As already outlined in our 2019 risk report (see the 2019 financial report, p.18), the extent of this risk is currently not quantifiable. Depending on how the pandemic progresses, the individual risks and the overall risk position will be reviewed and regularly re-evaluated. However, we expect that individual risks will increase in terms of the amount of losses and / or likelihood of occurrence.

We do not believe that the Company currently faces any risks capable of jeopardising its continued existence.



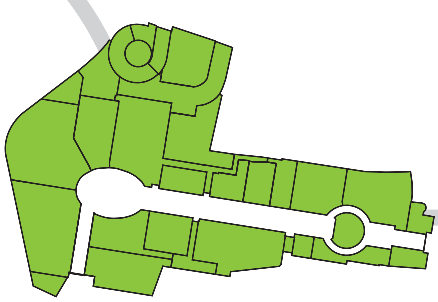
# CONSOLIDATED BALANCE SHEET

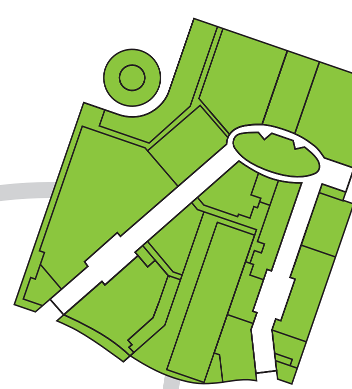
## ASSETS

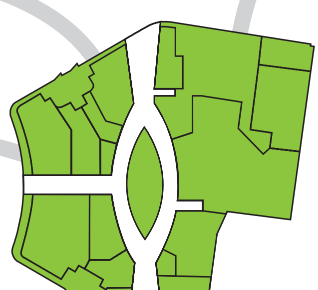
| in € thousand | 31.03.2020 | 31.12.2019 |
|---|---|---|
| **ASSETS** | | |
| **Non-current assets** | | |
| Intangible assets | 53,749 | 53,752 |
| Property, plant and equipment | 394 | 424 |
| Investment properties | 3,822,786 | 3,822,786 |
| Investments accounted for using the equity method | 513,377 | 511,493 |
| **Non-current assets** | **4,390,306** | **4,388,455** |
| | | |
| **Current assets** | | |
| Trade receivables | 7,185 | 7,417 |
| Other current assets | 13,578 | 14,646 |
| Cash and cash equivalents | 182,663 | 148,087 |
| **Current assets** | **203,426** | **170,150** |
| | | |
| **TOTAL ASSETS** | **4,593,732** | **4,558,605** |

## LIABILITIES

| in € thousand | 31.03.2020 | 31.12.2019 |
|---|---|---|
| **EQUITY AND LIABILITIES** | | |
| **Equity and reserves** | | |
| Issued capital | 61,784 | 61,784 |
| Capital reserves | 1,217,560 | 1,217,560 |
| Retained earnings | 999,644 | 970,229 |
| **Total equity** | **2,278,988** | **2,249,573** |
| | | |
| **Non-current liabilities** | | |
| Financial liabilities | 1,498,303 | 1,433,373 |
| Deferred tax liabilities | 383,624 | 378,755 |
| Right to redeem of limited partners | 352,585 | 351,905 |
| Other liabilities | 32,222 | 33,863 |
| **Non-current liabilities** | **2,266,734** | **2,197,896** |
| | | |
| **Current liabilities** | | |
| Financial liabilities | 17,106 | 78,974 |
| Trade payables | 6,938 | 5,805 |
| Tax liabilities | 2,035 | 1,401 |
| Other provisions | 6,972 | 8,120 |
| Other liabilities | 14,959 | 16,836 |
| **Current liabilities** | **48,010** | **111,136** |
| | | |
| **TOTAL EQUITY AND LIABILITIES** | **4,593,732** | **4,558,605** |







# CONSOLIDATED INCOME STATEMENT

| in € thousand | 01.01.– 31.03.2020 | 01.01.– 31.03.2019 |
|---|---:|---:|
| Revenue | 55,756 | 56,234 |
| Property operating costs | -3,074 | -2,957 |
| Property management costs | -2,652 | -2,649 |
| **Net operating income (NOI)** | **50,030** | **50,628** |
| Other operating income | 655 | 151 |
| Other operating expenses | -2,378 | -1,491 |
| **Earnings before interest and taxes (EBIT)** | **48,307** | **49,288** |
| Share in the profit or loss of associated companies and joint ventures accounted for using the equity method | 6,517 | 6,973 |
| Interest expense | -11,003 | -12,530 |
| Profit / loss attributable to limited partners | -4,402 | -4,644 |
| Interest income | 5 | 2,576 |
| **Financial gains or losses** | **-8,883** | **-7,625** |
| **Measurement gains / losses** | **-4,735** | **-1,917** |
| **Earnings before tax (EBT)** | **34,689** | **39,746** |
| Income taxes | -6,655 | -341 |
| **CONSOLIDATED PROFIT** | **28,034** | **39,405** |
| Earnings per share (€) | 0.45 | 0.64 |

# STATEMENT OF COMPREHENSIVE INCOME

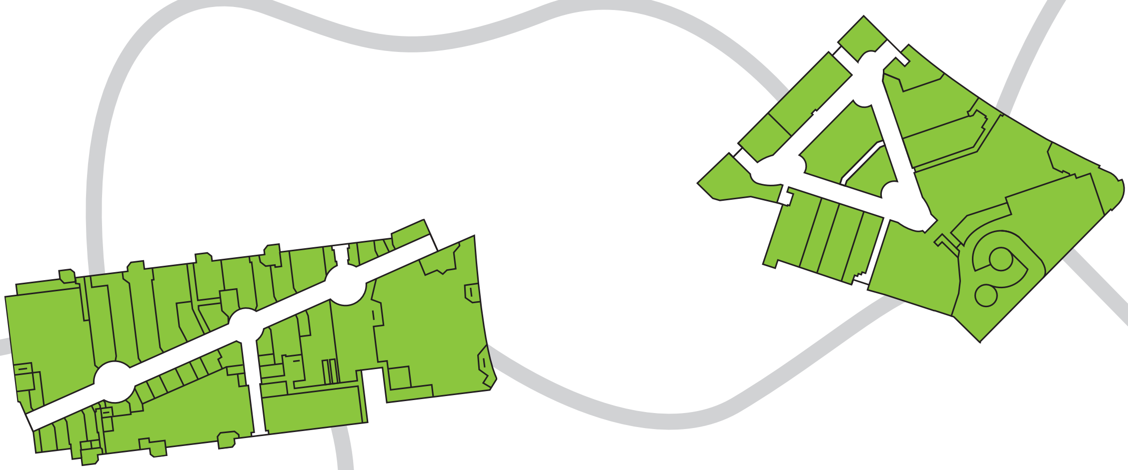
| in € thousand | 01.01.– 31.03.2020 | 01.01.– 31.03.2019 |
|---|---:|---:|
| **Consolidated profit** | **28,034** | **39,405** |
| **Items which under certain conditions in the future will be reclassified to the income statement:** | | |
| Actual share of the profits and losses from instruments used to hedge cash flows | 1,774 | -1,501 |
| Deferred taxes on changes in value offset directly against equity | -393 | 344 |
| **Total earnings recognised directly in equity** | **1,381** | **-1,157** |
| **TOTAL PROFIT** | **29,415** | **38,248** |
| Share of Group shareholders | 29,415 | 38,248 |

# 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 |
|---|---:|---:|---:|---:|---:|---:|---:|
| **01.01.2019** | **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** |
| | | | | | | | |
| **01.01.2020** | **61,783,594** | **61,784** | **1,217,560** | **993,900** | **2,000** | **-25,671** | **2,249,573** |
| Total profit | | 0 | 0 | 28,034 | 0 | 1,381 | 29,415 |
| Dividend payments | | 0 | 0 | 0 | 0 | 0 | 0 |
| **31.03.2020** | **61,783,594** | **61,784** | **1,217,560** | **1,021,934** | **2,000** | **-24,290** | **2,278,988** |

# CONSOLIDATED CASH FLOW STATEMENT

| in € thousand | **01.01.–31.03.2020** | 01.01.–31.03.2019 |
|---|---:|---:|
| **Consolidated profit** | **28,034** | **39,405** |
| Income taxes | 6,655 | 341 |
| Financial gains or losses | 8,883 | 7,625 |
| Amortisation / depreciation of intangible assets and property, plant and equipment with a finite life | 36 | 45 |
| Unrealised changes in fair value of investment property and other measurement gains / losses | 4,735 | 1,917 |
| Distributions and capital repayments received | 4,633 | 5,397 |
| Changes in trade receivables and other assets | 1,300 | 3,634 |
| Changes in current provisions | -1,148 | 1,590 |
| Changes in liabilities | -588 | -1,974 |
| **Cash flow from operating activities** | **52,540** | **57,980** |
| Interest paid | -11,003 | -12,530 |
| Interest received | 5 | 3 |
| Income taxes paid | -1,546 | -1,186 |
| **Net cash flow from operating activities** | **39,996** | **44,267** |
| Outflows for the acquisition of investment properties | -5,054 | -1,921 |
| Outflows for the acquisition of intangible assets and property, plant and equipment | -3 | -19 |
| **Cash flow from investing activities** | **-5,057** | **-1,940** |
| Inflows from financial liabilities | 7,416 | 2,500 |
| Outflows from the repayment of financial liabilities | -4,354 | -898 |
| Outflows from the repayment of lease liabilities | -22 | -28 |
| Payments to limited partners | -3,403 | -3,461 |
| **Cash flow from financing activities** | **-363** | **-1,887** |
| **Net change in cash and cash equivalents** | **34,576** | **40,440** |
| **Cash and cash equivalents at beginning of period** | **148,087** | **116,335** |
| **CASH AND CASH EQUIVALENTS AT END OF PERIOD** | **182,663** | **156,775** |



# 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 € thousand | Domestic | Abroad | Total | Reconciliation | 01.01. – 31.03.2020 |
|---|---|---|---|---|---|
| **Revenue** | **49,233** | **10,227** | **59,460** | **-3,704** | **55,756** |
| (01.01. – 31.03.2019) | (48,790) | (10,913) | (59,703) | (-3,469) | (56,234) |
| **EBIT** | **43,519** | **9,514** | **53,033** | **-4,726** | **48,307** |
| (01.01. – 31.03.2019) | (42,780) | (10,328) | (53,108) | (-3,820) | (49,288) |
| **EBT excl. measurement gains / losses** | **34,308** | **7,851** | **42,159** | **-1,387** | **40,772** |
| (01.01. – 31.03.2019) | (32,120) | (8,571) | (40,691) | (1,640) | (42,331) |
| | | | | | **31.03.2020** |
| **Segment assets** | **3,341,840** | **776,951** | **4,118,791** | **474,941** | **4,593,732** |
| (31.12.2019) | (3,315,952) | (773,700) | (4,089,652) | (468,953) | (4,558,605) |
| **of which investment properties** | **3,246,262** | **743,828** | **3,990,090** | **-167,304** | **3,822,786** |
| (31.12.2019) | (3,246,262) | (743,828) | (3,990,090) | (-167,304) | (3,822,786) |

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, DES Beteiligungs GmbH & Co. KG).

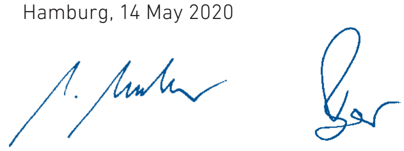
In view of the geographical segmentation, no further information pursuant to IFRS 8.33 is given.

## 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, 14 May 2020



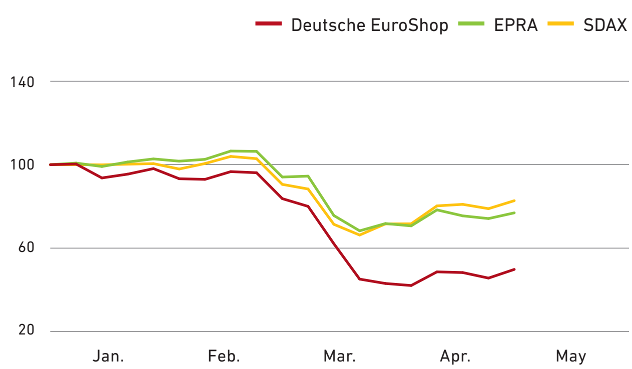
Wilhelm Wellner    Olaf Borkers

## THE SHOPPING CENTER SHARE

Following a year-end closing price* for 2019 of €26.42, Deutsche EuroShop shares were steady in the first few weeks of 2020. On 3 January 2020, the share closed at €26.50, the highest price in the first three months of the year. At the end of February, investor uncertainty rose sharply in connection with the coronavirus pandemic. This led to considerable price falls for our shares, those of our peers and stock markets worldwide. DES shares were trading at €25.40 in the closing auction on 21 February 2020, but ended the first quarter of 2020 at €10.46 on Xetra after a very volatile down market. Deutsche EuroShop's market capitalisation stood at €646.3 million at the end of the period. This equates to a performance of -60.4% for the reporting period. The SDAX fell by 26.1% over the same period.

### DEUTSCHE EUROSHOP VS. SDAX AND EPRA COMPARISON, JANUARY TO MAY 2020

indexed, base of 100, in %




## KEY SHARE DATA

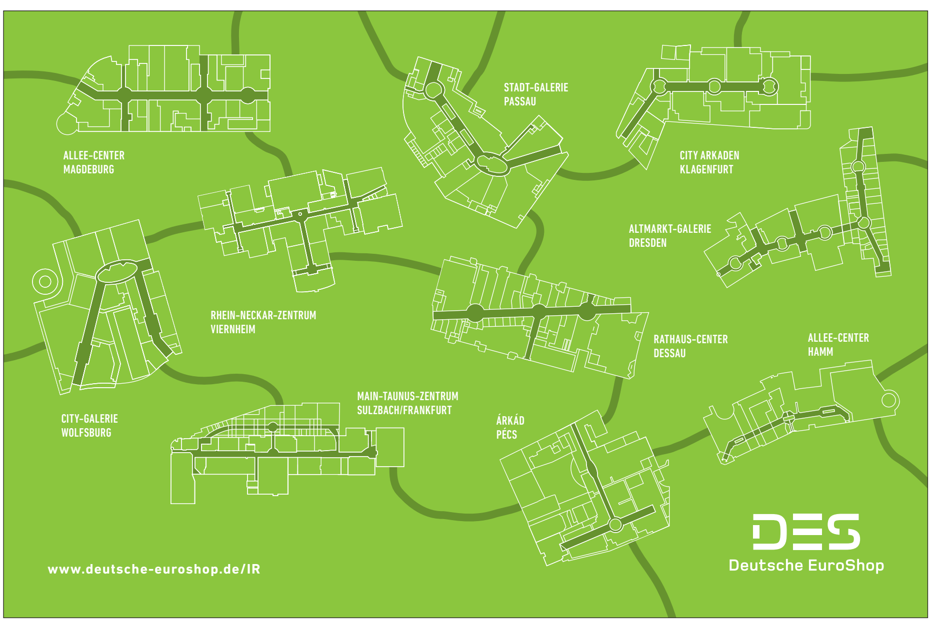
| | |
|---|---|
| Sector / industry group | Financial services / real estate |
| Share capital as at 31.03.2020 | €61,783,594.00 |
| Number of shares as at 31.03.2020 (no-par-value registered shares) | 61,783,594 |
| Dividend for 2019 (proposed) | €0.00 |
| Share price on 30.12.2019 | €26.42 |
| Share price on 31.03.2020 | €10.46 |
| Low / high for the period under review | €26.50 / €9.94 |
| Market capitalisation on 31.03.2020 | €646.3 million |
| Prime Standard | Frankfurt and Xetra |
| OTC markets | Berlin, Düsseldorf, Hamburg, Hanover, Munich and Stuttgart |
| Indices | SDAX, EPRA, GPR 250, EPIX 30, MSCI Small Cap, HASPAX, F.A.Z.-Index |
| ISIN | DE 000748 020 4 |
| Ticker symbol | DEQ, Reuters: DEQGn.DE |

* Unless otherwise specified, all information and calculations are based on Xetra closing prices.

## FINANCIAL CALENDAR 2020

| | |
|---|---|
| **14.05.** | **Quarterly statement 3M 2020** |
| 28.05. | Societe Generale The Nice Conference (virtual) |
| **16.06.** | **Annual General Meeting (virtual)** |
| 17.06. | UniCredit Kepler Cheuvreux German Property Day (virtual) |
| **13.08.** | **Half-year Financial Report 2020** |
| 18.08. | Roadshow London, J.P. Morgan |
| 03.09. | Commerzbank Sector Conference, Frankfurt |
| 07.09. | Jefferies Real Estate Conference, Tel Aviv |
| 21.09. | Goldman Sachs & Berenberg German Conference, Munich |
| 22.09. | Baader Investment Conference, Munich (hybrid) |
| 01.10. | Commerzbank German Real Estate Forum, London |
| 21.10. | Kempen European Property Seminar, Amsterdam |
| **12.11.** | **Quarterly statement 9M 2020** |
| 16.11. | Roadshow Paris, Societe Generale |
| 25.11. | DZ Bank Equity Conference, Frankfurt |

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