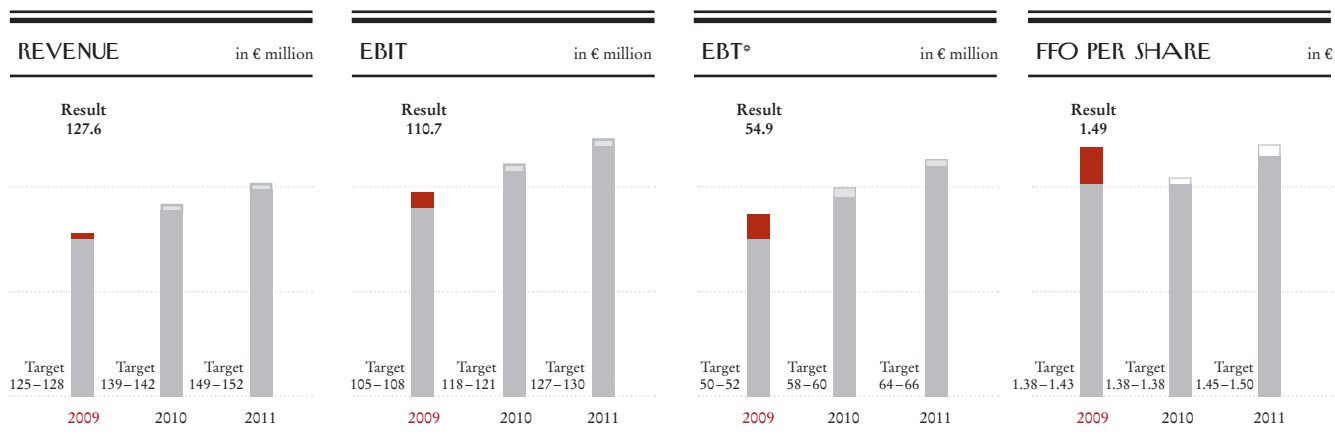


# DEUTSCHE EUROSHOP OVERVIEW



\* excluding measurement gains and losses

## KEY DATA

in € million	2009	2008	Change
Revenue	127.6	115.3	11%
EBIT	110.7	98.1	13%
Net finance costs	-55.9	-49.4	-13%
EBT	40.1	87.0	-54%
Consolidated profit	34.4	68.9	-50%
Earnings per share (€)	1.49	1.38	8%
FFO per share (€)	0.93	1.96	-53%
Equity*	1,044.4	977.8	7%
Liabilities	1,067.8	1,029.1	4%
Total assets	2,112.1	2,006.8	5%
Equity ratio (%)*	49.4	48.7	
LTV-ratio (%)	46.0	46.0	
Gearing (%)*	102	105	
Cash and cash equivalents	81.9	41.7	97%
Net asset value	1,006.9	942.8	7%
Net asset value per share (€)	26.63	27.43	-3%
Dividend per share (€)	1.05**	1.05	0%

\* incl. minority interest

\*\* proposal

# HIGHLIGHTS



## JANUARY

Stake in City-Point Kassel raised to 90%

Deutsche EuroShop overall winner of BIRD survey (Best Investor Relations in Germany) by the investor magazine Börse-Online

## JUNE

Annual General Meeting on 30 June 2009

Deutsche EuroShop is awarded the “Capital Investor Relations Prize 2009” in the MDAX category

## JULY

Distribution of a dividend of €1.05 per share on 1 July 2009

Placement of 3,437,498 new shares from an approx. 10% increase in the share capital with institutional investors

Start of construction for the expansion of Altmarkt-Galerie, Dresden

## NOVEMBER

Ground-breaking ceremony for the expansion of Main-Taunus-Zentrum, Sulzbach

## MULTI-YEAR SHARE OVERVIEW

	2009	2008	2007	2006	2005	2004	2003	2002	2001
Market capitalisation, (basis: year-end closing price) (€m)	895	835	808	965	816	602	527	484	477
Number of shares at year-end	37,812,496	34,374,998	34,374,998	34,374,998	34,374,998	31,250,000	31,250,000	31,250,000	31,250,000
Average number of shares in circulation	36,799,402	35,088,250	34,374,998	34,374,998	31,575,340	31,250,000	31,250,000	31,250,000	31,250,000
High (€)	26.00 (06.01.09)	28.40 (13.05.08)	30.09 (23.04.07)	29.12 (31.03.06)	25.25 (27.07.05)	19.44 (29.12.04)	17.35 (18.11.03)	18.58 (28.05.02)	19.75 (12.03.01)
Low (€)	18.66 (06.03.09)	18.50 (20.11.08)	23.22 (20.08.07)	23.89 (02.01.06)	19.12 (05.01.05)	16.45 (12.08.04)	14.85 (03.03.03)	13.90 (31.10.02)	15.00 (21.09.01)
Year-end closing price (31 Dec) (€)	23.67	24.30	23.50	28.08	23.73	19.26	16.88	15.50	15.25
Dividend per share (€)	1.05*	1.05	1.05	1.05	1.00	0.96	0.96	0.96	0.96
Dividend yield (31 Dec) (%)	4.4	4.3	4.5	3.7	4.2	5.0	5.7	6.2	6.3
Annual performance excl./incl. dividend	-2,6% / 2,1%	3,4% / 7,9%	-16,3% / -13,1%	18,4% / 22,8%	23,2% / 28,7%	14,1% / 19,6%	8,9% / 15,6%	1,6% / 2,7%	-20,6% / -
Average daily trading volume (shares)	113,008	143,297	144,361	93,744	76,786	36,698	12,438	3,558	5,512
EPS (€)	0.93	1.96	2.74	2.92	1.55	0.89	0.61	-0.09**	-0.48**
CFPS (€)	1.72	1.57	1.18	1.08	0.96	0.70	0.67	-	-

All share price information up to 2002 relates to the Frankfurt Stock Exchange; all information from 2003 onwards relates to Xetra

\* proposal      \*\* HGB accounting

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# OUR VALUES- OUR GOALS

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## VALUES

We are the only public company in Germany that invests solely in shopping centers in prime locations. We invest only in carefully chosen properties. High quality standards and a high degree of flexibility are just as important to us as sustained earnings growth from index- and turnover-linked rental contracts. In addition, we boast a higher than average occupancy rate of around 99% and professional center management – these are the pillars of our success.

## GOALS

Deutsche EuroShop does not seek short-term success, but rather long-term growth and the resulting stable increase in the value of our portfolio. Our objective is to distribute an attractive dividend to our shareholders every year from secure long-term income. In order to achieve this, we shall acquire further prime properties and hence establish ourselves as one of the largest companies in Europe focusing on retail properties.