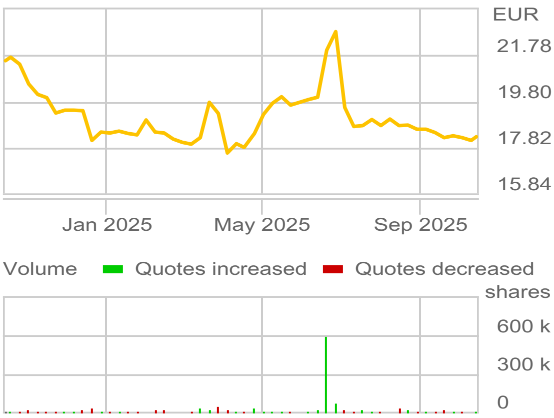
FACT SHEET

Deutsche EuroShop

COMPANY PROFILE

Deutsche EuroShop AG is the sole German publicly listed (since January 2, 2001) real estate company following an investment strategy focused exclusively on shopping centers. The company currently holds participations in 21 European shopping centers in Germany, Austria, Czech Republic, Hungary and Poland.

SHARE CHART



FINANCIAL CALENDAR

Nov 13, 2025	Quarterly Statement 9M

ON TOUR

Nov 20, 2025	Kepler Cheuvreux Pan-European Real Estate Conference

MANAGEMENT BOARD

Hans-Peter Kneip
Member of the Management Board

SUPERVISORY BOARD

- **Peter M. Ballon (C)**
- **Benjamin Paul Bianchi**
- **Stuart E. Keith**
- **Dr. Henning Kreke**
- **Claudia Plath**
- **Chantal Schumacher (VC)**
- **Henning Eggers**
- **Dr. Volker Kraft**
- **Todd Liker**

STOCK FUNDAMENTALS

ISIN	DE0007480204
WKN	748020
Share Type	Ordinary
Bloomberg Code	DEQ@GR
Reuters Code	DEQGn.DE
Ticker	DEQ
Branch	Fincancial Services
Index	SDAX, CDAX, EPRA, MSCI Small Cap, HASPAX, Prime All Share Index, Classic All Share Index
Segment	Prime Standard
Last Dividend	EUR 2.65 (for 2024)
Market Cap	EUR 1.40 bn
52 week high	23.65 EUR
52 week low	16.34 EUR
Stock exchanges	Amtlicher Markt in Frankfurt (Prime Standard); Freiverkehr in Berlin-Bremen, Düsseldorf, Hamburg, Hannover, München und Stuttgart

SHAREHOLDER STRUCTURE

77.2%	Hercules BidCo
11.8%	Private Investors
6.6%	Maren Otto
4.4%	Institutional Investors

FACT SHEET

ANNUAL FIGURE DATA

in Mio. €	2017	2018	2019	2020	2021	2022	2023	2024
Revenue	218.5	225.0	231.5	224.1	211.8	212.8	273.3	271.4
Net operating income (NOI)	197.0	202.9	201.5	166.6	154.2	167.5	214.9	217.4
Earnings before interest and taxes (EBIT)	192.4	199.1	197.5	161.2	152.5	152.4	212.7	216.3
Net finance costs	-35.1	-41.3	-60.6	-108.2	-23.0	-22.3	-43.2	-51.1
Measurement gains/losses	8.6	-55.7	-94.2	-355.8	-58.8	-89.7	-89.7	
Earnings before tax (EBT)	165.8	102.1	42.7	-302.8	70.7	152.4	212.7	216.3
Taxes on income and earnings	-31.5	-22.7	69.4	51.0	-10.8	-5.1	-5.4	-8.1
Consolidated profit	134.3	79.4	112.1	-251.7	59.9	21.4	-38.3	123.5

QUARTERLY FIGURES

	2023		2024			2025	
in Mio. €	Q2	Q3	Q1	Q2	Q3	Q1	Q2
Revenue	67.6	67.8	66.0	66.8	67.1	66.3	65.1
Earnings before interest and taxes (EBIT)	56.1	55.1	54.4	53.0	55.5	53.4	50.5
Financial gains or losses	-9.4	-11.0	-12.1	-8.3	-12.6	-13.8	-14.3
Measurement gains/losses	-35.4	-6.7	-4.7	-12.9	-14.0	-3.4	12.9
Earnings before tax (EBT)	11.4	37.4	37.5	31.8	28.8	36.2	49.1
Consolidated profit	10.5	31.1	32.7	26.8	23.0	31.9	37.9
EPS in €	0.13	0.41	0.43	0.35	0.30	0.42	0.50

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