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 QUARTERLY STATEMENT
 as of 30 September
 2017

LETTER FROM THE EXECUTIVE BOARD

**DEAR SHAREHOLDERS,
 DEAR READERS,**

The positive results of the first nine months of the financial year 2017 confirm our expectations. Revenue rose by nearly 6% to €161.0 million. Net operating income (NOI) also improved by 6% to €144.4 million, while earnings before interest and taxes (EBIT) climbed by around 7% to €140.2 million. Consolidated profit increased by more than 18% from €72.2 million to €85.2 million, and earnings per share were up 11% from €1.34 to €1.49.

EPRA earnings, i.e. operating earnings adjusted for valuation effects, rose considerably from €1.66 to €1.79 per share, which

corresponded to an increase of 8%. Our funds from operations (FFO) grew accordingly from €1.74 per share to €1.88 per share. In absolute terms, FFO stood at €107.6 million, which is almost 15% up on the same period in the previous year.

The improved results are mainly attributable to the new additions to the portfolio, Saarpark-Center Neunkirchen and the Olympia Center in Brno. Our like-for-like rental income in current operations during the first nine months of the financial year declined slightly by 0.7% due to the prevailing situation in the stationary retail sector in Germany.

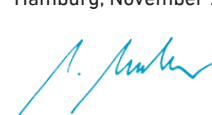
Conversely, positive trends could be seen in turnover rent as well as smaller write-downs of rent receivables during the third quarter. All things considered, the figures are testimony to the sustained stability of our business model which is well positioned with an occupancy rate of around 99% and a diversified mix of more than 2,700 rental agreements.

Besides the acquisition of shopping centers, lower interest costs in particular contributed to the positive business performance. Over the course of the year, the average interest rate for our credit portfolio declined by 80 basis points, from 3.7% to 2.9%. We see further potential here and are working constantly to optimise the financing terms. As expected, our outstanding €100 million convertible bond was nearly fully converted into shares in early November, which improved our equity base even further.

We also have positive news to report on the topic of sustainability that has been one of our priorities for quite some time now. In October, the German Sustainable Building Council (DGNB) awarded sustainability certificates to our centers, seven of which received platinum certification and 13 gold. We not only make every effort to achieve long-term economic success, but also strive to manage our shopping centers in a sustainable manner as well.

Based on our performance to date, we are reaffirming our full-year forecast. Our shareholders can expect a dividend proposal of €1.45 per share.

Hamburg, November 2017



Wilhelm Wellner



Olaf Borkers

CONSOLIDATED KEY FIGURES

in € million	01.01.– 30.09.2017	01.01.– 30.09.2016	+ / -
Revenue	161.0	152.3	5.7 %
Net operating income (NOI)	144.4	136.0	6.1 %
EBIT	140.2	131.5	6.7 %
EBT (excluding measurement gains / losses*)	111.0	97.1	14.3 %
Consolidated profit	85.2	72.2	18.1 %
EPRA** earnings per share in €	1.79	1.66	7.8 %
FFO per share in €	1.88	1.74	8.0 %
Earnings per share (undiluted)	1.49	1.34	11.2 %

in € million	30.09.2017	31.12.2016	+ / -
Equity***	2,422.1	2,240.7	8.1 %
Net financial liabilities	2,141.4	1,873.8	14.3 %
Total assets	4,563.5	4,114.5	10.9 %
Equity ratio (%)***	53.1	54.5	
LTV ratio (%)****	35.5	34.2	
Cash and cash equivalents	81.2	64.0	26.7 %

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

** European Public Real Estate Association

*** incl. third-party interests in equity

**** 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)



RESULTS OF OPERATIONS

Results of operations in € thousand	01.01. – 30.09.2017	01.01. – 30.09.2016	Change + / -	Change in %
Revenue	160,964	152,254	8,710	5.7%
Operating and administrative costs for property	-16,607	-16,210	-397	-2.4%
NOI	144,357	136,044	8,313	6.1%
Other operating income	629	619	10	1.6%
Other operating expenses	-4,742	-5,193	451	8.7%
EBIT	140,244	131,470	8,774	6.7%
At-equity profit / loss	21,950	15,041		
Measurement gains / losses (at-equity)	624	2,212		
Deferred taxes (at-equity)	190	0		
At-equity (operating) profit / loss	22,764	17,253	5,511	31.9%
Interest expense	-40,324	-40,038	-286	-0.7%
Profit / loss attributable to limited partners	-14,007	-13,406	-601	-4.5%
Other finance costs	2,300	1,797	503	28.0%
Net finance costs (excl. measurement gains / losses)	-29,267	-34,394	5,127	14.9%
EBT (excl. measurement gains / losses)	110,977	97,076	13,901	14.3%
Measurement gains / losses	-3,601	-4,803		
Measurement gains / losses (at-equity)	-624	-2,212		
Measurement gains / losses (including at-equity profit / loss)	-4,225	-7,015	2,790	39.8%
Income taxes	-4,093	-3,906	-187	-4.8%
Deferred Taxes	-17,220	-13,983		
Deferred taxes (at-equity)	-190	0		
Deferred taxes (incl. at-equity)	-17,410	-13,983	-3,427	-24.5%
CONSOLIDATED PROFIT	85,249	72,172	13,077	18.1%

Revenue growth as planned thanks to portfolio expansion

Revenue rose in the reporting period by 5.7% to €161.0 million, thus meeting our expectations. This growth can be attributed to the Olympia Center in Brno, which generated revenue of €10.0 million from the second quarter on. In the current retail market environment, rents for existing stock declined slightly by €-1.0 million (-0.7%) in Germany.

Operating and administrative costs for property at 10.3% of revenue

Center operating costs in the reporting period enjoyed a slight €0.4 million rise to €16.6 million and were in line with the budgeted 10.3% of revenue.

Other operating expenses of €4.7 million

Other operating expenses totalled €4.7 million, €0.5 million lower than the previous year's level. In the prior-year period, there was an increase in particular in consulting costs for the audit of acquisition projects as well as higher other financing costs.

EBIT grows at same rate as revenue

At €140.2 million, earnings before interest and taxes (EBIT) were greater than the figure for the previous year (€131.5 million) due to the acquisition of the Olympia Center, which generated EBIT of €9.1 million.

Net finance costs excluding measurement effects significantly higher

Net finance costs (excl. measurement gains / losses) grew by €5.1 million from €-34.4 million to €-29.3 million.

The at-equity profit recognised in net finance costs had a significant effect, increasing by €5.5 million. This was attributable in particular to the acquisition of the Saarpark-Center Neunkirchen on 1 October 2016,



which contributed a total of €4.0 million in 2017. In addition to this, interest expense for the other at-equity accounted companies fell by €1.6 million owing to more favourable refinancing.

The interest expense of Group companies rose slightly by €0.3 million. Lower interest costs due to loan repayments, improved interest conditions and a current short-term interest rate agreement for a loan stood in contrast to the newly added interest expense for the financing of the Olympia Center.

Other finance costs, which consisted mainly of a measurement gain on an interest rate swap for the financing of the Altmarkt-Galerie Dresden, profited from the year-on-year interest rate development and

contributed €+0.5 million to the improved net finance costs.

EBT (excluding measurement gains / losses) up significantly by 14.3%

EBT (excl. measurement gains / losses) rose from €97.1 million to €111.0 million (+14.3%) due in particular to portfolio expansions.

Measurement gains / losses influenced by investments

The measurement loss of €-4.2 million (previous year: €-7.0 million) includes investment costs incurred by our portfolio properties (including the at-equity portion) and subject to normal cyclical variations.

Increase in income taxes

Taxes on income and earnings amounted to €21.5 million (previous year: €17.9 million). Of this, €4.1 million (previous year: €3.9 million) was attributable to taxes paid and €17.4 million (previous year: €14.0 million) to deferred taxes.

Consolidated profit and operating profit up significantly

At €85.2 million, consolidated profit was up by €13.0 million compared with the previous year (€72.2 million). Thus, undiluted earnings per share increased from €1.34 to €1.49 (+11.2%). EPRA earnings per share rose by 7.8% from €1.66¹ to €1.79.

EPRA Earnings	01.01. – 30.09.2017 in € thousand	01.01. – 30.09.2017 per share in €	01.01. – 30.09.2016 in € thousand	01.01. – 30.09.2016 per share in €
Consolidated profit	85,249	1.49	72,172	1.34
Measurement gains / losses investment properties*	4,225	0.07	7,015	0.13
Measurement gains / losses derivative financial instruments*	-2,630	-0.05	-1,746	-0.03
Acquisition costs	276	0.00	379	0.01
Deferred taxes in respect of EPRA adjustments**	15,885	0.28	11,352	0.21
EPRA EARNINGS	103,005	1.79	89,172	1.66
Costs for the convertible bond	1,318		1,757	
EPRA earnings (diluted)	104,323	1.72	90,929	1.59
Weighted number of no-par value shares issued		57,376,321		53,945,536
Weighted number of no-par value shares issued (diluted)		60,621,062		57,211,375

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

** affects deferred taxes on investment properties and derivative financial instruments

¹ In the quarterly report of 30 September 2016, EPRA earnings stood at €1.44 per share. In contrast to the previous year, deferred taxes attributable to the change in the tax balance sheet were also included in 2017. In addition, measurement gains / losses on derivative financial instruments were taken into account. The determination of the previous year's figure was adjusted accordingly. Further details on the EPRA key figures are provided in the "EPRA report" in the Annual Report 2016.

**Positive development of funds
from operations (FFO)**

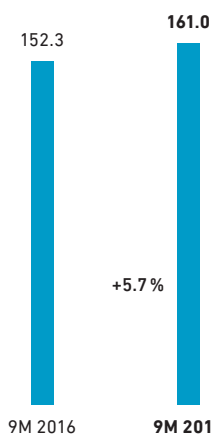
Funds from operations (FFO) are used to finance our ongoing investments in portfolio properties, scheduled repayments on our long-term bank loans and the distribution of dividends. FFO rose from €93.9 million to €107.6 million, or from €1.74 to €1.88 per share (+8.0%).

Funds from Operations	01.01.–30.09.2017 in € thousand	01.01.–30.09.2017 per share in €	01.01.–30.09.2016 in € thousand	01.01.–30.09.2016 per share in €
Consolidated profit	85,249	1.49	72,172	1.34
Bond conversion expense	725	0.01	725	0.01
Measurement gains / losses investment properties *	4,225	0.07	7,015	0.13
Deferred taxes *	17,410	0.31	13,983	0.26
FFO	107,609	1.88	93,895	1.74
FFO (after conversion)**	107,609	1.85		
Weighted number of no-par value shares issued		57,376,321		53,945,536
Weighted number of no-par value shares issued (after conversion)**		58,248,007		

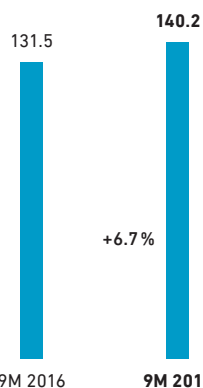
* Including the share attributable to equity-accounted joint ventures and associates

** Taking into account the fact that the convertible bond was nearly fully converted at the end of its term in November 2017.

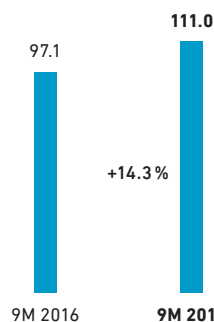
REVENUE
in € million



EBIT
in € million

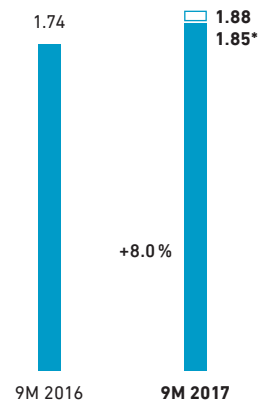


EBT*
in € million



* excluding measurement gains / losses

FFO PER SHARE
in €



* Under the assumption that the convertible bond has been fully converted at the end of its term in November 2017.



FINANCIAL POSITION AND NET ASSETS

Significant increase in total assets due to the acquisition of the Olympia Center

The acquisition of the Olympia Center led to a €443.7 million increase in the total assets of the Deutsche EuroShop Group as at the balance sheet date, and is mainly attributable to investment properties (€+374.0 million). Furthermore, goodwill of €53.9 million was recognised, which was virtually offset by deferred tax liabilities. The deferred tax liabilities were generated within the scope of the acquisition and will not be realised due to our intention to hold them over the long term.

Net assets and liquidity

Excluding the acquisition of the Olympia Center, total assets grew by €5.3 million during the period under review. This was mainly attributable to the increase in cash and cash equivalents over 31 December 2016.

Equity ratio of 53.1%

In order to finance the equity required for the acquisition of the Olympia Center, a cash capital increase was carried out in March by utilizing some of the authorised capital. The Deutsche EuroShop Group obtained €165 million (before deduction of transaction costs amounting to €1.4 million) from the capital increase.

During the third quarter of 2017, holders of the convertible bond exercised their rights for the first time and converted bonds with a nominal value of €8.6 million into Deutsche EuroShop AG shares.

The equity ratio (including the shares of third-party shareholders) was 53.1%, slightly down compared to the last reporting date (54.5%).

Liabilities

Current and non-current financial liabilities of €1,646.7 million were €201.1 million higher than their level at the end of 2016, due to the initial consolidation of the Olympia Center and the raising of a long-term €130 million loan in the reporting period. Non-current deferred tax liabilities increased by €71.8 million to €431.2 million due to the acquisition of the Olympia Center and additional provisions.

REPORT ON EVENTS AFTER THE BALANCE SHEET DATE

By the end of the conversion deadline of 6 November 2017, nearly all holders of the convertible bonds had exercised their option to convert these bonds into shares of Deutsche EuroShop AG. A total nominal value of €99.5 million (equivalent to 99.5%) of the convertible bond was converted into 3,378,598 shares. The total number of Deutsche EuroShop AG shares (= voting rights) therefore stands at 61,783,594. No further significant events occurred between the balance sheet date of 30 September 2017 and the date of preparation of the financial statements.

OUTLOOK

EXPECTED RESULTS OF OPERATIONS AND FINANCIAL POSITION

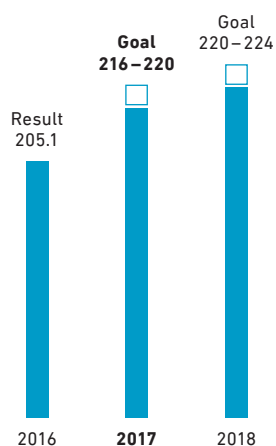
After the first nine months of the year were on track, we stand by our forecasts for financial year 2017 and continue to expect:

- revenue of between €216 million and €220 million
- earnings before interest and taxes (EBIT) of between €187 million and €191 million
- earnings before taxes (EBT) excluding measurement gains / losses of between €145 million and €148 million
- funds from operations (FFO) of between €140 million and €143 million or between €2.42 and €2.46 per share²

² The FFO per share in 2017 was calculated based on an average time-weighted number of shares of 58.2 million and the assumption that the convertible bond will be fully converted at the end of its term in November 2017. For financial year 2018, the average time-weighted number of shares assuming full conversion will increase to €61.8 million.

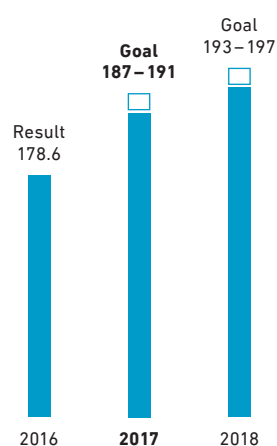
REVENUE

in € million



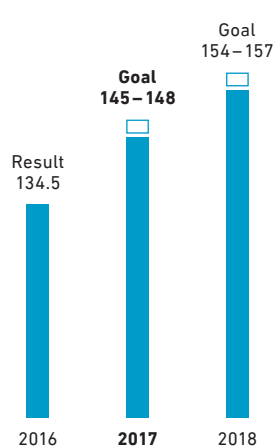
EBIT

in € million



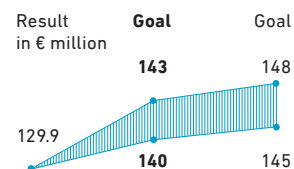
EBT*

in € million

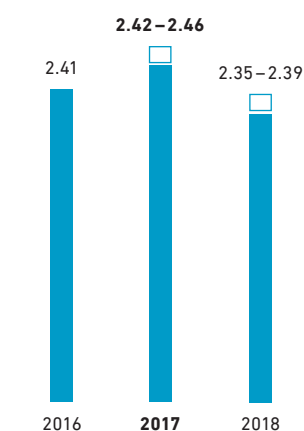


FFO

Result in € million



per share in €



Number of shares in million

53.9 58.2** 61.8

* excluding measurement gains / losses

** after conversion of the convertible bond, time-weighted at the balance sheet date

Dividend policy

We intend to maintain our long-term dividend policy and plan to propose a dividend of €1.45 per share for 2017.

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 2016 is therefore still applicable (Annual Report 2016, pg. R16 ff.).



CONSOLIDATED BALANCE SHEET

Assets

in € thousand	30.09.2017	31.12.2016
ASSETS		
Non-current assets		
Intangible assets	53,889	29
Property, plant and equipment	218	267
Investment properties	3,896,530	3,520,824
Investments accounted for using the equity method	519,334	515,361
Other financial assets	52	52
Non-current assets	4,470,023	4,036,533
Current assets		
Trade receivables	1,587	6,601
Other current assets	10,748	7,277
Cash and cash equivalents	81,154	64,046
Current assets	93,489	77,924
TOTAL ASSETS	4,563,512	4,114,457

Liabilities

in € thousand	30.09.2017	31.12.2016
EQUITY AND LIABILITIES		
Equity and reserves		
Issued capital	58,697	53,945
Capital reserves	1,129,823	961,970
Retained earnings	908,301	900,233
Total equity	2,096,821	1,916,148
Non-current liabilities		
Financial Liabilities	1,527,357	1,242,754
Deferred tax liabilities	431,168	359,365
Right to redeem of limited partners	325,311	324,559
Other liabilities	44,658	49,083
Non-current liabilities	2,328,494	1,975,761
Current liabilities		
Financial liabilities	119,348	202,827
Trade payables	2,185	1,394
Tax liabilities	1,171	649
Other provisions	6,285	6,644
Other liabilities	9,208	11,034
Current liabilities	138,197	222,548
TOTAL EQUITY AND LIABILITIES	4,563,512	4,114,457

CONSOLIDATED INCOME STATEMENT

in € thousand	01.07. – 30.09.2017	01.07. – 30.09.2016	01.01. – 30.09.2017	01.01. – 30.09.2016
Revenue	55,169	50,424	160,964	152,254
Property operating costs	-3,505	-3,562	-8,692	-8,559
Property management costs	-2,651	-2,528	-7,915	-7,651
Net operating income (NOI)	49,013	44,334	144,357	136,044
Other operating income	287	117	629	619
Other operating expenses	-1,552	-1,806	-4,742	-5,193
Earnings before interest and taxes (EBIT)	47,748	42,645	140,244	131,470
Share in the profit or loss of associated companies and joint ventures using the equity method	7,195	5,572	21,950	15,041
Interest expense	-13,410	-12,900	-40,324	-40,038
Profit / loss attributable to limited partners	-4,688	-4,506	-14,007	-13,406
Other financial income and expenditure	793	744	2,271	1,746
Interest income	8	4	28	50
Income from investments	1	1	1	1
Net finance costs	-10,101	-11,085	-30,081	-36,606
Measurement gains / losses	-1,392	-1,554	-3,601	-4,803
Earnings before tax (EBT)	36,255	30,006	106,562	90,061
Income taxes	-7,239	-6,507	-21,313	-17,889
CONSOLIDATED PROFIT	29,016	23,499	85,249	72,172
Earnings per share (€), undiluted	0.50	0.44	1.49	1.34
Earnings per share (€), diluted	0.47	0.42	1.43	1.29

STATEMENT OF COMPREHENSIVE INCOME

in € thousand	01.07. – 30.09.2017	01.07. – 30.09.2016	01.01. – 30.09.2017	01.01. – 30.09.2016
Consolidated profit	29,016	23,499	85,249	72,172
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	1,075	-338	5,685	-6,855
Deferred taxes on changes in value offset directly against equity	-231	83	-1,099	1,557
Total earnings recognised directly in equity	844	-255	4,586	-5,298
TOTAL PROFIT	29,860	23,244	89,835	66,874
Share of Group shareholders	29,860	23,244	89,835	66,874



CONSOLIDATED CASH FLOW STATEMENT

in € thousand	01.01. – 30.09.2017	01.01. – 30.09.2016*
Consolidated profit	85,249	72,172
Income taxes	21,313	17,889
Net finance costs	30,081	36,606
Depreciation of intangible assets and property, plant and equipment	43	56
Unrealised changes in fair value of investment property	3,601	4,803
Distributions and capital repayments received	17,977	16,254
Changes in trade receivables and other assets	2,065	3,404
Changes in current provisions	-359	-185
Changes in liabilities	-4,032	-4,594
Cash flow from operating activities	155,938	146,405
Interest paid	-39,043	-38,807
Interest received	28	50
Income taxes paid	-5,269	-3,756
Net cash flow from operating activities	111,654	103,892
Outflows for the acquisition of investment properties	-5,614	-13,955
Inflows from disposal of intangible assets and property, plant and equipment	26	51
Outflows for the acquisition of intangible assets and property, plants and equipment	-13	-50
Inflows from the disposal of financial assets	0	2,820
Outflows for the acquisition of non-current financial assets	0	-193
Acquisition of a subsidiary less acquired cash and cash equivalents	-199,437	0
Cash flow from investing activities	-205,038	-11,327
Inflows from financial liabilities	130,000	30,000
Outflows from the repayment of financial liabilities	-88,380	-41,231
Payments to limited partners	-12,948	-13,500
Inflows from capital increases	163,587	0
Payments to Group shareholders	-81,767	-72,826
Cash flow from financing activities	110,492	-97,557
Net change in cash and cash equivalents	17,108	-4,992
Cash and cash equivalents at beginning of period	64,046	70,699
CASH AND CASH EQUIVALENTS AT END OF PERIOD	81,154	65,707

* In order to improve the presentation of the financial position, the cash flow statement has been revised and the statement from the previous year adjusted in line with the new recognition standards. In so doing, there were no changes in the cash flows from operating activities, investment and finance activities in the previous year. Essentially, the adjustments involved the disclosures previously made in the Annex in relation to interest and tax payments being transferred to the cash flow statement, the separate recognition of dividends and cash payments received and the unnetted recognition of inflows and outflows from financial liabilities.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

in € thousand	Number of shares outstanding	Share capital	Capital reserves	Other retained earnings	Statutory reserve	Available for sale reserve	Cash flow hedge reserve	Total
01.01.2016	53,945,536	53,945	961,970	783,178	2,000	-15	-33,219	1,767,859
Total profit		0	0	72,172	0	0	-5,298	66,874
Dividend payments		0	0	-72,826	0	0	0	-72,826
30.09.2016	53,945,536	53,945	961,970	782,524	2,000	-15	-38,517	1,761,907
01.01.2017	53,945,536	53,945	961,970	932,109	2,000	-22	-33,854	1,916,148
Total profit		0	0	85,249	0	0	4,586	89,835
Capital increase	4,459,460	4,460	159,583	0	0	0	0	164,043
Capital increase through conversion of bonds	292,019	292	8,270	0	0	0	0	8,562
Dividend payments		0	0	-81,767	0	0	0	-81,767
30.09.2017	58,697,015	58,697	1,129,823	935,591	2,000	-22	-29,268	2,096,821

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.

At the start of the financial year 2017, the internal reporting was further developed with the aim of being better able to assess the contribution of the respective segments to the individual performance indicators as well as to the Group's success. In comparison to the previous procedure, the income, expenditure, assets and liabilities of the joint ventures will in future be consolidated proportionately with their Group share in the internal reports.

Previously, these were recorded using the at-equity method, as IFRS 11 also stipulates for external reports.

Similarly, for subsidiaries in which the Group is not the sole shareholder, income, expenditure, assets and liabilities are no longer consolidated in their entirety but only proportionately according to the corresponding Group share. This results in the segments being divided as followed:

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. Further, this still includes the elimination of intra-Group activities between the segments.

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

BREAKDOWN BY SEGMENT

in € thousand	Domestic	International	Total	Reconciliation	01.01.-30.09.2017
Revenue (01.01.-30.09.2016)	145,580 (142,498)	25,861 (15,454)	171,441 (157,952)	-10,477 (-5,698)	160,964 (152,254)
EBIT (01.01.-30.09.2016)	128,128 (125,775)	23,992 (14,230)	152,120 (140,005)	-11,876 (-8,535)	140,244 (131,470)
EBT excl. measurement gains / losses (01.01.-30.09.2016)	93,271 (89,960)	20,870 (10,746)	114,141 (100,706)	-3,164 (-3,630)	110,977 (97,076)
					30.09.2017
Segment assets (31.12.2016)	3,420,278 (3,417,174)	803,486 (357,083)	4,223,764 (3,774,257)	339,748 (340,200)	4,563,512 (4,114,457)
of which investment properties (31.12.2016)	3,382,944 (3,382,151)	719,257 (344,330)	4,102,201 (3,726,481)	-205,671 (-205,657)	3,896,530 (3,520,824)



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 November 2017

Wilhelm Wellner

Olaf Borkers

THE SHOPPING CENTER SHARE

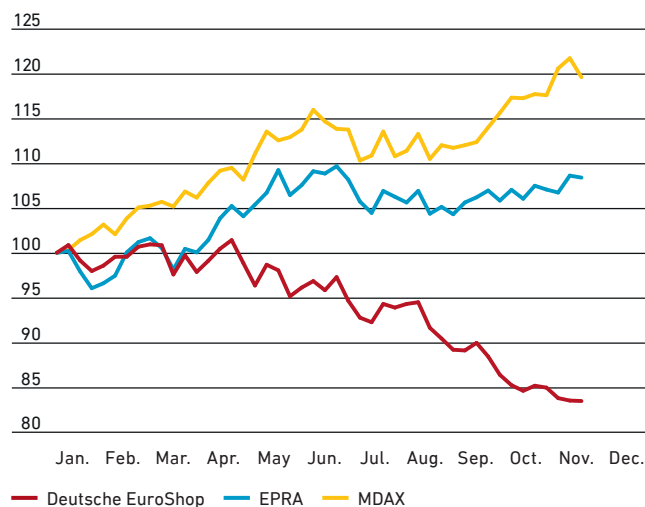
Following a year-end closing price for 2016 of €38.67, Deutsche EuroShop shares started the new year in what was at first a very stable market overall without any lasting directional trend. On 18 April 2017, the share price reached €39.32, its high for the first six months of the year. From the end of April onwards, the share delivered a weaker performance in an environment that was particularly negative for commercial real estate. Standing at €31.37, the share price came down to its lowest level for the period on 28 September 2017, recovering a little by the end of the reporting period, i.e. only one day later, at €31.73. Taking into account the dividend of €1.40 paid on 3 July 2017, this corresponds to a performance of -14.6%. The MDAX rose by 17.2% over the same period. Deutsche EuroShop's market capitalisation stood at €1.86 billion at the end of the third quarter of 2017.

Key share data

Sector / industry group	Financial services / real estate
Share capital as at 06.11.2017	€61,783,594.00
Number of shares as at 06.11.2017 (no-par-value registered shares)	61,783,594
Dividend for 2016 (paid on 03.07.2017)	€1.40
Share price on 30.12.2016	€38.67
Share price on 30.09.2017	€31.73
Low / high for the period under review	€31.37 / €39.32
Market capitalisation on 30.09.2017	€1.86 billion
Prime Standard	Frankfurt and Xetra
OTC markets	Berlin-Bremen, Dusseldorf, Hamburg, Hanover, Munich and Stuttgart
Indices	MDAX, EPRA, GPR 250, EPIX 30, MSCI Small Cap, EURO STOXX, STOXX Europe 600, HASPAX, F.A.Z.-Index
ISIN	DE 000748 020 4
Ticker symbol	DEQ, Reuters: DEQn.DE

Deutsche EuroShop vs. MDAX and EPRA

Comparison January to November 2017, indexed, base of 100, in %



FINANCIAL CALENDAR 2017/2018

2017

15.11.	Quarterly Statement 9M 2017
16.11.	Natixis European Mid Caps Conference, Paris
17.11.	Brussels Roadshow, Kempen & Co
21.11.	DZ Bank Equity Conference, Frankfurt
29.11.	Supervisory Board meeting, Hamburg
05.12.	Berenberg European Conference, Pennyhill
11.12. – 12.12.	HSBC Global Real Estate Conference, Cape Town
18.12. – 19.12.	Abu Dhabi Roadshow, Dubai, Berenberg

Our financial calendar is updated continuously.

Please check our website for the latest events:

<http://www.deutsche-euroshop.com/ir>

2018

11.01. – 12.01.	Oddo MidCap Forum, Lyon
16.01.	Kepler Cheuvreux GCC, Frankfurt
20.03.	Preliminary results of the financial year 2017
18.04.	Audit Committee meeting, Hamburg
25.04.	Supervisory Board meeting, Hamburg
27.04.	Publication of 2017 Annual Report
15.05.	Quarterly statement 3M 2018
28.06.	Annual General Meeting, Hamburg
28.06.	Supervisory Board meeting, Hamburg
14.08.	Half-year Financial Report 2018
28.09.	Supervisory Board meeting, Hamburg
14.11.	Quarterly Statement 9M 2018
29.11.	Supervisory Board meeting, Hamburg



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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 (-).