KEY CONSOLIDATED FIGURES

in € million	01.01.– 30.09.2021	01.01.– 30.09.2020	+/-
Revenue[5]	157.8	168.7	-6.4%
Net operating income (NOI)	113.7	121.1	-6.1%
EBIT	111.5	118.1	-5.6%
EBT (excluding measurement gains / losses[1])	90.5	93.4	-3.1%
EPRA[2] earnings	88.2	90.8	-2.9%
FFO	88.2	90.9	-3.0%
Consolidated profit	44.1	-105.5	

in €	01.01.– 30.09.2021	01.01.– 30.09.2020	+/-
EPRA[2] earnings per share	1.43	1.47	-2.7%
FFO per share	1.43	1.47	-2.7%
Earnings per share	0.71	-1.71	
Weighted number of no-par-value shares issued	61,783,594	61,783,594	0.0%

in € million	30.09.2021	31.12.2020	+/-
Equity[3]	2,364.5	2,314.8	2.1%
Liabilities	1,894.8	1,922.6	-1.4%
Total assets	4,259.3	4,237.4	0.5%
EPRA[2] NTA	2,357.9	2,309.7	2.1%
EPRA[2] NTA per share in €	38.16	37.38	2.1%
Equity ratio in %[3]	55.5	54.6	
LTV ratio in %[4]	31.1	32.9	
LTV ratio (pro rata) in %[4]	34.0	35.8	
Cash and cash equivalents	306.1	266.0	15.1%

1 Including the share attributable to joint ventures and associates accounted for using the equity method
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 financial investments accounted for using the equity method). The LTV ratio (pro rata) is calculated on the basis of the Group's share in the subsidiaries and joint ventures.
5 Figures shown within net operating income were changed as at 31 December 2020 and the previous year's quarterly figures have been adjusted for easier comparability. Please refer to the comments in the notes to the 2020 consolidated financial statements under section "4. New accounting standards and changes in presentation".

LETTER FROM THE EXECUTIVE BOARD

Dear Shareholders,
Dear Readers,

In the third quarter of the current business year, there was a further improvement in the coronavirus situation. Society and economic life have made good progress towards normality. People are coming back to cities to socialise and enjoy themselves, and are eager to taking advantage of the varied shopping experiences offered by the bricks-and-mortar retail trade and to eat out at local cafés and restaurants. But there are still negative constraints on our business. Masks must still be worn in most of our shopping centers and various access restrictions are in place. These security measures may also be tightened again with the current seasonal increase in infection numbers. However, given the vaccination status of the population we remain optimistic that the authorities will remain in a good position to contain the pandemic overall, even if there are temporarily higher rates during the winter.

Customer footfall at our shopping centers hit 75% of pre-coronavirus levels in the third quarter. The revenue from our tenants grew faster than customer footfall. In the third quarter, it averaged 90% of pre-crisis levels. Most notably, shopping centers with fewer restrictions performed better than their peers. After the requirement to wear a mask was lifted, customer footfall and tenant revenue jumped on the back of pent-up demand. We expect this recovery to continue as restrictions are eased further.

Our key financial figures reflect the impact of the pandemic and store closures in the first five months of the financial year and their aftermath. Revenue and EBIT came in at €157.8 million (-6.4%) and €111.5 million (-5.6%) respectively, down on the same period in 2020, which itself had been affected – albeit to a lesser extent – by the business closures during the first lockdown. Earnings before taxes and measurement gains / losses (EBT before measurement) fell by 3.1% to €90.5 million. EPRA earnings and FFO adjusted for measurement and special effects were both €88.2 million, a decline of 2.9% and 3.0%

respectively on the previous year. The collection ratio continued to improve as the reopenings progressed, rising to 98% in the third quarter. Group liquidity made further gains since the start of the year, aided by lower capital expenditure during the closure periods and payments for investment loans.

We have reached agreements with many of our tenants to mitigate the negative effects and after-effects of the lockdown phases on the bricks-and-mortar retail trade. In addition, the recent significant improvement in government assistance programmes has afforded retailers some relief, which is helping to safeguard our properties. Our occupancy rate is currently 94.7%, compared with 95.4% at the end of 2020. In this situation, high priority has been given to re-letting expiring leases or coronavirus-related vacancies.

By the summer, we were able to successfully conclude all pending refinancing transactions for the current financial year at attractive conditions. A total of four loans with a combined volume of €191 million have been extended or refinanced with our banking partners for a further ten years. There is good interest in the banking market for the current upcoming refinancing in 2022. During this phase, we will continue to coordinate with our financing banks and savings banks on an ongoing basis and in a spirit of trust.

Based on the current situation, we are still expecting funds from operations (FFO) of €1.70 to €1.90 per share for the 2021 financial year (2020: €2.00). This is based on a sustained ability to manage the pandemic situation without fresh store closures or significant restrictions on center operations, a further recovery in tenant revenues, especially in the upcoming Christmas business period, as well as a stabilisation in the collection ratio at the recently significantly improved level.

We thank you for your continued trust.

Hamburg, November 2021

Wilhelm Wellner | Olaf Borkers

Wilhelm Wellner
and Olaf Borkers

RESULTS OF OPERATIONS

RESULTS OF OPERATIONS

in € thousand	01.01.–30.09.2021		01.01.–30.09.2020 (adjusted)[1]		Change	
					+/-	in %
Revenue		157,815		168,689	-10,874	-6.4%
Operating and administrative costs for property		-23,551		-20,853	-2,698	-12.9%
Write-downs and derecognition of receivables		-20,537		-26,768	6,231	23.3%
NOI		**113,727**		**121,068**	**-7,341**	**-6.1%**
Other operating income		3,521		2,393	1,128	47.1%
Other operating expenses		-5,775		-5,390	-385	-7.1%
EBIT		**111,473**		**118,071**	**-6,598**	**-5.6%**
At-equity profit / loss	*21,427*		*-31,934*			
Measurement gains / losses (at equity)	*-2,652*		*49,893*			
Deferred taxes (at equity)	*14*		*-88*			
At-equity (operating) profit / loss		18,789		17,871	918	5.1%
Interest expense		-29,821		-32,746	2,925	8.9%
Profit / loss attributable to limited partners		-9,911		-9,802	-109	-1.1%
Other financial gains or losses		5		8	-3	-37.5%
Financial gains or losses (excl. measurement gains / losses)		**-20,938**		**-24,669**	**3,731**	**15.1%**
EBT (excl. measurement gains / losses)		**90,535**		**93,402**	**-2,867**	**-3.1%**
Measurement gains / losses	*-40,276*		*-171,450*			
Measurement gains / losses (at equity)	*2,652*		*-49,893*			
Measurement gains / losses (including at-equity profit / loss)		-37,624		-221,343	183,719	83.0%
Taxes on income and earnings		-2,291		-2,536	245	9.7%
Deferred taxes	*-6,536*		*24,856*			
Deferred taxes (at equity)	*-14*		*88*			
Deferred taxes (including at equity)		-6,550		24,944	-31,494	
CONSOLIDATED PROFIT		**44,070**		**-105,533**	**149,603**	

[1] Figures shown within net operating income were changed as at 31 December 2020 and the previous year's quarterly figures have been adjusted for easier comparability. Please refer to the comments in the notes to the 2020 consolidated financial statements under section "4. New accounting standards and changes in presentation".

Revenue affected by the coronavirus pandemic

Revenue for the reporting period came in at €157.8 million. On a like-for-like basis, this constituted a decrease of 6.4% compared with the same period last year (€168.7 million) due to the longer store closure periods compared with 2020. In our foreign markets, statutory regulations, among other things, provided for the temporary suspension of payment obligations under rental agreements for tenants affected by the closures. Other factors responsible for the decline in revenue, mainly due to the pandemic, included losses from tenants who encountered payment difficulties, lower revenue-linked rents as well as higher vacancy rates.

Center operating expenses up on previous year due to higher non-apportionable ancillary costs

Center operating costs of €23.6 million in the reporting period, mainly comprising center management fees, non-apportionable ancillary costs, land taxes, building insurance and maintenance, increased year on year by 12.9%. This was due to higher vacancy-related, non-apportionable ancillary costs, which could not be fully offset despite the timely introduction of targeted cost-cutting measures.

Coronavirus-related impairments had a significant negative impact on the first nine months of the year

Write-downs and the derecognition of receivables weighed heavily on the first three quarters of 2021, at €20.5 million (previous year: €26.8 million). The extent of the write-downs depended on the current status of negotiations with tenants regarding lockdown-related rent reductions as well as on tenant payment patterns.

Write-downs and the derecognition of receivables in the reporting period of €16.4 million took into account both the rental concessions already contractually agreed and the further rental concessions expected on receivables outstanding as at the reporting date. In addition, receivables had to be derecognised or written down individually (€4.1 million), in particular due to insolvency.

Other operating income and expenses

Other operating income, stemming primarily from the reversal of provisions, from income from rental receivables for which impairment losses had been recognised in previous years and from additional payments with respect to ancillary costs, amounted to €3.5 million, representing an increase on the previous year. In addition, a one-off gain from the refund of a road expansion contribution paid in 2018 in the amount of €0.5 million had a positive effect. Due to coronavirus-related higher consulting costs, other operating expenses, which mainly comprise general administrative costs and personnel costs, came in slightly higher than in the previous year at €5.8 million.

EBIT lower than last year

Earnings before interest and taxes (EBIT) were €111.5 million, down on the figure for the previous year (€118.1 million), due largely to the coronavirus-driven decline in revenue.

Improvement in financial gains or losses excluding measurement effects

At €-20.9 million, net financial gains or losses (excluding measurement gains / losses) were up on the same period of 2020 (€-24.7 million). As in the previous year, at-equity (operating) earnings were negatively impacted by coronavirus-related write-downs on rental receivables and revenue arrears; they amounted to €18.8 million, only slightly above the prior-year level (€17.9 million). The interest expenses of Group companies were reduced by a further €2.9 million. In addition to scheduled repayments, the better refinancing terms for the City-Arkaden Wuppertal, the Billstedt-Center and the City-Galerie Wolfsburg had a particularly positive effect here. The share of earnings attributable to limited partners decreased slightly (by €0.1 million) in line with the reduced EBIT.

EBT (excluding measurement gains / losses) down as a result of the pandemic

The improved net financial income (excluding measurement gains / losses) was not enough to offset the decline in EBIT, with the result that EBT (excluding measurement gains / losses) fell year on year from €93.4 million to €90.5 million (-3.1%).

Small net measurement loss in a changed market environment

In the previous year, the coronavirus pandemic likewise had a significant negative impact on the measurement of the Group's real estate assets in accordance with IAS 40. The impact of the ongoing pandemic continued to be felt even after retail and gastronomy were reopened subject to restrictions and led to a slight correction in property values. With market yields largely unchanged over the course of the financial year due to a dearth of market transactions, adjusted market rents played a major role here. The measurement loss of €37.6 million included a measurement gain of €2.7 million from the revaluation of an undeveloped and currently unused piece of land.

Of this fall in value as at 30 September 2021, €-40.3 million after minority interests was attributable to the measurement of the real estate assets reported by the Group and €+2.7 million to the measurement of the real estate assets of joint ventures accounted for using the equity method.

The average value of Group properties after ongoing investments was 0.5% lower as at the reporting date; the range of changes in market value was between -7.0% and +2.9%. The occupancy rate was 94.7% compared with 95.4% at the end of 2020.

Taxes on income and earnings

Taxes on income and earnings fell to €2.3 million (previous year: €2.5 million) as a result of the decline in earnings. Deferred taxes resulted in an expense of €6.6 million (previous year: tax income of €24.9 million) owing to the write-downs of tax balance sheet values and the fall in value of real estate assets.

EPRA earnings down; consolidated profit positive

EPRA earnings, which exclude measurement gains / losses, fell slightly to €88.2 million or €1.43 per share, due mainly to the decline in revenue. At €44.1 million, consolidated profit jumped by €149.6 million year on year (€-105.5 million) due to the high measurement losses in the same period of the previous year, while earnings per share increased accordingly by €2.42, from €-1.71 to €0.71.

Development of funds from operations

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 slightly from €90.9 million to €88.2 million or by €0.04 per share to €1.43. As an income-based figure, FFO does not reflect the increase in outstanding rent receivables due to the coronavirus, with the result that it also necessary to analyse tenants' payment behaviour expressed in the collection ratio (see below: Net assets and liquidity). In the first nine months up to the end of September 2021, this averaged 90%, although it reached 98% again in the third quarter.

EPRA EARNINGS

	01.01.–30.09.2021		01.01.–30.09.2020	
	in € thousand	per share in €	in € thousand	per share in €
Consolidated profit	44,070	0.71	-105,533	-1.71
Measurement gains / losses on investment properties[1]	37,624	0.61	221,343	3.58
Measurement gains / losses on derivative financial instruments[1]	0	0.00	-88	0.00
Deferred tax adjustments pursuant to EPRA[2]	6,550	0.11	-24,944	-0.40
EPRA EARNINGS	**88,244**	**1.43**	**90,778**	**1.47**
Weighted number of no-par-value shares issued		61,783,594		61,783,594

[1] Including the share attributable to joint ventures and associates accounted for using the equity method

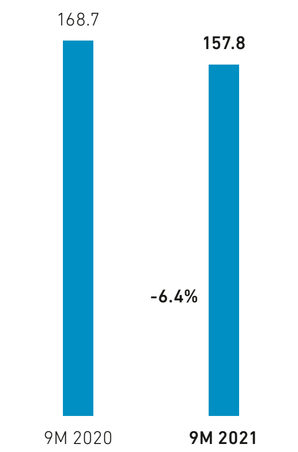
[2] Relates to deferred taxes on investment properties and derivative financial instruments

FUNDS FROM OPERATIONS

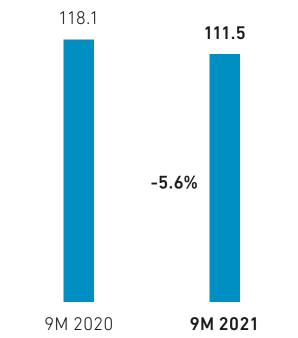
	01.01.–30.09.2021		01.01.–30.09.2020	
	in € thousand	per share in €	in € thousand	per share in €
Consolidated profit	44,070	0.71	-105,533	-1.71
Measurement gains / losses on investment properties[1]	37,624	0.61	221,343	3.58
Deferred taxes[1]	6,550	0.11	-24,944	-0.40
FFO	**88,244**	**1.43**	**90,866**	**1.47**
Weighted number of no-par-value shares issued		61,783,594		61,783,594

[1] Including the share attributable to joint ventures and associates accounted for using the equity method

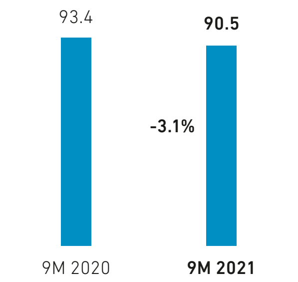
REVENUE
in € million



EBIT
in € million

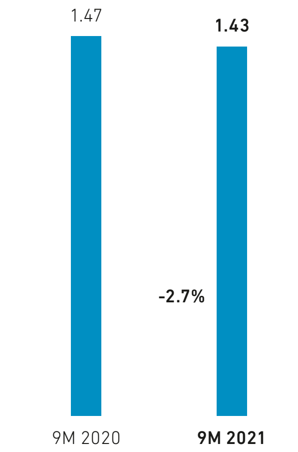


EBT *
in € million



* 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 €21.9 million to €4,259.3 million. The main reason for the change was the increase in cash and cash equivalents, which was offset by a decline in the market value of real estate and a coronavirus-related increase in receivables.

in € thousand	30.09.2021	31.12.2020	Change
Current assets	346,730	303,657	43,073
Non-current assets	3,912,541	3,933,724	-21,183
Current liabilities	206,622	211,169	-4,547
Non-current liabilities	1,688,148	1,711,441	-23,293
Equity (including third-party interests)	2,364,501	2,314,771	49,730
TOTAL ASSETS	**4,259,271**	**4,237,381**	**21,890**

Investment properties as at 30 September 2021:

in € thousand	2021	2020
Carrying amount at 01.01.	**3,437,145**	**3,822,786**
Disposals of investment properties	0	-490
Recognised construction measures	8,963	15,053
Unrealised changes in fair value	-40,389	-400,204
Carrying amount at 30.09. / 31.12.	**3,405,719**	**3,437,145**

Investment properties (IAS 40) were measured at fair value. As at 30 September 2021, measurements were performed by the appraiser JLL, as they had been on 30 June 2021 and 31 December 2020. The discounted cash flow method (DCF) was used, as at 31 December 2020. Refer to the explanations on the DCF method in our Annual Report 2020 on p. 46 et seq.

The following overview shows the key assumptions used by JLL to determine the market values:

Valuation parameters in %	30.09.2021	31.12.2020
Rate of rent increases[1]	1.41	1.00
Cost ratio	11.60	12.00
Discount rate	6.05	6.07
Capitalisation interest rate	5.24	5.25

[1] Nominal rental growth rate in the DCF model over the measurement period of 10 years, taking into account inflation-related rent indexation and changes in the occupancy rate

JLL's market value assessment was carried out under uncertainty. For example, since the outbreak of the pandemic there have been very few market transactions in the shopping center real estate segment. There was also a higher degree of uncertainty when estimating future rental payments. JLL has accounted for this increased uncertainty by, among other things, adjusting revenue-linked rents, lower or stable market rents, and conservative re-letting assumptions.

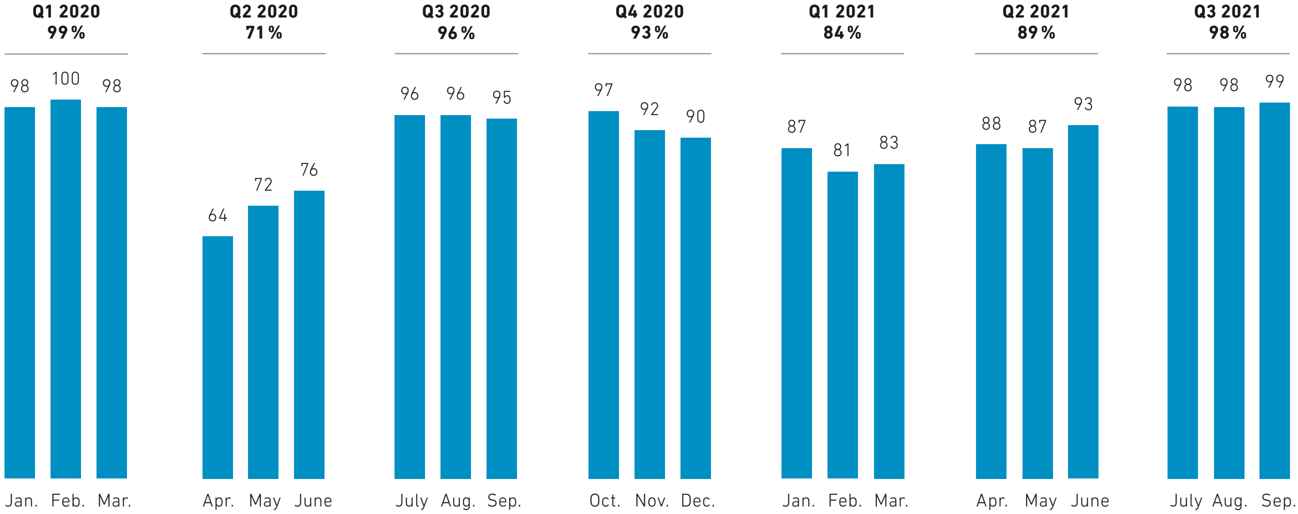
A 25 or 100 bp change in a material parameter (sensitivity analysis) of real estate appraisals would have the following pre-tax impact on measurement gains / losses (including the share attributable to at-equity consolidated companies):

Sensitivity analysis – Valuation parameters	Basis	Change in parameter	in € million	in %
		+ 0.25%	157.8	4.4
Rate of rent increases	1.41	- 0.25%	-97.4	-2.7
		+ 1.00%	-33.8	-0.9
Cost ratio	11.60	- 1.00%	39.3	1.1
		+ 0.25%	-69.7	-2.0
Discount rate	6.05	- 0.25%	66.8	1.9
		+ 0.25%	-104.6	-2.9
Capitalisation interest rate	5.24	- 0.25%	114.2	3.2

The appraisal showed that the real estate portfolio had a net initial yield before transaction costs of 5.77% compared with 5.73% in financial year 2020, and a net initial yield after transaction costs of 5.45% compared with 5.41% in 2020.

The **collection ratio**, representing the ratio of incoming payments to rent and ancillary cost receivables from tenants, showed the following movements in each individual month in 2020 up to the end of September 2021 as a result of the coronavirus (adjustments from agreed rent reductions already taken into account):

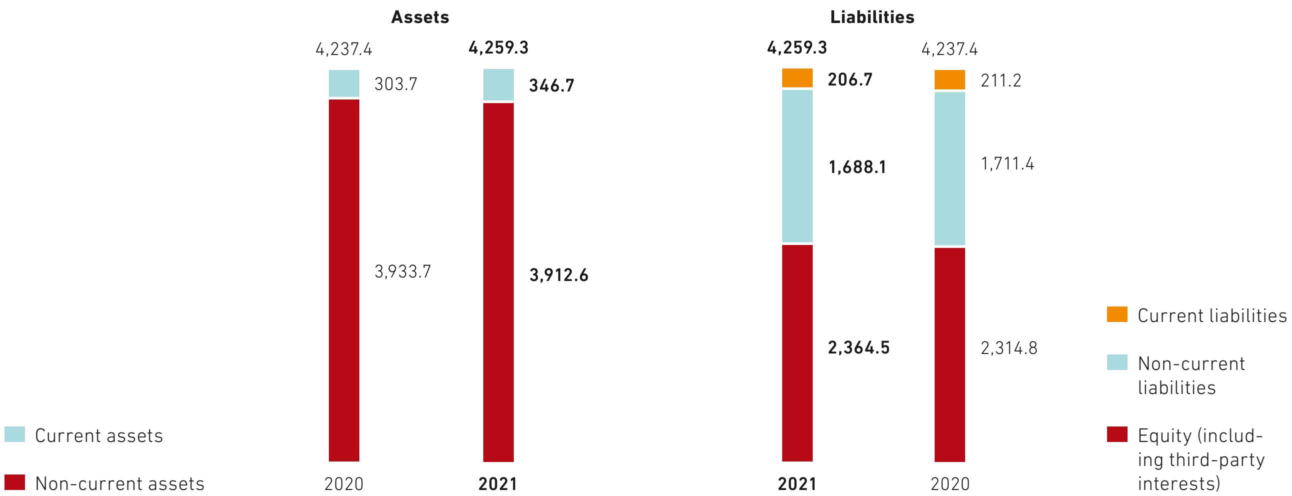
COLLECTION RATIO *
in %



* after rent reductions

The Group's **receivables** (after write-downs) increased accordingly by €3.3 million to €23.1 million (previous year: €19.8 million). The Group's liquidity improved further to €306.1 million, partly due to the significantly lower levels of capital expenditure resulting from store closures and a €6.7 million increase in borrowing.

BALANCE SHEET STRUCTURE
in € million



Equity ratio of 55.5%

The equity ratio (including the shares of third-party shareholders) was 55.5%, slightly up compared with the last reporting date (54.6%) and still at a very healthy level.

Leverage ratio remains low

As at 30 September 2021, current and non-current financial liabilities stood at €1,505.9 million, €35.5 million lower than at the end of 2020. In addition to scheduled repayments, the €30 million drawn-down at short notice against the credit line beyond the reporting date was repaid. The loan-to-value was a very solid 31.1% (31 December 2020: 32.9%). Based on the Group's share in the subsidiaries and joint ventures, the loan-to-value ratio was 34.0% (31 December 2020: 35.8%).

We were able to successfully conclude all pending refinancing of our loans for the current financial year at attractive conditions. A total of four loans with a combined volume of €191 million have been extended or refinanced with our banking partners for 10 years, with interest rates of between 1.18% and 1.64%. We are currently negotiating with banks on refinancings due in 2022 and regularly coordinate on the impact of pandemic-related store closures on our financial covenants and loan covenants. As at 30 September 2021, all loan covenants were met.

Non-current deferred tax liabilities increased slightly by €6.6 million to €331.6 million. Other current and non-current liabilities and provisions decreased by €1.1 million.

Net tangible assets according to EPRA

EPRA net tangible assets (NAV) as at 30 September 2021 were €2,357.9 million, compared with €2,309.7 million at the end of 2020. This was equivalent to a modest increase in NTA per share of €0.78, from €37.38 to €38.16 per share (2.1%), essentially due to higher liquidity.

EPRA NTA

	30.09.2021		31.12.2020	
	in € thousand	per share in €	in € thousand	per share in €
Equity	2,045,235	33.10	2,003,246	32.42
Derivative financial instruments measured at fair value[1]	25,659	0.42	26,138	0.42
Equity excluding derivative financial instruments	**2,070,894**	**33.52**	**2,029,384**	**32.84**
Deferred taxes on investment properties and derivative financial instruments[1]	338,715	5.48	332,059	5.38
Intangible assets	-36	0.00	-13	0.00
Goodwill as a result of deferred taxes	-51,719	-0.84	-51,719	-0.84
EPRA NTA	**2,357,854**	**38.16**	**2,309,711**	**37.38**
Number of no-par-value shares issued as at the reporting date		61,783,594		61,783,594

[1] Including the share attributable to equity-accounted joint ventures and associates

REPORT ON EVENTS AFTER THE REPORTING DATE

No significant events occurred between the reporting date of 30 September 2021 and the date of preparation of the financial statements.

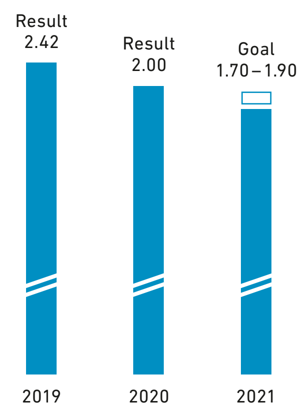
OUTLOOK

After reopenings continued in the second quarter of 2021, our tenants' operating figures – particularly customer footfall and tenant revenue – have trended upwards, and collection ratios have also continued to improve.

In the half-year financial statements for the period ended 30 June 2021, we put our expectations for funds from operations (FFO) for financial year 2021 at €1.70 to €1.90. The third quarter of 2021 confirmed this expectation and we are therefore maintaining our forecast.

The prerequisites for this are unchanged: a sustained ability to manage the pandemic situation without fresh store closures or significant restrictions on center operations, as well as a further stabilisation and improvement in tenant revenues, especially with regard to the important Christmas business period in 2021.

FFO PER SHARE
in €



RISK REPORT

There have been no significant changes since the beginning of the financial year with regard to the risks associated with future business performance. 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 2020 is therefore still applicable (Annual Report 2020, p. 19 et seq.).

CONSOLIDATED BALANCE SHEET

ASSETS

in € thousand	30.09.2021	31.12.2020
ASSETS		
Non-current assets		
Intangible assets	51,755	51,732
Property, plant and equipment	283	330
Investment properties	3,405,719	3,437,145
Investments accounted for using the equity method	454,784	444,517
Non-current assets	**3,912,541**	**3,933,724**
Current assets		
Trade receivables	23,161	19,822
Other current assets	17,491	17,805
Cash and cash equivalents	306,078	266,030
Current assets	**346,730**	**303,657**
TOTAL ASSETS	**4,259,271**	**4,237,381**

LIABILITIES

in € thousand	30.09.2021	31.12.2020
EQUITY AND LIABILITIES		
Equity and reserves		
Subscribed capital	61,784	61,784
Capital reserves	1,217,560	1,217,560
Retained earnings	765,891	723,902
Total equity	**2,045,235**	**2,003,246**
Non-current liabilities		
Financial liabilities	1,330,342	1,359,612
Deferred tax liabilities	331,605	324,978
Right of redemption of limited partners	319,266	311,525
Other liabilities	26,201	26,851
Non-current liabilities	**2,007,414**	**2,022,966**
Current liabilities		
Financial liabilities	175,561	181,816
Trade payables	3,252	3,303
Tax liabilities	1,019	456
Other provisions	7,628	8,313
Other liabilities	19,162	17,281
Current liabilities	**206,622**	**211,169**
TOTAL EQUITY AND LIABILITIES	**4,259,271**	**4,237,381**

CONSOLIDATED INCOME STATEMENT

in € thousand	01.07.–30.09.2021	01.07.–30.09.2020 (adjusted)[1]	01.01.–30.09.2021	01.01.–30.09.2020 (adjusted)[1]
Revenue	52,887	56,415	157,815	168,689
Property operating costs	-5,868	-5,082	-15,769	-13,258
Property management costs	-2,721	-2,545	-7,782	-7,595
Write-downs and disposals of financial assets	-2,434	-7,766	-20,537	-26,768
Net operating income (NOI)	**41,864**	**41,022**	**113,727**	**121,068**
Other operating income	1,212	304	3,521	2,393
Other operating expenses	-2,125	-1,754	-5,775	-5,390
Earnings before interest and taxes (EBIT)	**40,951**	**39,572**	**111,473**	**118,071**
Share in the profit or loss of associates and joint ventures accounted for using the equity method	8,149	5,366	21,427	-31,934
Interest expense	-9,338	-10,767	-29,821	-32,746
Profit / loss attributable to limited partners	-4,104	-3,604	-9,911	-9,802
Interest income	1	2	5	8
Financial gains or losses	**-5,292**	**-9,003**	**-18,300**	**-74,474**
Measurement gains / losses	**-27,186**	**-2,748**	**-40,276**	**-171,450**
Earnings before tax (EBT)	**8,473**	**27,821**	**52,897**	**-127,853**
Taxes on income and earnings	-1,210	-4,049	-8,827	22,320
CONSOLIDATED PROFIT	**7,263**	**23,772**	**44,070**	**-105,533**
Earnings per share (€), undiluted and diluted	0.11	0.38	0.71	-1.71

[1] Figures shown within net operating income were changed as at 31 December 2020 and the previous year's quarterly figures have been adjusted for easier comparability. Please refer to the comments in the notes to the 2020 consolidated financial statements under section "4. New accounting standards and changes in presentation".

STATEMENT OF COMPREHENSIVE INCOME

in € thousand	01.07.–30.09.2021	01.07.–30.09.2020	01.01.–30.09.2021	01.01.–30.09.2020
Consolidated profit	**7,263**	**23,772**	**44,070**	**-105,533**
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	1,635	1,516	479	5,519
Deferred taxes on changes in value offset directly against equity	-359	-335	-89	-1,223
Total earnings recognised directly in equity	**1,276**	**1,181**	**390**	**4,296**
TOTAL PROFIT	**8,539**	**24,953**	**44,460**	**-101,237**
Share of Group shareholders	8,539	24,953	44,460	-101,237

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
01.01.2020	**61,783,594**	**61,784**	**1,217,560**	**993,900**	**2,000**	**-25,671**	**2,249,573**
Total profit		0	0	-105,533	0	4,296	-101,237
Dividend payments		0	0	0	0	0	0
30.09.2020	**61,783,594**	**61,784**	**1,217,560**	**888,367**	**2,000**	**-21,375**	**2,148,336**
01.01.2021	**61,783,594**	**61,784**	**1,217,560**	**742,183**	**2,000**	**-20,281**	**2,003,246**
Total profit		0	0	44,070	0	390	44,460
Dividend payments		0	0	-2,471	0	0	-2,471
30.09.2021	**61,783,594**	**61,784**	**1,217,560**	**783,782**	**2,000**	**-19,891**	**2,045,235**

CONSOLIDATED CASH FLOW STATEMENT

in € thousand	01.01. – 30.09.2021	01.01. – 30.09.2020
Consolidated profit	**44,070**	**-105,533**
Income taxes	8,827	-22,320
Financial gains or losses	18,300	74,474
Amortisation / depreciation of intangible assets and property, plant and equipment with a finite life	79	108
Unrealised changes in fair value of investment property and other measurement gains / losses	40,276	171,450
Distributions and capital repayments received	11,160	6,505
Changes in trade receivables and other assets	-3,716	-11,984
Changes in current provisions	-685	-106
Changes in liabilities	1,721	5,844
Cash flow from operating activities	**120,032**	**118,438**
Interest paid	-29,613	-32,595
Interest received	5	8
Income taxes paid	-1,037	-2,573
Net cash flow from operating activities	**89,387**	**83,278**
Outflows for the acquisition of investment properties	-8,963	-8,894
Inflows from the disposal of investment properties	0	490
Outflows for the acquisition of intangible assets and property, plant and equipment	-42	-12
Cash flow from investing activities	**-9,011**	**-8,416**
Inflows from financial liabilities	6,678	7,416
Outflows from the repayment of financial liabilities	-42,411	-13,148
Outflows from the repayment of lease liabilities	-67	-67
Payments to limited partners	-2,057	-3,888
Payments to Group shareholders	-2,471	0
Cash flow from financing activities	**-40,328**	**-9,687**
Net change in cash and cash equivalents	**40,048**	**65,175**
Cash and cash equivalents at beginning of period	**266,030**	**148,087**
CASH AND CASH EQUIVALENTS AT END OF PERIOD	**306,078**	**213,262**

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.

To assess the contribution of the segments to the individual performance indicators as well as to the Group's performance, the income, expenditure, assets and liabilities of the joint ventures are included in internal reporting in proportion to the Group's share in them. Similarly, for subsidiaries in which the Group is not the sole shareholder, income, expenditure, assets and liabilities are only consolidated in proportion 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. – 30.09.2021
Revenue	**138,399**	**30,463**	**168,862**	**-11,047**	**157,815**
(01.01. – 30.09.2020)	(148,075)	(31,507)	(179,582)	(-10,893)	(168,689)
EBIT	**98,147**	**25,146**	**123,293**	**-11,820**	**111,473**
(01.01. – 30.09.2020)	(105,141)	(24,221)	(129,362)	(-11,291)	(118,071)
EBT excl. measurement gains / losses	**73,942**	**19,984**	**93,926**	**-3,391**	**90,535**
(01.01. – 30.09.2020)	(77,924)	(18,981)	(96,905)	(-3,503)	(93,402)
					30.09.2021
Segment assets	**3,078,110**	**725,861**	**3,803,971**	**455,300**	**4,259,271**
(31.12.2020)	(3,083,333)	(714,838)	(3,798,171)	(439,210)	(4,237,381)
of which investment properties	**2,873,204**	**678,781**	**3,551,985**	**-146,266**	**3,405,719**
(31.12.2020)	(2,900,461)	(680,092)	(3,580,553)	(-143,408)	(3,437,145)

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 that 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.

RELATED PARTIES FOR THE PURPOSES OF IAS 24

With regard to disclosures regarding related parties, please refer to the consolidated financial statements as at 31 December 2020 (Annual Report 2020, p. 62), which did not undergo any material changes up to 30 September 2021.

OTHER DISCLOSURES

Dividend

On 18 June 2021, distribution of a dividend of €0.04 per share was approved for financial year 2020; this was paid out on 23 June 2021.

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 performance of the business, including the operating results and the position of the Group, together with a description of the principal opportunities and risks associated with the expected performance of the Group for the remainder of the financial year.

Hamburg, 11 November 2021

Wilhelm Wellner   Olaf Borkers

THE SHOPPING CENTER SHARE

After closing the year[1] 2020 at €18.45, the Deutsche EuroShop share started the first weeks of 2021 with no clear trend, moving in a range of around €16 to €19. On both 18 and 19 February 2021, the share closed at €16.18, marking the lowest price in the first nine months of the year. The DES share then performed erratically again, before entering a modest recovery phase from the beginning of June at prices around €20. The high for the period was reached on 13 August 2021 at €21.30. The share subsequently ticked downwards to close at €17.63 on 30 September 2021. Taking into account the dividend of €0.04 per share paid on 23 June 2021, this corresponds to a performance of -4.3%. The SDAX rose by 11.8% over the same period. Deutsche EuroShop's market capitalisation stood at €1.1 billion at the end of the reporting period.

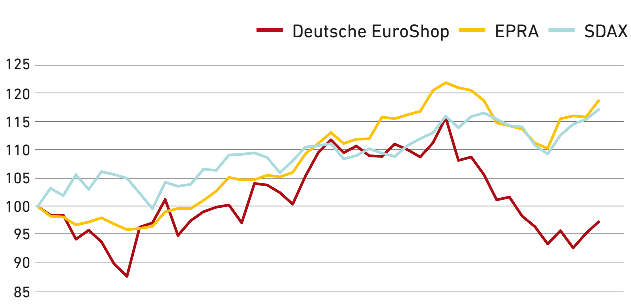
[1] Unless otherwise specified, all information and calculations are based on Xetra closing prices.

KEY SHARE DATA

Sector / industry group	Financial services / real estate
Share capital as at 30.09.2021	€61,783,594.00
Number of shares as at 30.09.2021 (no-par-value registered shares)	61,783,594
Dividend for 2020	€0.04
Share price on 30.12.2020	€18.45
Share price on 30.09.2021	€17.63
Low / high for the period under review	€16.18 / €21.30
Market capitalisation on 30.09.2021	€1.1 billion
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

DEUTSCHE EUROSHOP VS SDAX AND EPRA COMPARISON, JANUARY TO NOVEMBER 2021

indexed, base of 100, in %



FINANCIAL CALENDAR

2021

11.11.	**Quarterly statement 9M 2021**
29.11.	Citi's REIT Call Series (virtual)
01.12.	DZ Bank Equity Conference, Frankfurt

2022

06.01.	Oddo BHF Forum (virtual)
19.01.	Kepler Cheuvreux GCC (virtual)
22.03.	**Preliminary results for the financial year 2021**
26.04.	**Publication of Annual Report 2021**
12.05.	**Quarterly statement 3M 2022**
18.-19.05.	Kempen European Property Seminar, Amsterdam
23.06.	**Annual General Meeting**
11.08.	**Half-year Financial Report 2022**
10.11.	**Quarterly statement 9M 2022**

Our financial calendar is updated continuously.
Please check our website for the latest events:
www.deutsche-euroshop.com/ir

Nicolas Lissner
and Patrick Kiss

WOULD YOU LIKE ADDITIONAL INFORMATION?

Then visit us online or call us:

Patrick Kiss and **Nicolas Lissner**
Phone: +49 (0)40 - 41 35 79 20/-22
Fax: +49 (0)40 - 41 35 79 29

www.deutsche-euroshop.de/ir
E-Mail: ir@deutsche-euroshop.de

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 forecast.

Rounding and rates of change

Percentages and figures stated in this report may be subject to rounding differences. The sign used to indicate rates of change is based on economic considerations: improvements are indicated by a plus (+); deterioration by a minus (-).