

Citycon presentation

Q3/2015 Results

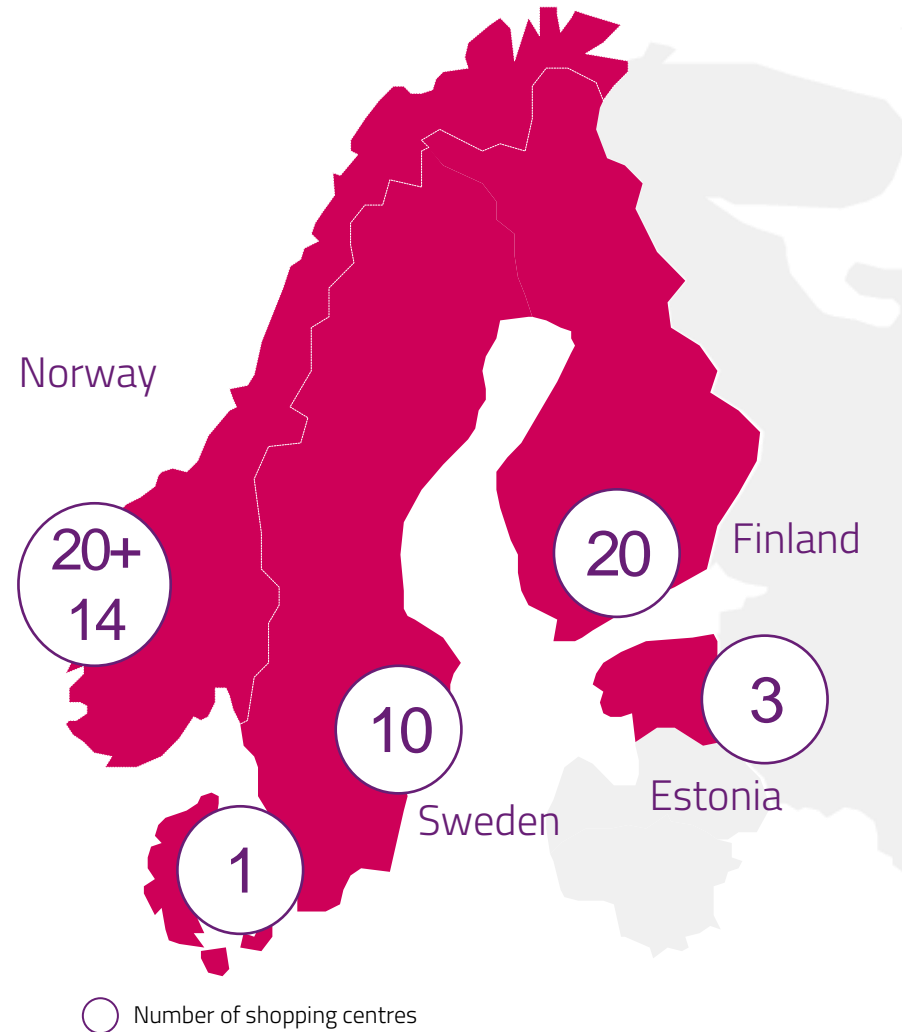
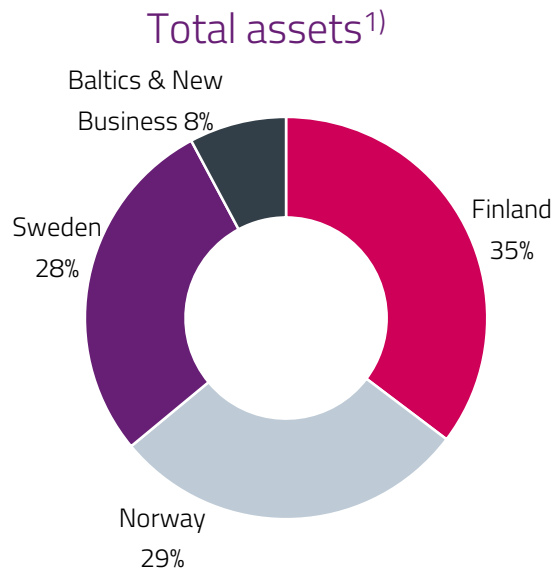
2015
Q3



Leading owner, manager, and developer of shopping centres in the Nordics and Baltics

Key figures 30 September 2015

- # of shopping centres¹⁾ 54
- # of managed assets 14
- Gross leasable area, sq.m. 1,274.1
- Total assets, EUR billion¹⁾ 4.7
- Market cap, EUR billion 2
- S&P BBB; Moody's Baa2



¹⁾ Including Kista Galleria 100%

Offering the best environment for success

1

Clear focus

Pure retail player focused on shopping centres in the most attractive locations in the Nordics and Baltics

Shopping centres at urban crosspoints in the heart of communities catering to everyday need

2

Exceptional platform

Leveraging the expertise at each stage of the shopping centre value chain in order to deliver on our customer promise: easy to visit, lovely to stay

3

Strong capital base

Sufficient and attractively priced financing secured in order to deliver the company's strategy

MISSION

We offer the best retail space and everyday shopping experience in urban shopping centres in the Nordics and Baltics

VISION

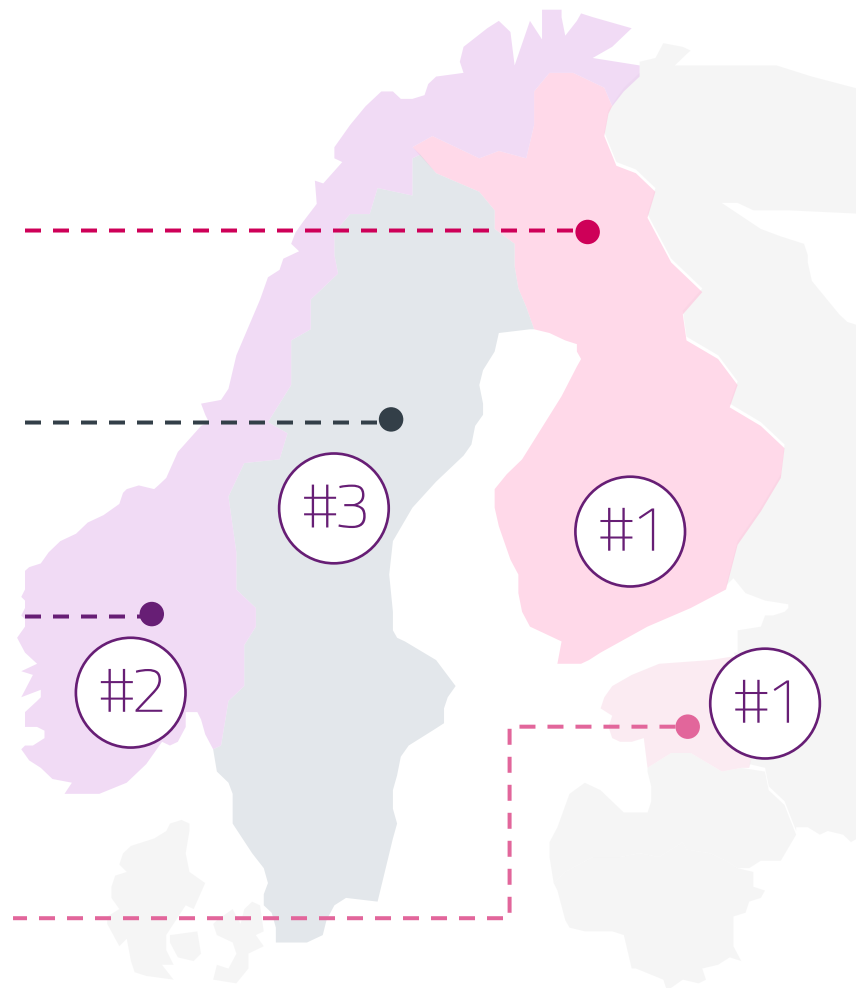
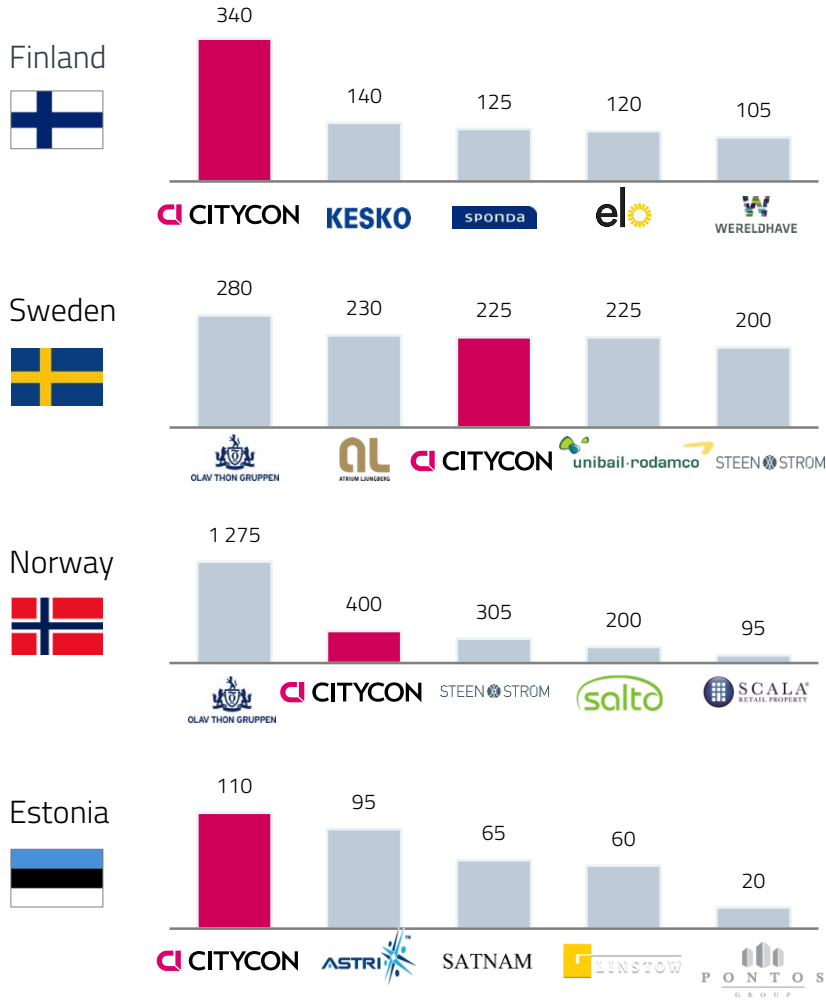
Citycon wants to be the household name for Nordic and Baltic shopping centres

Responsible shopping centre management
at the heart of our operations

Sustainable and strong returns through the cycle

True Pan-Nordic leader

Retail GLA (thousand sq.m.)¹⁾



4 ¹⁾ Source: Company reports, SEB analysis. Includes only majority-owned shopping centres. Includes some assumptions on retail proportion out of total GLA, where retail data not available

Urban crosspoints driven by strong demographics

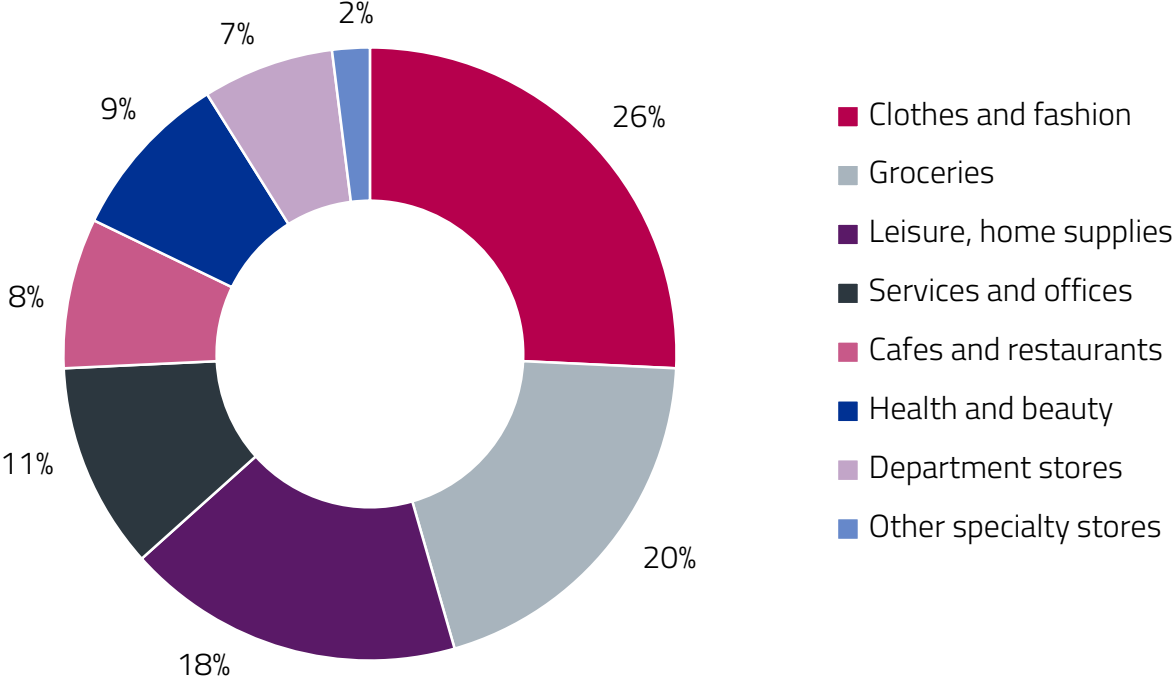
Core assets:

- Urban environments, located where people live and work
- Strong population growth and natural footfall
- Integrated with public transportation
- Shared access to education, health care, culture, municipal services



Core portfolio of grocery-anchored shopping centres

Rental income by category
for shopping centres FY2014



Citycon's five core assets

Sweden – Kista Galleria



Finland – Iso Omena



Sweden – Liljeholmstorget Galleria



Finland – Koskikeskus



Norway – Herkules



| | Total GLA (sq.m.) | Fair value (EUR million) ¹⁾ | Net rental yield, % ¹⁾ | Economic occupancy, % ¹⁾ | Visitors 2014 (millions) | Sales 2014 (EUR million) |
|--------------------------------------|----------------------|---|--------------------------------------|--|-----------------------------|-----------------------------|
| Kista Galleria, Stockholm | 95,200 | 567.9 | 5.7 | 99.7 | 18.7 | 262.8 |
| Iso Omena, Helsinki | 63,300 | 410.2 | 5.3 | 100.0 | 8.8 | 248.5 |
| Liljeholmstorget Galleria, Stockholm | 41,000 | 258.1 | 4.7 | 99.3 | 9.9 | 172.4 |
| Koskikeskus, Tampere | 34,300 | 186.4 | 5.9 | 98.6 | 5.7 | 125.5 |
| Herkules, Skien | 49,700 | 181.0 | - | 99.3 | 2.9 | 153.5 |

¹⁾ December 2014

Citycon's portfolio is well positioned for the changing retail landscape

| | | Citycon's response |
|---------------------------|---|--|
| Urbanisation | Growing urban population Increased urban GDP per capita | 87% of total portfolio in main cities 70% in capital cities |
| Convenience | Aging population and increasing number of single households Demand for proximity, services, and atmosphere More than a shopping destination: health care, municipal services, education | 100% of centres located <500 metres from public transportation stop Growing share of non-retail services |
| Omnichannel retail | Technological innovation is influencing the way we shop Online channels complementary to traditional retail Enriched customer data | Growing online Citycon community in social media Shopping centre apps, gift cards and tenant interaction build loyalty and personalisation Extensive pick-up point network |
| Social experience | Providing a meeting place for the community | Citycon is part of the local community Increased offer of cafés, restaurants, gyms, entertainment, culture, etc. |
| Value and quality | Well-informed consumers choose best quality at lowest price | Focus on mainstream retail Relevant tenant mix for local community |

Q3/2015 STABLE RESULTS – SEKTOR FULLY CONSOLIDATED



Highlights Q3/2015

Sektor acquisition completed successfully

- Consolidated as of 1 July
- Performance according to expectations

Overall robust operating results

- Strong Sweden, stable Norway, flat Finland
- Overall strong occupancy and positive fair value change

Significant progress in (re)developments

- Strong demand for Iso Omena
- Grand opening in IsoKristiina

Continued recycling of capital

- EUR 90 million divested in Q3
- EUR 250 million in total since July 2011

Sektor refinancing completed

- Successful rights issue and three bonds

Earnings and EPS guidance lifted

- Dividend guided to EUR 0.15 per share



Robust financial and operating performance

| MEUR | Q3/2015 | Q3/2014 | Q1-Q3/ 2015 | Q1-Q3/ 2014 | % |
|------------------------------------|---------|---------|----------------|----------------|------|
| Net rental income | 59.7 | 44.2 | 142.1 | 127.8 | 11.1 |
| EPRA Operating profit | 54.7 | 40.4 | 127.2 | 114.7 | 10.8 |
| EPRA Earnings | 38.9 | 29.6 | 96.4 | 75.4 | 27.7 |
| EPRA Earnings per share (basic) | 0.046 | 0.047 | 0.136 | 0.141 | -4.0 |
| EPRA NAV per share | 2.83 | 2.99 | 2.83 | 2.99 | -5.3 |

- Like-for-like gross rental income (GRI) increase of 0.3%
- Like-for-like net rental income (NRI) increase of 0.6%
- Modest decrease of EPRA EPS to EUR 0.136
 - 33% increase in average number of shares due to the rights issue in July

Sektor integration moving as planned

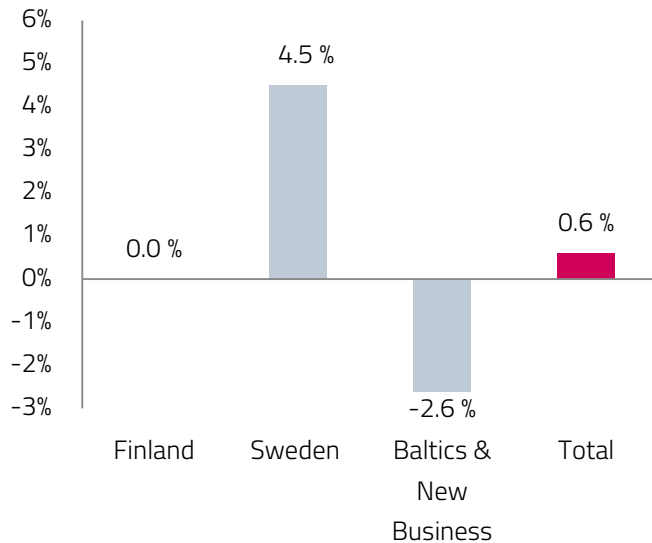
- Organisation in place
 - One Citycon cluster model adopted
- Operating performance according to expectations
 - High occupancy of 98.4%
- Fair value confirmed by JLL in line with acquisition price
 - Fair value decrease due to FX-change
- Sektor rebranded to Citycon
 - Citycon branding to be implemented in two redeveloped centres

Value creation through synergies

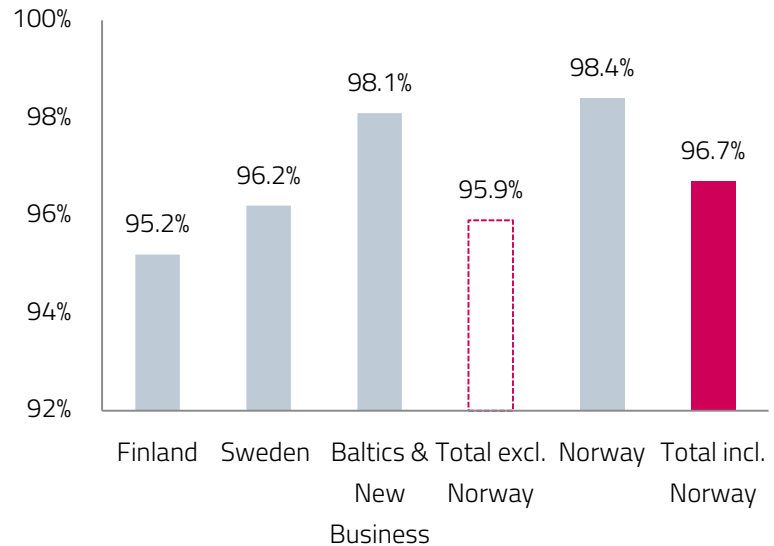
| | | | STATUS |
|-----------------------|---|--|------------------------|
| ORGANIZATION | <ul style="list-style-type: none"> Savings in Sektor SG&A of $\geq 10\%$ | \geq EUR 1 million p.a. | EUR 1-1.5 million p.a. |
| OPERATIONS | <ul style="list-style-type: none"> Tenant, specialty leasing, marketing, digital optimisation Improved purchasing power | LFL NRI growth of 100 bps above CPI | On track |
| (RE)DEVELOPMENTS | <ul style="list-style-type: none"> Extension / (re)development investments of approx. EUR 30-40 million p.a. | \geq 150 bps over required valuation yield | On track |
| FINANCE RESTRUCTURING | <ul style="list-style-type: none"> Lower average cost of debt, decreased net financing expenses | \sim EUR 2-3 million p.a. (tentative) | On track |

Continued like-for-like NRI growth and strong occupancy

Like-for-like NRI growth



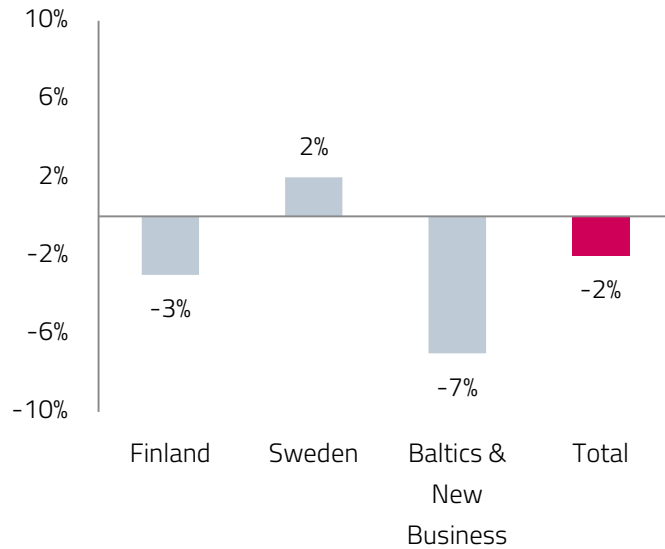
Occupancy rate



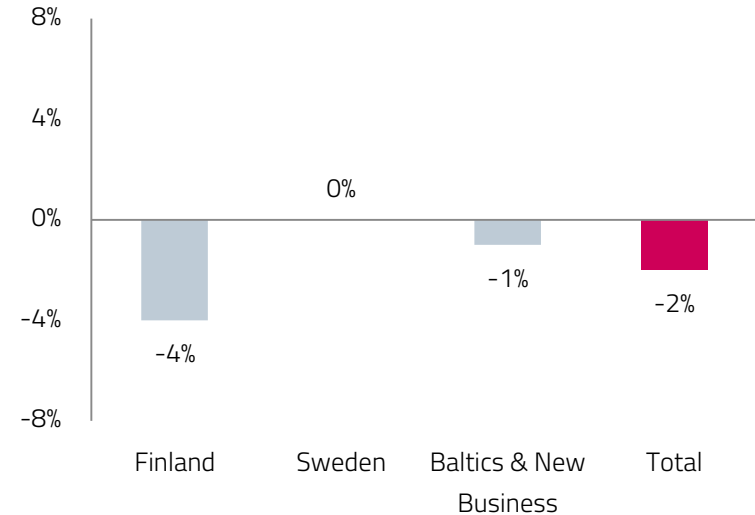
- Positive like-for-like NRI growth in a close to zero inflation environment
 - Sweden: strong positive trend continues
 - Finland: flat despite of weak economic situation
 - Estonia: negative due to strong increase in competition
- Strong NRI growth in Kista Galleria of 4% and high occupancy of 99%
- Norway not included in like-for-like

Positive sales development in Sweden, Finland under pressure

Sales in LFL shopping centres



Footfall in LFL shopping centres



- Kista Galleria: strong sales of +5% and footfall of +4%
- Overall positive trend in Norway
 - Sales +3% and footfall +1% (not like-for-like)

Strong retail environment in the Nordics except for Finland

Finland

- GDP forecast for 2015 modest
- Consumers still hold back on spending

Norway

- Lower oil price puts pressure on the economy; nevertheless healthy inflation and positive economic outlook

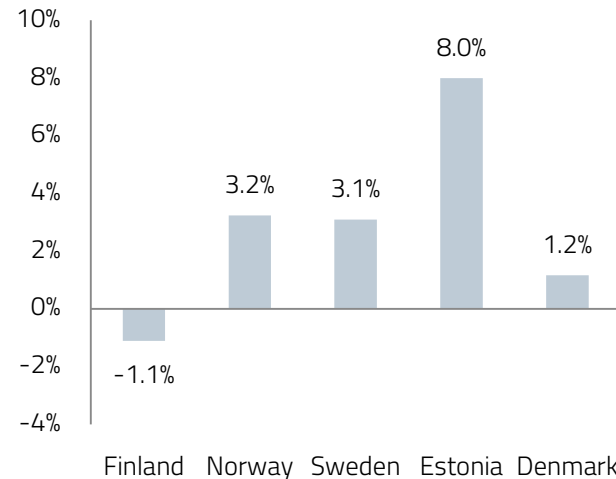
Sweden

- Strong economic fundamentals continue

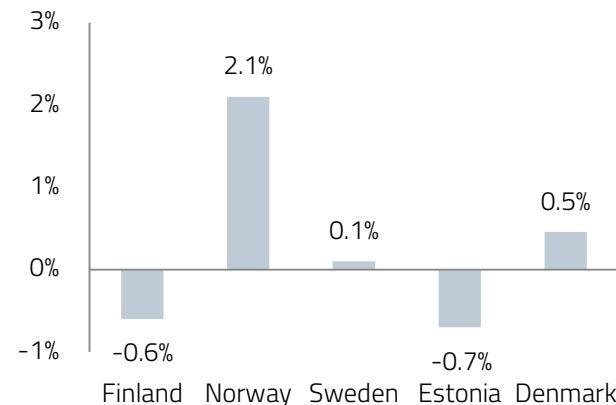
Estonia

- Strong growth in absolute terms
- Increased competition in Tallinn (pressure on sales per m²)

Retail sales January-August 2015



Consumer price index September 2015

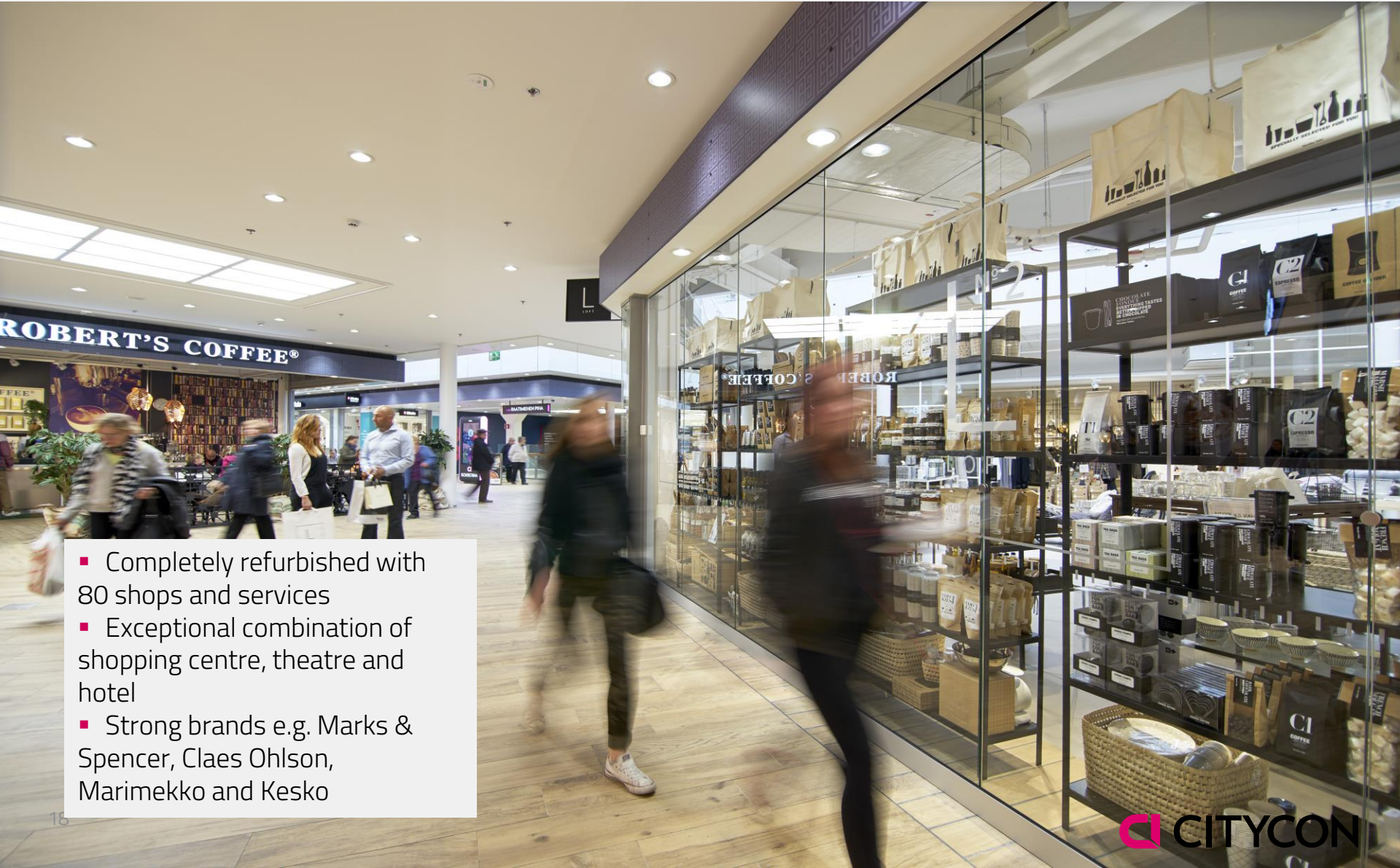


Progressing development portfolio

| | Area before/ after, sq.m. | Expected investment, MEUR ¹⁾ | Actual gross investments by 30.9.2015, MEUR | Expected yield on completion when stabilised, % | Pre-leasing rate, % | Completion target |
|----------------------|------------------------------|---|--|--|---------------------------|----------------------|
| Iso Omena | 63,300 99,000 | 182.0 (250.0) | 67.4 | 6.1 | Part A: 65% Total: 50% | Q3/2016 & Q2/2017 |
| Möln dal Galleria | - 24,000 | 60.0 (120.0) | 8.9 | 7.0 | 50% | Q2/2018 |
| IsoKristiina | 22,400 34,000 | 56.0 | 52.9 | 7.0 | 92% | Q4/2015 |
| Porin Asema-aukio | 18,800 23,000 | 40.0 | 9.2 | - | 100% | Q2/2017 |
| Stenungstorg | 36,400 41,400 | 18.0 | 11.3 | 7.5 | 95% | Q1/2016 |

¹⁾The number in brackets reflects Citycon's total investment in the project including agreed buyouts of JV shares

Successful grand opening of IsoKristiina



- Completely refurbished with 80 shops and services
- Exceptional combination of shopping centre, theatre and hotel
- Strong brands e.g. Marks & Spencer, Claes Ohlson, Marimekko and Kesko

Good progress in Iso Omena pre-letting

- 4th grocery, Lidl, signed
- Starbucks to open a cafe in the bus terminal
- O'Learys signed, adding to leisure
- Bus terminal level fully leased

Mölndal Galleria in Gothenburg – construction started in August



- Successful pre-leasing >50%
- Expected annual visitors of 5-6 million
- Part of Mölndal's new city centre

Completed refurbishment and rebranding in Storbyen Oslo area

2015
Q3



clas ohlson

Development pipeline

one project committed and one planned ≥ 2015

| | Estimated project area/additional sq.m. | Expected gross investment, MEUR | Target for project initiation/completion | |
|----------------------|---|---------------------------------|--|--|
| C Tumba Centrum | 11,000 | 55 | 2015/2017 | Extension project combined with a new bus terminal. Zoning has been approved, pre-leasing ongoing |
| P Lippulaiva | 36,000/ 23,000 | 50-70 | 2016/2017 | Extension possibility of the shopping centre. Zoning process ongoing due to the plans to extend the western metro line and build a new bus terminal next to Lippulaiva. Plans include a new library, cultural services and hypermarket |
| Norwegian properties | | 30-40 p.a. | | Smaller (re)developments/refurbishments in several centres e.g. Stovner, Buskerud, Downtown |

- (Re)development capex of approx. EUR 150-200 million p.a.

Summary of the quarter

Finland – we deliver despite weak retail environment

Successful execution of Sektor acquisition and refinancing

Norway – results and valuation in line with expectations; solid foundation for future growth

Full focus on operations and Norway integration

Committed to LTV of 40-45%

- Continued recycling of capital
=> Another EUR 100-150 million in 1.5 years



FINANCIAL RESULTS

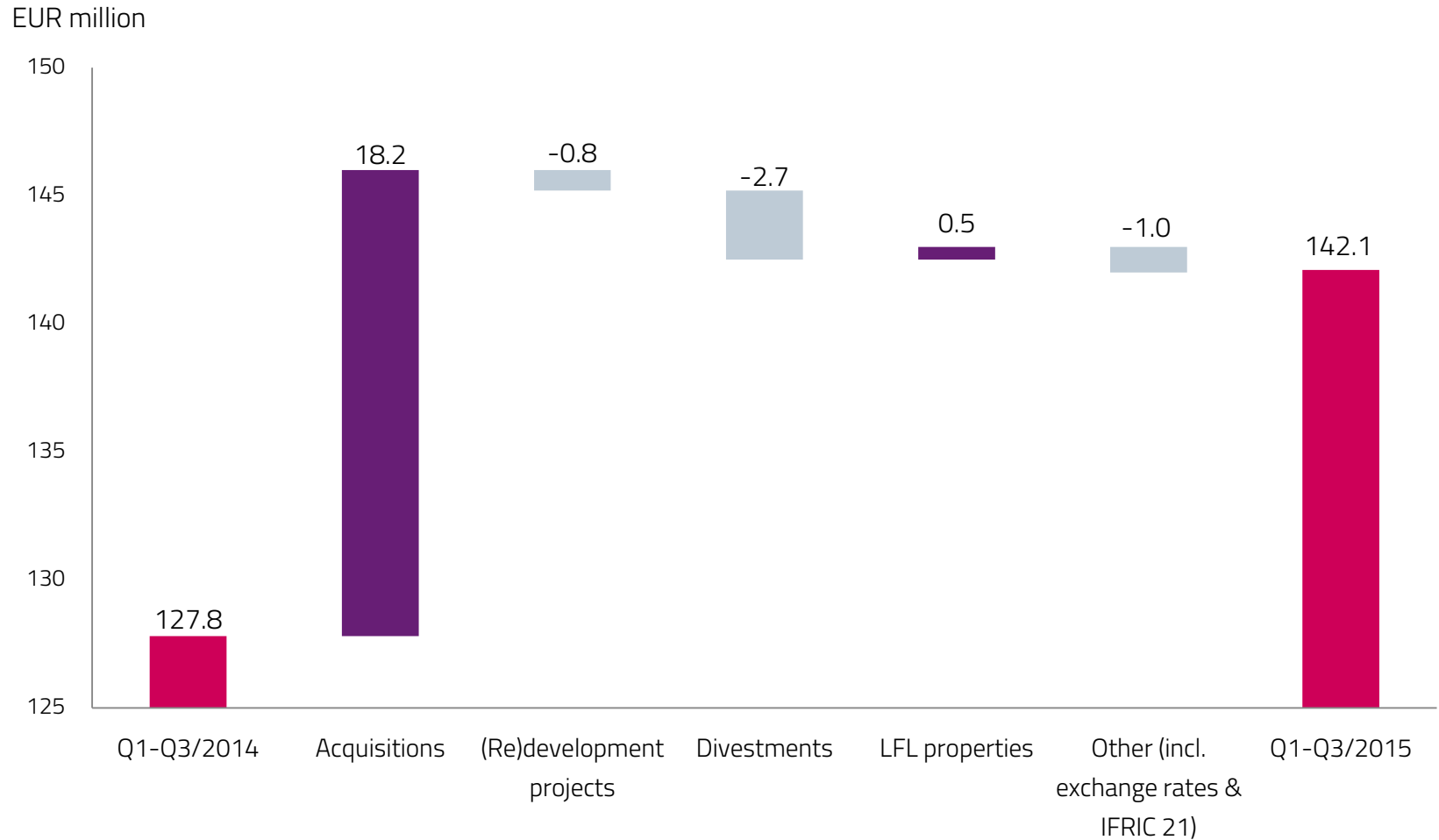


Financial results

| MEUR | Q3/2015 | Q3/2014 | Q1-Q3/ 2015 | Q1-Q3/ 2014 | Q1-Q3/ 2015 incl. Kista 100% |
|-----------------------------|---------|---------|----------------|----------------|------------------------------------|
| Net rental income, total | 59.7 | 44.2 | 142.1 | 127.8 | 164.4 |
| NRI, Finland | 25.2 | 26.7 | 73.8 | 77.1 | 73.8 |
| NRI, Sweden | 10.5 | 10.3 | 30.3 | 29.7 | 52.7 |
| NRI, Baltics & New Business | 6.0 | 7.2 | 19.8 | 21.1 | 19.8 |
| NRI, Norway | 18.1 | - | 18.1 | - | 18.1 |
| EPRA Operating profit | 54.7 | 40.4 | 127.2 | 114.7 | 148.2 |
| EPRA Earnings | 38.9 | 29.6 | 96.4 | 75.4 | n.a. |
| EPRA EPS (basic) | 0.046 | 0.047 | 0.136 | 0.141 | n.a. |

- Kista Galleria contributed to the IFRS based profit for the period by approx. EUR 19.2 million in Q1-Q3/2015

NRI development



Occupancy improved following Sektor acquisition

| | 30 Sept 2015 | 30 Sept 2014 |
|---|--------------|--------------|
| Occupancy rate (economic), % | 96.7 | 95.7 |
| LFL occupancy rate (economic), % | 95.6 | 95.7 |
| Occupancy cost ratio, % (LFL shopping centres) | 9.3 | 9.3 |
| Average rent, EUR/sq.m./mth | 22.4 | 21.7 |

- Average rent development stable, though under pressure in Finland
- Continued modest occupancy cost ratio

Stable leasing indicators

| | Q3/2015 | Q3/2014 | Q1-Q3/ 2015 | Q1-Q3/ 2014 |
|---|---------|---------|----------------|----------------|
| Average rent, EUR/sq.m. | 22.4 | 21.7 | 22.4 | 21.7 |
| # of leases started | 199 | 139 | 591 | 411 |
| Total area of leases started, sq.m. | 47,275 | 27,999 | 121,238 | 88,400 |
| Average rent of leases started, EUR/sq.m. | 25.1 | 18.1 | 22.9 | 19.0 |
| # of leases ended | 327 | 166 | 819 | 502 |
| Total area of leases ended, sq.m. | 109,743 | 28,711 | 203,883 | 97,054 |
| Average rent of leases ended, EUR/sq.m. | 19.0 | 21.6 | 19.7 | 21.5 |
| Leasing spread of renewals, % | -2.8 | -3.9 | -3.6 | -6.2 |

- Leasing spread of renewals refers to leases that are renewed with the same tenant concerning the same premise

Income statement

| MEUR | Q3/2015 | Q3/2014 | Q1-Q3/ 2015 | Q1-Q3/ 2014 | Change- % |
|--|---------|---------|----------------|----------------|--------------|
| Turnover | 86.0 | 61.4 | 206.2 | 184.5 | 11.8 |
| Property operating expenses | -25.7 | -16.6 | -63.1 | -55.6 | 13.5 |
| Other expenses from leasing operations | -0.5 | -0.5 | -1.1 | -1.1 | -3.1 |
| Net rental income | 59.7 | 44.2 | 142.1 | 127.8 | 11.1 |
| Administrative expenses | -13.9 | -4.2 | -25.1 | -14.4 | 74.2 |
| Other operating income and expenses | 2.2 | 0.3 | 3.5 | 1.1 | 204.8 |
| Net fair value gains/losses on investment property | 4.1 | 0.1 | 7.1 | 13.5 | -47.2 |
| Net gains/losses on sale of investment property | -12.0 | -0.3 | -12.4 | -0.3 | - |
| Operating profit | 40.0 | 40.2 | 115.2 | 127.8 | -9.9 |
| Net financial income and expenses | -24.6 | -24.1 | -40.9 | -65.7 | -37.7 |
| Share of profit/loss of joint ventures | 5.7 | 3.4 | 13.0 | 9.5 | 35.8 |
| Profit/loss before taxes | 21.1 | 19.5 | 87.2 | 71.6 | 21.7 |
| Profit/loss for the period | 23.1 | 21.4 | 85.2 | 66.7 | 27.6 |

Positive valuation driven by Sweden

| | Fair value Q3/2015 | Fair value changes MEUR | | Weighted average yield requirement, % | |
|-----------------------------|-----------------------|----------------------------|------------|--|-----------------|
| | | Q3/2015 | Q1-Q3/2015 | 30 Sept 2015 | 30 Sept 2014 |
| Total | 4,036.1 | 4.1 | 7.1 | 6.0 | 6.2 |
| Finland | 1,638.7 | -8.4 | -25.4 | 5.9 | 6.1 |
| Sweden ¹⁾ | 702.2 | 8.9 | 27.0 | 5.5 | 5.8 |
| Baltics and New Business | 362.8 | 3.6 | 5.5 | 7.0 | 7.3 |
| Norway | 1,332.4 | - | - | - | - |

- Fair value change for Q1-Q3/2015 including Kista Galleria (100%) was EUR 39.1 million

Goodwill related to Sektor acquisition

| MEUR | |
|---------------------------------------|--------------|
| Purchase price (NAV) | 476.5 |
| Sektor IFRS net asset value acquired | 345.9 |
| Goodwill | 130.6 |
| FX-change from the fixed NOK/EUR-rate | 52.2 |
| Goodwill total | 182.8 |

- JLL confirmed the Sektor property fair values to be approximately in line with the acquisition price.
 - However, goodwill arise from two different sources:
 - The difference between how deferred taxes are calculated for IFRS based financial statements and the value ascribed to it in negotiations
 - The FX-change of the fixed NOK/EUR exchange rate (from 8.4 to 9.0)
- ⇒ Citycon will test goodwill annually for any impairment and management currently expects no impairment assuming the current tax regime in Norway

Strong balance sheet

| MEUR | 30 Sept 2015 | 30 Sept 2014 | 31 Dec 2014 |
|---|----------------|----------------|----------------|
| Investment properties | 4,036.1 | 2,759.0 | 2,769.1 |
| Total non-current assets | 4,526.5 | 2,944.7 | 2,965.2 |
| Total current assets | 108.1 | 143.5 | 64.8 |
| Total assets | 4,692.4 | 3,095.9 | 3,037.2 |
| Total shareholder's equity | 2,251.6 | 1,692.1 | 1,652.5 |
| Total liabilities | 2,440.8 | 1,403.8 | 1,384.8 |
| Total liabilities and shareholders' equity | 4,692.4 | 3,095.9 | 3,037.2 |

| | 30 Sept 2015 | 30 Sept 2014 | 31 Dec 2014 |
|---------------------------------|--------------|--------------|-------------|
| EPRA NAV per share, EUR | 2.83 | 2.99 | 3.01 |
| EPRA NNNAV per share, EUR | 2.44 | 2.65 | 2.63 |
| EPRA Net Initial Yield (NIY), % | 5.7 | 6.2 | 6.1 |



FINANCING OVERVIEW

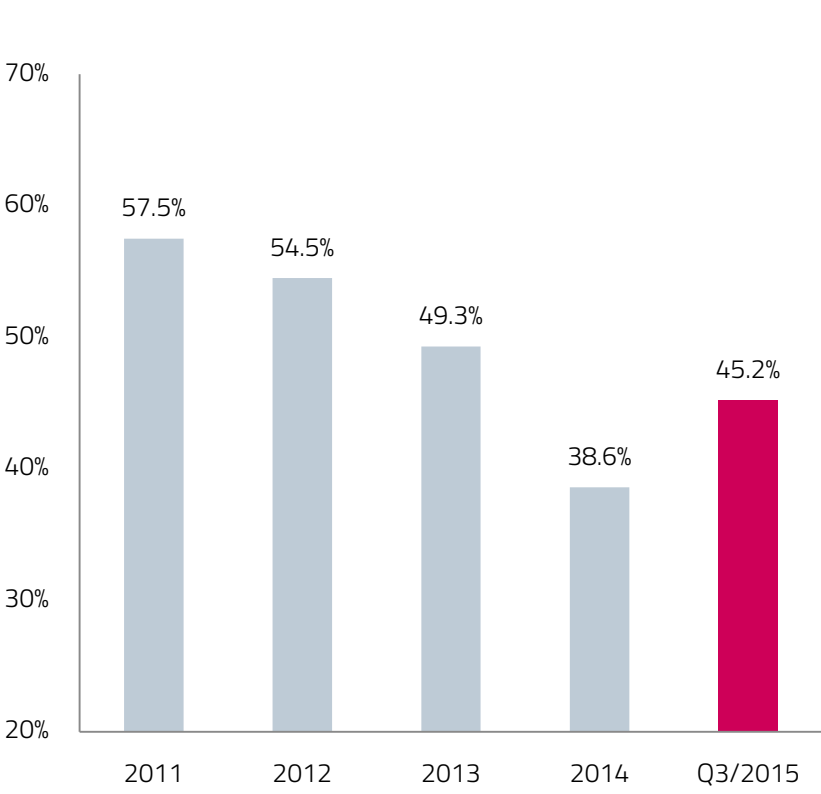
Sektor refinancing in final stages

- Three bonds in September:
 - NOK 1,400 million bond
10 yr, fixed 3.90%
 - NOK 1,250 million bond
5.5 yr, floating 3m Nibor +155 bps
 - Eurobond of EUR 300 million
7 yr, fixed 2.375%, has been swapped into NOK
- Divestment proceeds of approx. EUR 76 million used for Sektor refinancing purposes
- Remaining NOK 1,300 million Sektor bank debt to be refinanced by new bank debt in Q4/2015

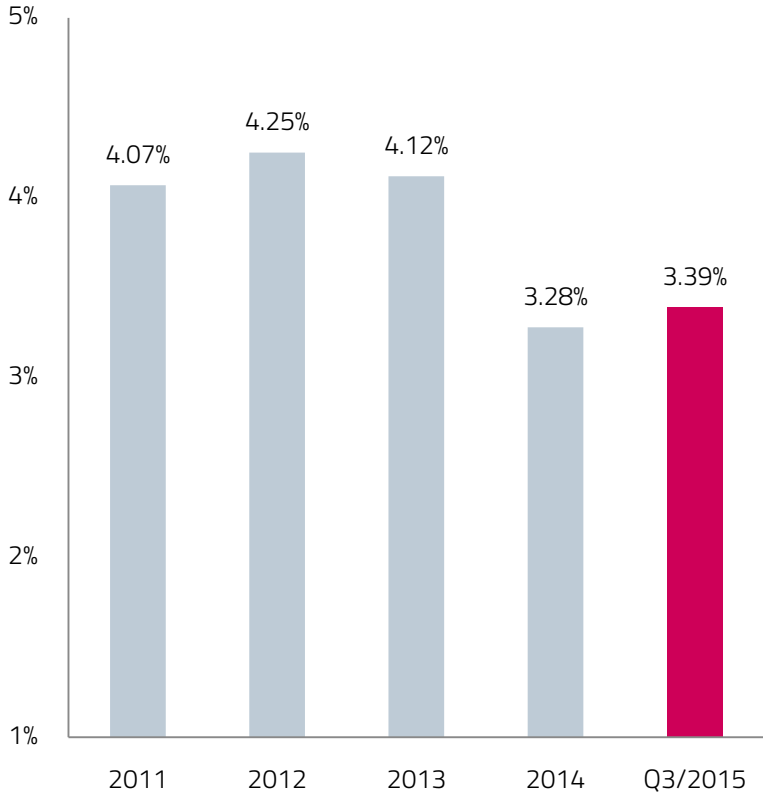
Sektor total refinancing cost approximately 3.5-3.7%

Increased debt level following Sektor acquisition

Loan to Value



Weighted average interest rate

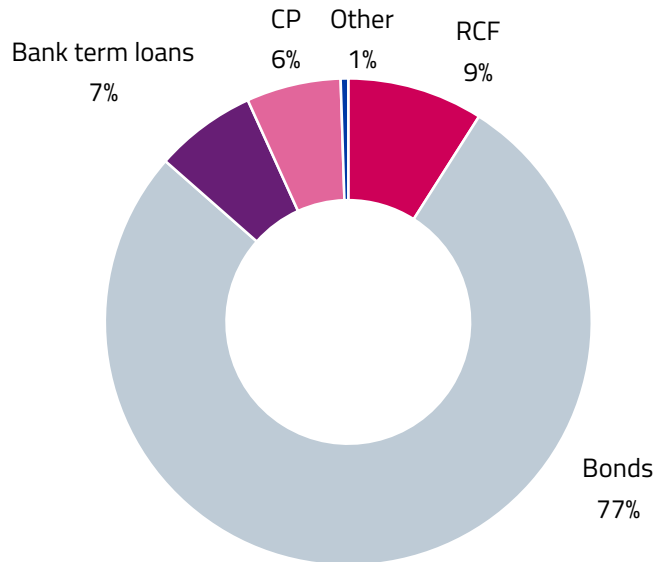


Financing key figures

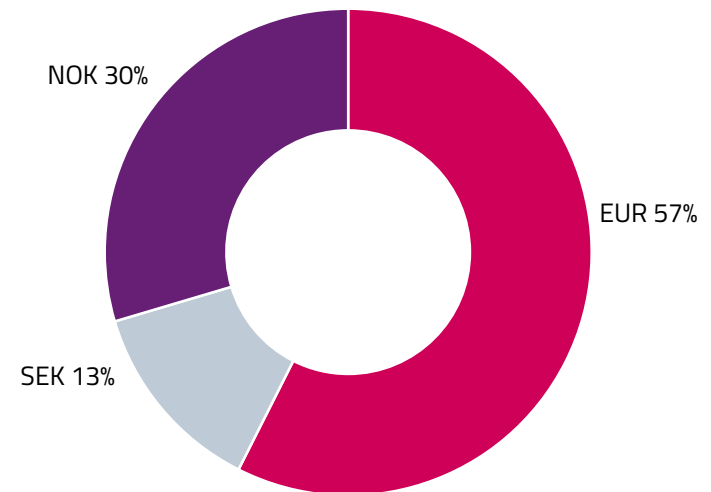
| | Q3/2015 | Q3/2014 | Q4/2014 |
|---|---------|---------|----------|
| Interest bearing debt, fair value, MEUR | 2,022.6 | 1,200.9 | 1,1884.4 |
| Available liquidity, MEUR | 379.0 | 514.2 | 449.8 |
| Average loan maturity, years | 5.5 | 3.8 | 5.9 |
| Interest hedging ratio, % | 88.2 | 87.4 | 88.0 |
| Weighted average interest rate, % ¹⁾ | 3.39 | 4.03 | 3.28 |
| Loan to Value (LTV), % | 45.2 | 36.7 | 38.6 |
| Financial covenant: Equity ratio (>32.5%) | 47.7 | 54.4 | 54.8 |
| Financial covenant: ICR (>1.8) | 3.7 | 2.8 | 3.1 |

Debt type and currency split

Breakdown by debt type ¹⁾



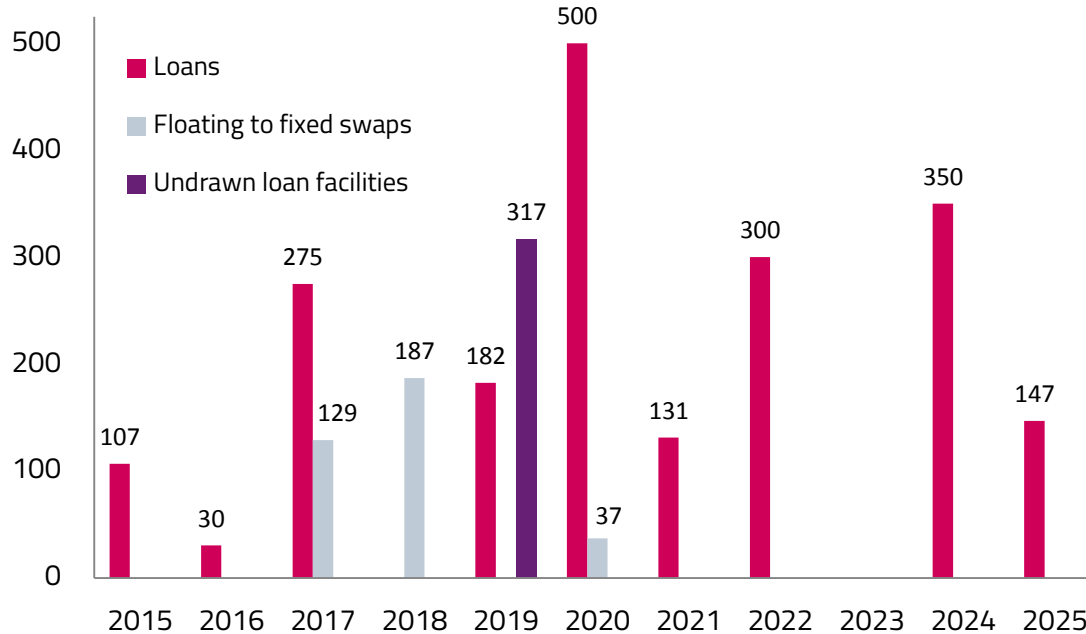
Breakdown by currency ¹⁾



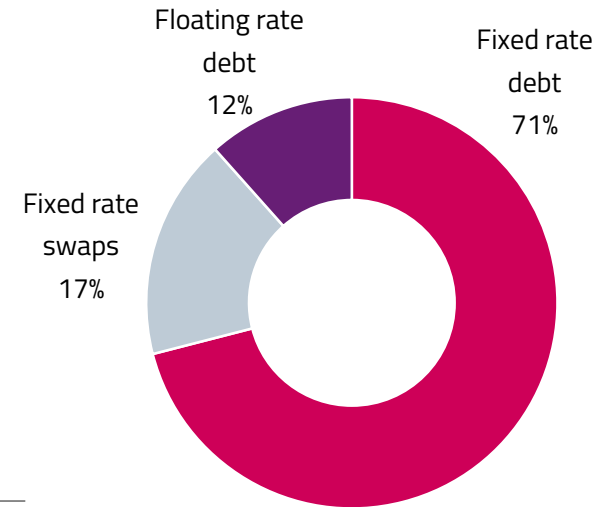
- Currency breakdown shifted to 30% NOK debt
 - Part of EUR debt converted to SEK and NOK debt using cross-currency swaps

Debt maturities and interest risk hedging

Maturity profile of debt ¹⁾



Debt by fixing type

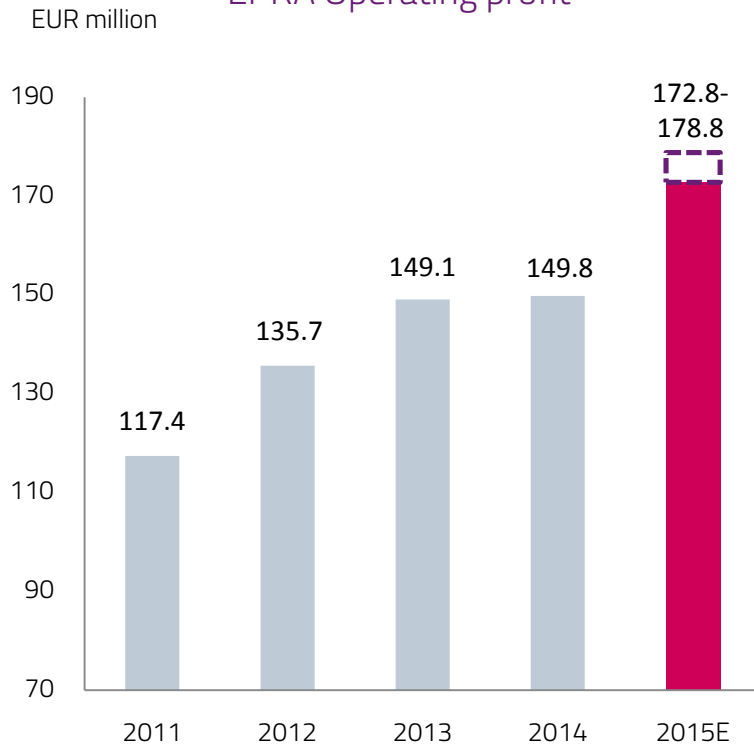


- Most of debt maturing in 2015-2016 are commercial papers

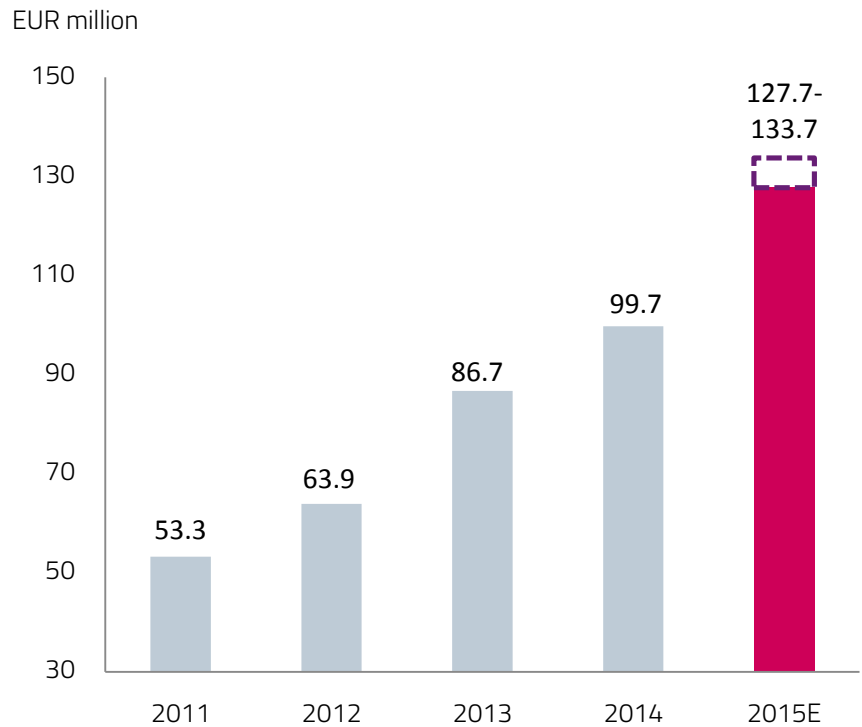
¹⁾ Calculated based on fair value of interest bearing debt

Outlook 2015 lifted

EPRA Operating profit



EPRA Earnings



- EPRA Operating profit EUR 23 to 29 million (Q2: 17-32)
- EPRA Earnings EUR 28 to 34 million (Q2: 17-32)
- EPRA EPS (basic) EUR 0.17–0.18 (Q2: 0.155-0.175)
- Sektor impact on EPS – neutral in 2016 and accretive as of 2017

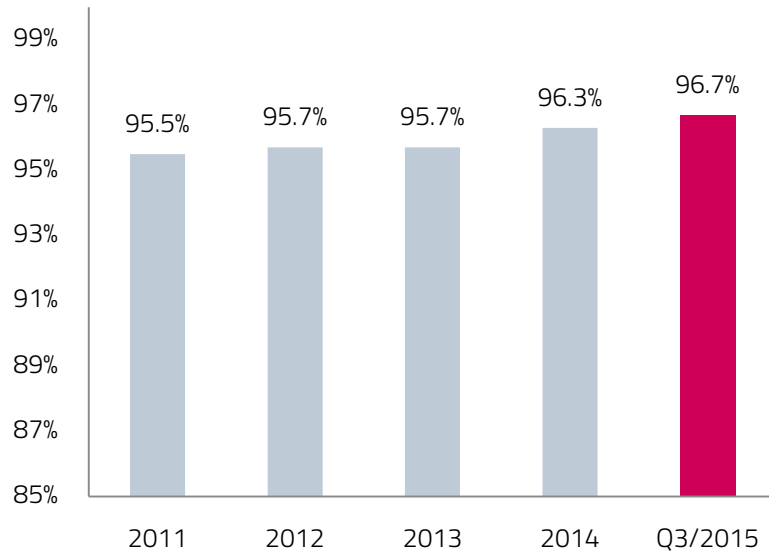


PROPERTY PORTFOLIO

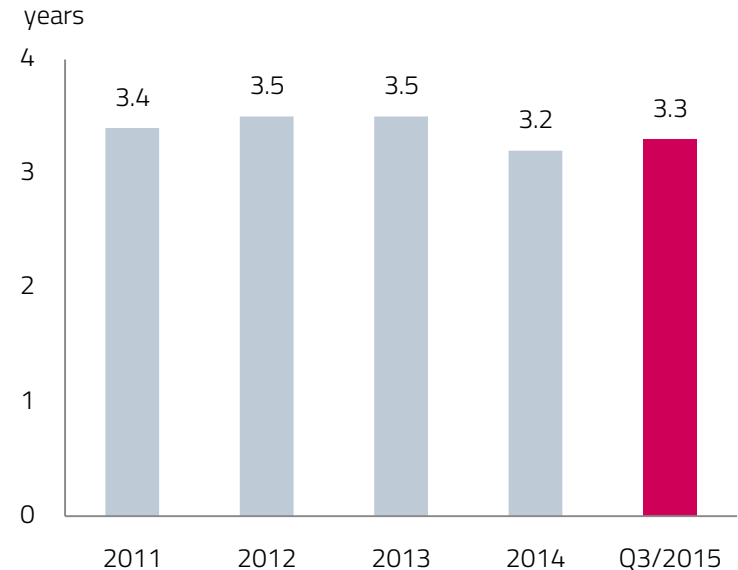
Lease portfolio

- 4,204 lease agreements with an average length of 3.3 years
- Total GLA 1,274.100 sq.m.
- Rents linked to CPI (nearly all agreements)
- Annualised potential rental value for the portfolio is EUR 343.5 million

Occupancy rate (economic)



Average lease maturity

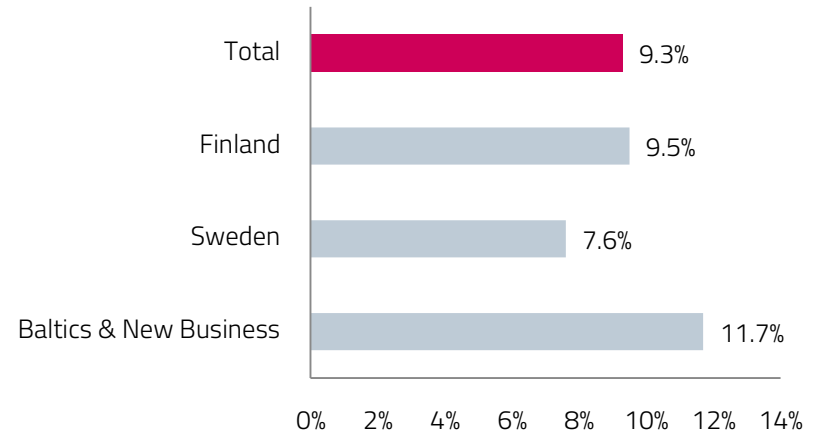


Property portfolio

Top 5 tenants

| Q3/2015 | Proportion of rental income, % | Average remaining length of leases, years |
|---------------------|--------------------------------|---|
| Kesko | 8 | 5.7 |
| S Group | 5 | 6.6 |
| VarnerGruppen | 4 | 3.2 |
| ICA Gruppen | 4 | 3.6 |
| NorgesGruppen | 2 | 4.1 |
| Top 5, total | 23 | 4.6 |

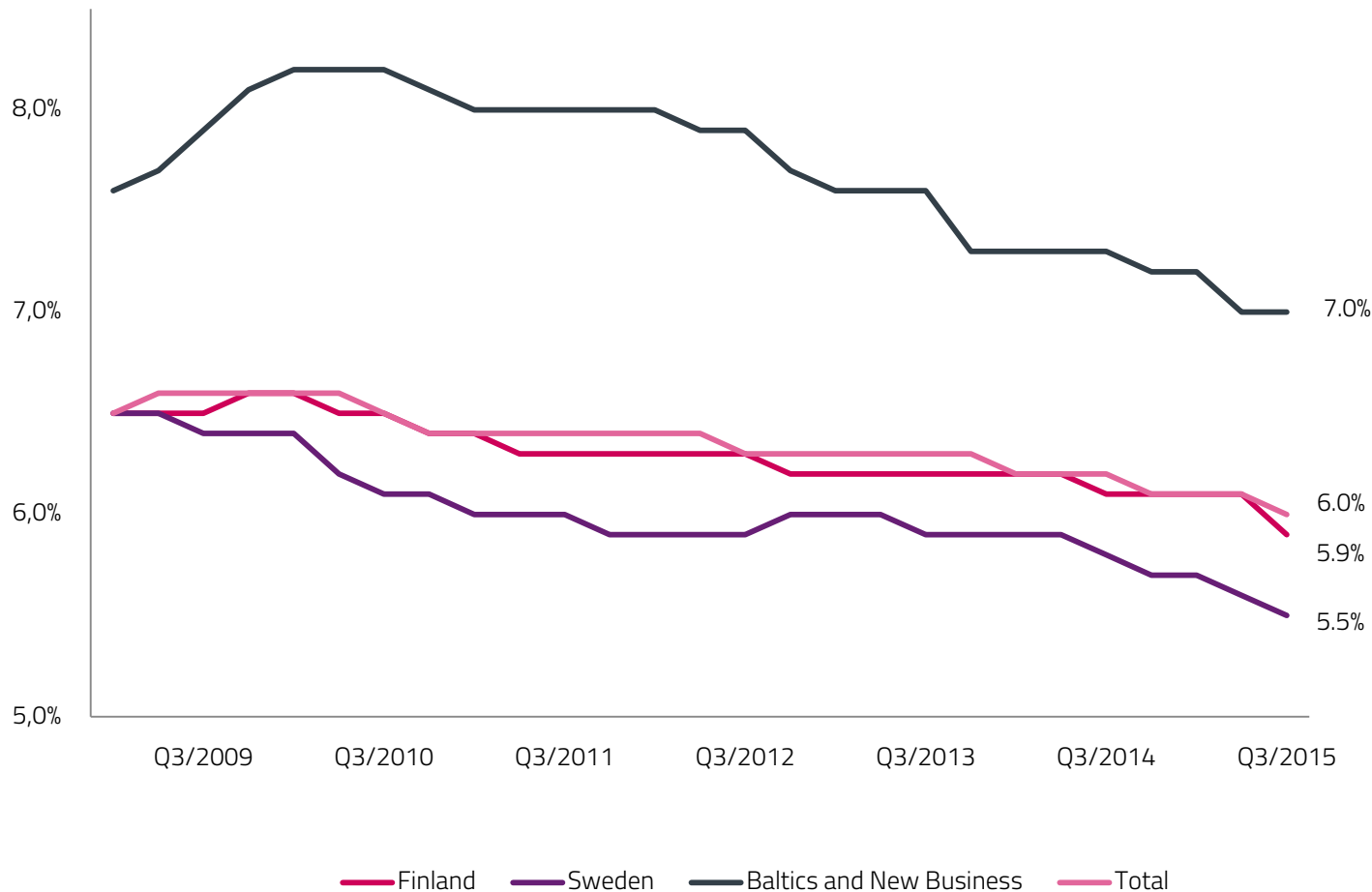
Occupancy cost ratio LFL shopping centres, rolling 12 mth



- The LFL properties accounted for 47.3% of the total portfolio (fair value)
 - Shopping centres represent 94.2% of the LFL portfolio
- Actual rental contract level vs. valuation market rents is +1.4%.
 - Indicates how much higher/lower Citycon's actual rental level is compared to the market rents applied in the external valuations

Valuation yield development

Citycon's valuation yield development



Cityconline – building community and loyalty



712,000 Facebook likers



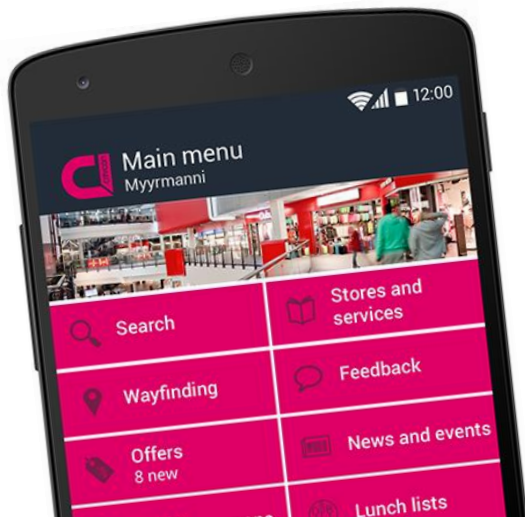
342,000 News subscribers



Mobile apps in all largest centres



>20 pick-up points



BACKUP INFORMATION

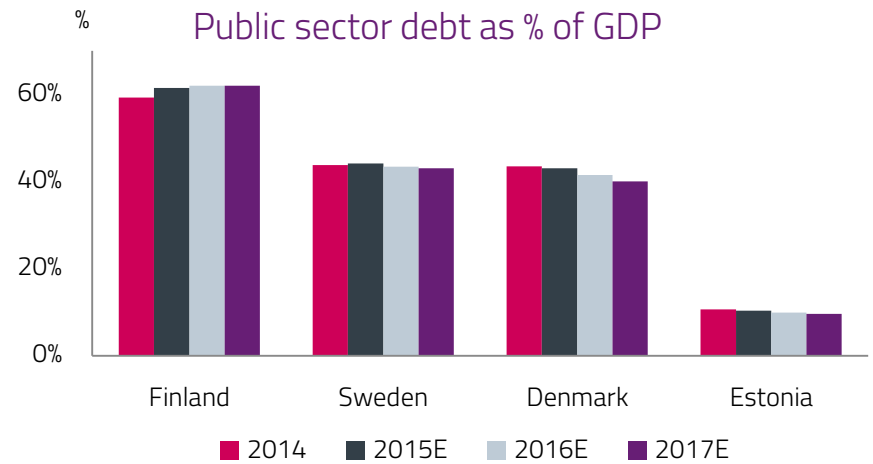
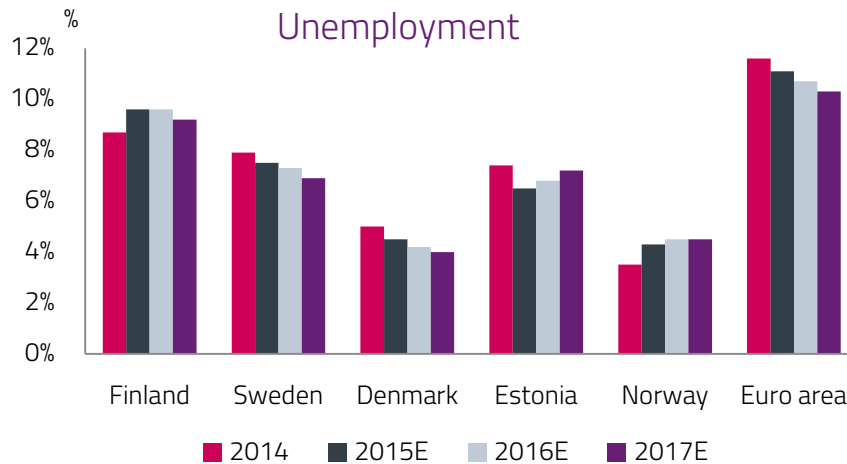
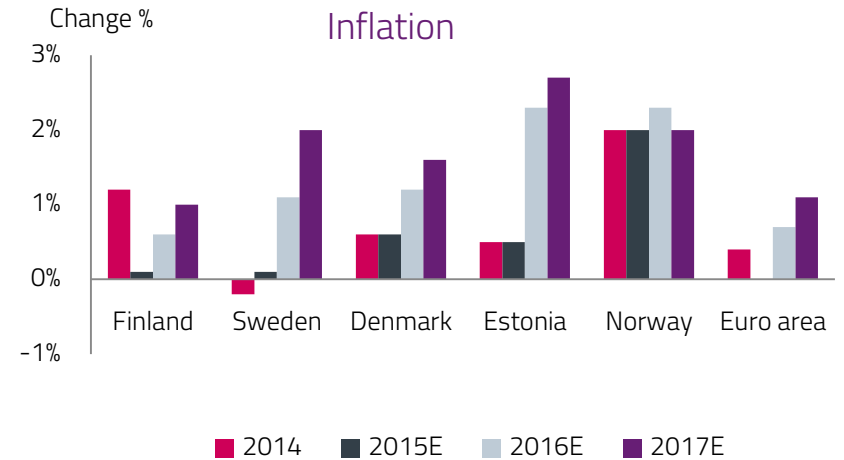
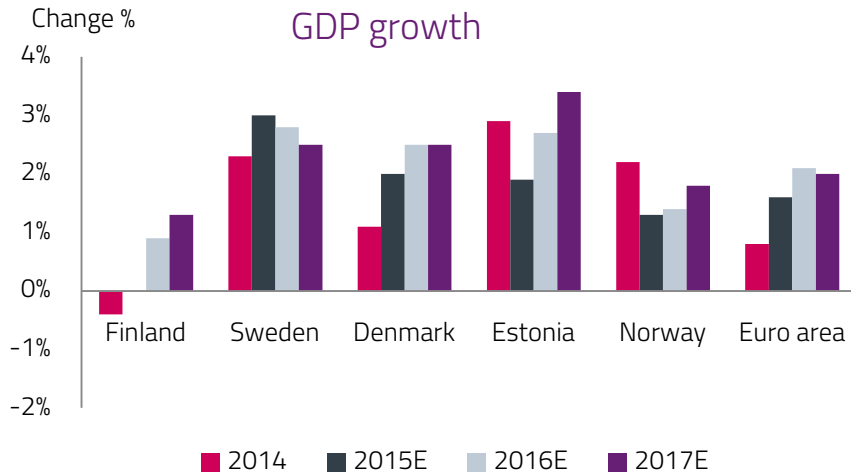


History of Citycon

+25 years of retail experience and portfolio growth

| Foundation | International expansion | New management and new strategy |
|---|--|--|
| <p>1988</p> <ul style="list-style-type: none"> ▪ Founded by Sampo Pension Ltd, Imatran Voima Oy, Rakennustoimisto A. Puolimatka Oy and Postipankki ▪ Listed on Helsinki Exchange ▪ Initial strategy was to invest in office assets <p>1998</p> <ul style="list-style-type: none"> ▪ New business concept focusing on retail properties ▪ Two large retail portfolio acquisitions ▪ Office portfolio divested <p>1999</p> <ul style="list-style-type: none"> ▪ Carried out major EUR 320 million property deal, which almost doubled the value of Citycon's property assets ▪ Citycon became Finland's leading listed property investment company specialising in retail premises | <p>2003</p> <ul style="list-style-type: none"> ▪ Citycon business to include development as well as owning, leasing and managing retail premises ▪ Ownership base changed as the former main owners sold shareholdings and international investors became interested <p>2005</p> <ul style="list-style-type: none"> ▪ Citycon enters foreign markets by acquiring its first properties in Sweden and Estonia <p>2006</p> <ul style="list-style-type: none"> ▪ Citycon continues to expand, acquiring several retail properties in Sweden and its first property in Lithuania <p>2007</p> <ul style="list-style-type: none"> ▪ Acquisition of Iso Omena in Finland <p>2008</p> <ul style="list-style-type: none"> ▪ GIC joint venture partner in Iso Omena | <p>2011</p> <ul style="list-style-type: none"> ▪ Citycon's new CEO, Marcel Kokkeel, joined the company ▪ New strategy re-defined core ownership and portfolio expansion <p>2012</p> <ul style="list-style-type: none"> ▪ First property acquisition in Denmark <p>2013</p> <ul style="list-style-type: none"> ▪ Acquisition of Kista Galleria in Stockholm in a JV with CPPIB ▪ Citycon receives two investment grade credit ratings from S&P and Moody's <p>2014</p> <ul style="list-style-type: none"> ▪ CPPIB becomes a strategic shareholder in the company with a 15% ownership <p>2015</p> <ul style="list-style-type: none"> ▪ Acquisition of Norwegian Sektor Gruppen for EUR 1.5 billion ▪ Rights issue of EUR 600 million |

Economic outlook



Source: SEB Nordic Outlook & SEB Eastern European Outlook reports

Environmental targets and results

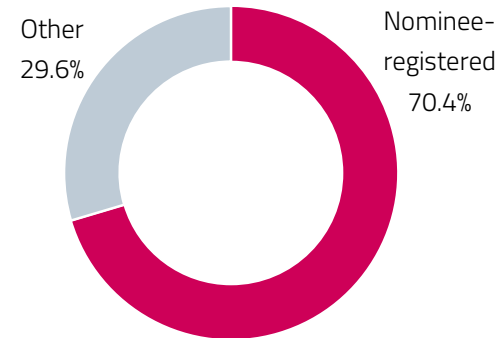
| Performance in 2014 | | |
|--|-----------------------------|---|
| Climate change | | |
| Yearly reduction of greenhouse gas emission by 2–3% | In LFL SC: -2% | ✓ |
| Energy | | |
| Yearly reduction of energy consumption (electricity, heating and cooling) by 2–3% | In LFL SC: -6% | ✓ |
| Carrying out a renewable energy feasibility study in (re)development projects | Achieved | ✓ |
| Water | | |
| An average level of water consumption less than 3.7 litres per visitor | In LFL SC: 3.3 l/visitor | ✓ |
| Waste | | |
| Shopping centre waste recycling rate at least 80% | 89% | ✓ |
| Land use and Sustainable Construction | | |
| All major projects ongoing in 2014 assessed with LEED criteria | Achieved | ✓ |
| Development projects located in built-up environments, within reach of good public transport connections | Achieved | ✓ |



Citycon has won the gold-level award in EPRA's Sustainability Best Practices series in 2011-2014 as well as Green Star status in the GRESB assessment

Ownership, 30 September 2015

- Established and listed on Nasdaq Helsinki in 1988
- Market cap EUR 1,958.0 million
- Total registered shareholders 8,083 of which nominee-registered 70.4%
- Largest shareholders:
 - Gazit-Globe 43.4%
 - CPPIB 15.0%
 - Ilmarinen 7.13%
- Included in FTSE EPRA/NAREIT Global Real Estate Index, iBoxx BBB Financial index (EUR 500 million bond)





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