Citycon

Investment highlights - stable and reliable real estate

Prime, necessity-based retail	— 39% of rental income derived from **necessity-based tenants** – the strongest-performing retail subsector and **best credit tenants** — Groceries, public sector and healthcare tenants represent significant portion of the GLA — All centers **are located in main population** centers with good access to public transport — Serves as last-mile logistics hubs
Strong performance through the inflationary period	— **96% retail occupancy* and 99% rental collection rate** in 2023 — Indexation of rents stood at 6.8% in 2023
Inherent margin protection	— **93% of income is inflation-linked** — **Average interest rate of 2.61%** due to majority of debt in fixed rate — Prudent electricity hedging policy for 12-24 months ahead; significant onsite production of renewable energy
Solid financial position	— **Access to bank lending** demonstrated with a new EUR 400m RCF and a EUR 250m secured term loan signed in May 2023** — **Prudent financial planning** minimizing secured debt enabled quick access to the bank market when it was needed — **Investment grade** rating from S&P with stable outlook, reaffirmed in December 2023 — Plenty of room within the covenant levels
Focus on balance sheet strengthening & maintaining IG rating	— EUR 950m divestment target over the next 24 months, proceeds to be **used for debt repayment** (EUR 648m worth of properties divested since 2019) — EUR 278m of **bonds repurchased** during 2023 and in February 2024 Citycon completed directed share issue raising EUR 48.2 million*** — **Dividend right-sized** from EUR 0.5 per share to EUR 0.3 per share to take the necessary steps to support IG rating — Aim to go from EUR 95.9m capex in ‘23 to ca. EUR 30m in ‘24 – overall limited capital commitments creating flexibility
Sustainability leadership	— Targeting **carbon neutrality** by 2030 — **100% green energy usage** with all assets also producing renewable or recoverable energy for own use — Updated green financing framework in March 2023 and new ambitious sustainability targets related to the RCF & term loan facilities of May 2023

*Kista Galleria 50% not included
**Furthermore, in November 2023 Citycon executed approx. SEK 1,020 million 7-year term loan secured by a Swedish asset
***It should also be noted that the company's largest shareholder's G City's ownership decreases to below 50% after the share issue

Action plan for 2024

Focus on top 12 core assets in core markets with new EUR 950 million divestment target over the next 24 months

— Expanding the previously disclosed 380 million **divestment target** by the end of 2024

Expense management to offset increase in financing cost

— Consolidating all corporate functions in suburban Helsinki
— Reducing **G&A overhead** to annual run rate less than 10% of NRI by year-end 2024
— Significant reduction of **operating expenses**
— Improving the recovery percentage of service charges
— **Capex** to be materially lower in 2024 (EUR 30 million) than prior years (EUR 96 million in 2023)

Completion of current projects

1. In Myyrmanni, the opening of 7,300 sq.m. Prisma
   – Results in the centre being practically fully leased with approx. 60% of tenant mix dedicated to grocery
2. In Rocca al Mare, we are underway with the addition of the Selver grocery store as well as an 1,800 sq.m. gym
   – These will open by August 2024
3. In Iso Omena, we will open the first Nike Rise concept store in Finland
4. Albertslund centrum in Copenhagen will open a Lidl grocery store in summer 2024

Table of contents

Company overview

Leading owner, manager and developer of Nordic retail hubs

Key information

Net rental income (EUR million)	195.7
Number of shopping centers*	33
Centers connected to public transportation	100%
Visitors per year (million)	120
GLA (million sqm)	1.1
Portfolio value (EUR billion)*	4.0
Weighted average yield requirement	6.0%
WAULT (years)	3.6
Retail occupancy rate	96.0%
LTV	46.3%
Investment grade credit ratings	BBB- (Stable)

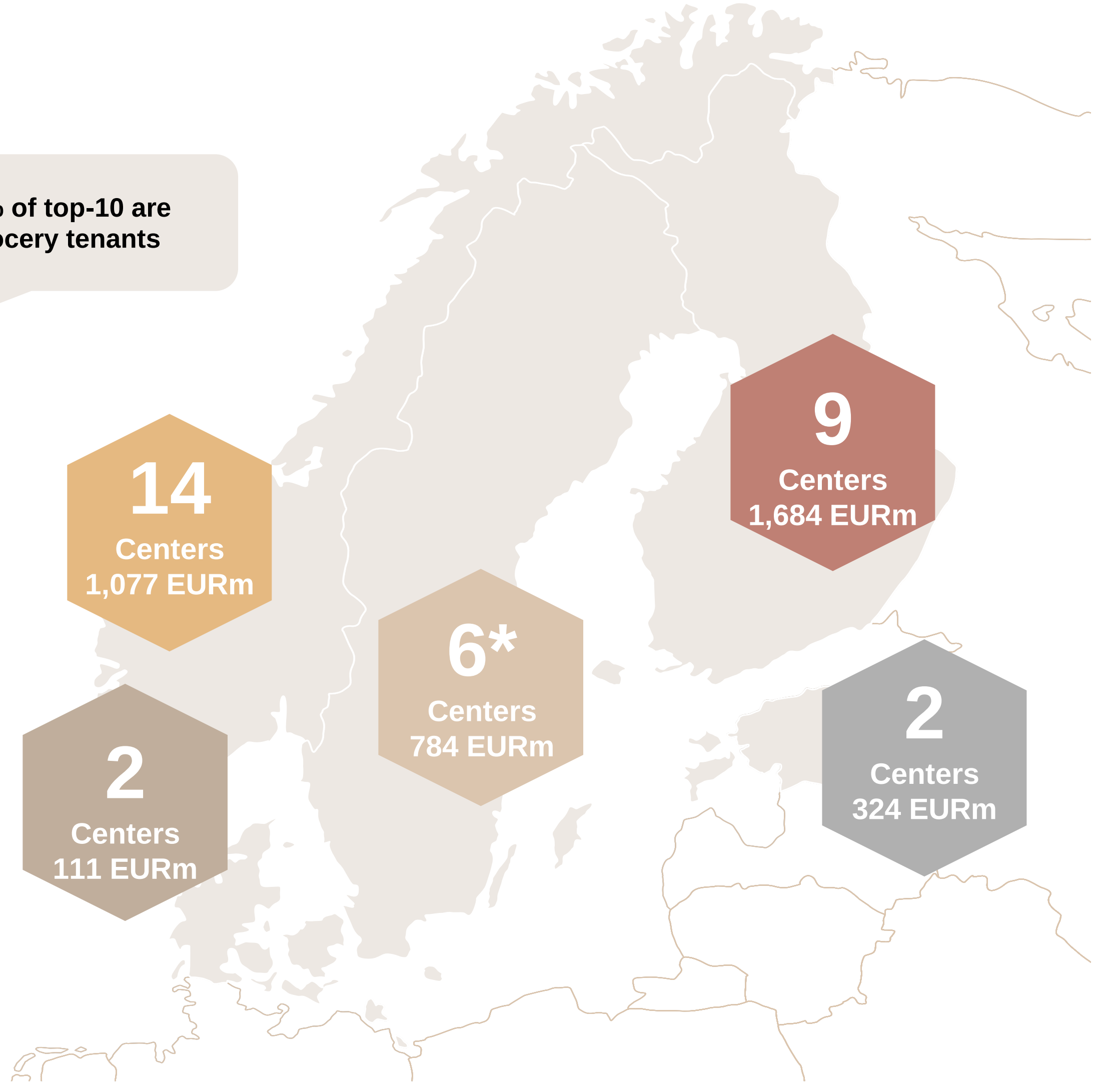
Top-10 tenants (% of GRI, Q4/2023)

S Group	**6.3 %**
Kesko Group	**5.2 %**
Varner Group	2.7 %
Norgesgruppen	**2.2 %**
ICA Group	**1.8 %**
Coop	**1.6 %**
Stockmann Group	1.5 %
H&M	1.5 %
Clas Ohlson	1.4 %
KappAhl	1.3 %

50% of top-10 are grocery tenants

Groceries, public sector and healthcare tenants represent significant portion of the GLA, giving us excellent credit tenants

Resilient business model which outperformed during the pandemic – inflation protection with indexation of rents



*Including 50% Kista Galleria

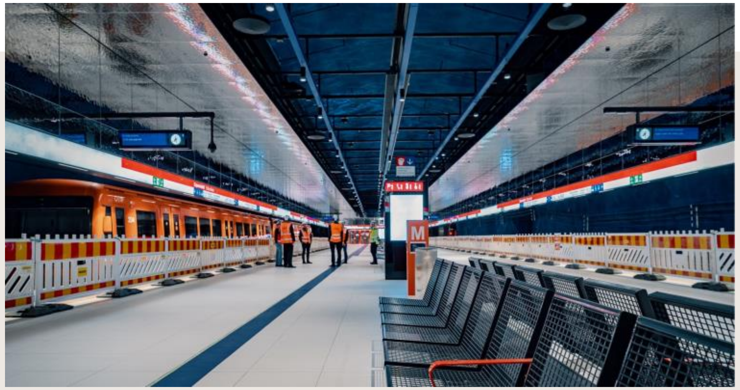
Citycon

Necessity-based last-mile logistics hubs increase stability

Dense and growing locations

Densely populated **urban locations** in the largest and fast-growing cities in the Nordics

Convenient, everyday use throughout cycles



All Citycon's centers connected to **public transportation**

Top credit tenants with low OCRs

Grocery anchored centers with a large share of necessity and municipal tenants

Top third of European climate leader across all sectors

3rd consecutive Financial Times' European Climate Leaders
- Most GHG emissions reduction relative to 2016–2021 revenues

1st real estate company in Finland to join science-based targets initiative
- Committed to reduce GHG emissions in line with 1.5°C Paris goal

Nordic leader with long track records of sustainable financing
- Green financing framework set up originally in November 2019 and updated in March 2023
- EUR 1.0 billion green issuances under the green financing framework and additional SEK 1.0 billion green term loan related to Liljeholmen shopping centre
- EUR 400 million RCF & EUR 250 million term loan, both sustainability linked, linking the margin to achieving three of Citycon's main environmental targets
- In July 2023, Citycon was the first Finnish issuer to issue a Green Commercial Paper in the Finnish commercial paper markets
- Senior and hybrid bond issued in green format in 2021

Financial Times, Europe's Climate Leaders 2023

CITYCON IS PROUD TO
BE RECOGNISED AS ONE OF
EUROPE'S CLIMATE LEADERS 2023

Citycon is well positioned for the new inflationary environment

93% of rents tied to indexation

- Meaningful organic growth for net rental income
- Growth of which will compound and grow exponentially

Low occupancy cost ratio of 9.5%

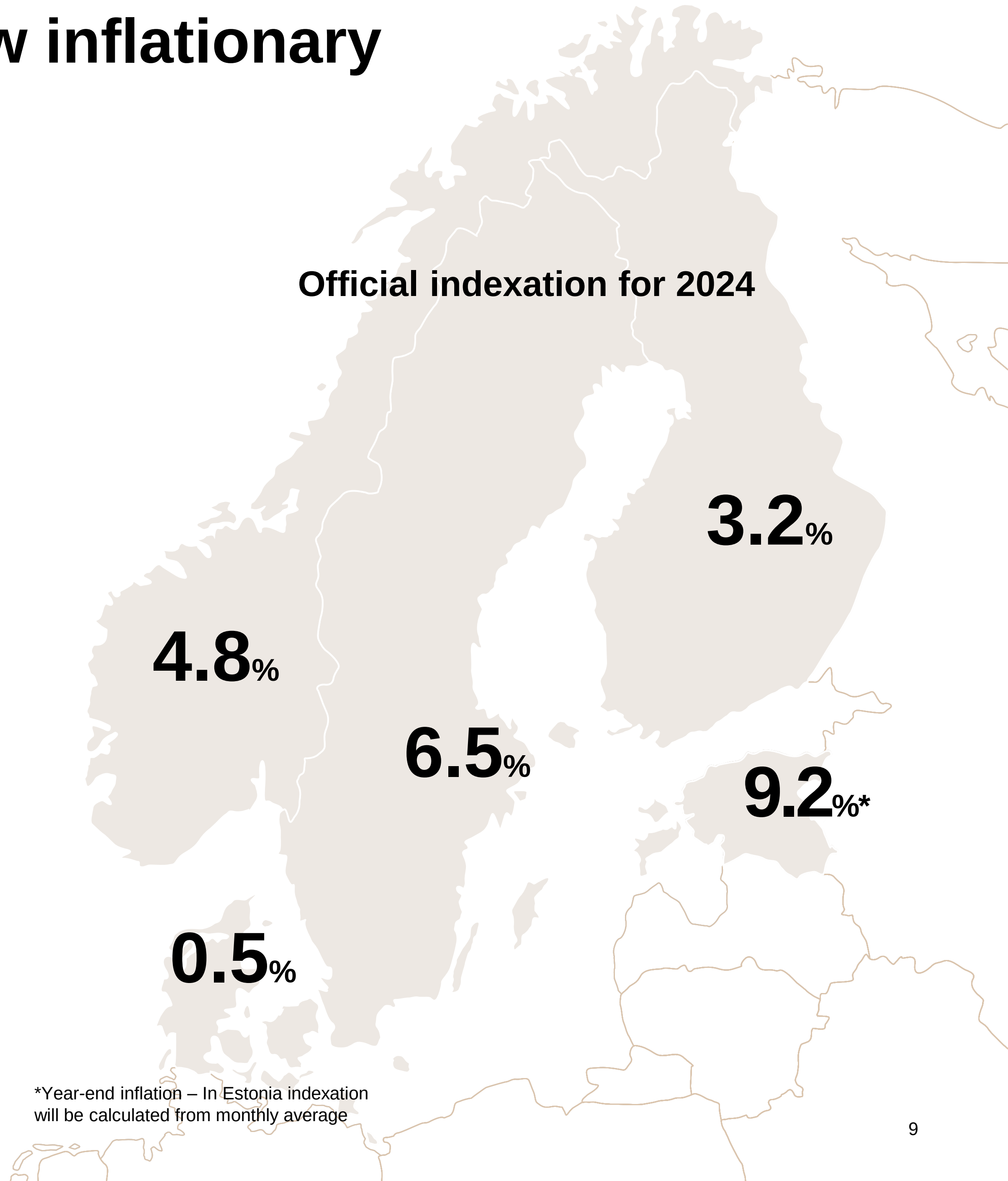
- Inclusive of service charges
- Tenants have some of the lowest OCR
- Ample headroom for rent growth

Necessity-based last-mile logistics hubs

- 39% of our tenants are necessity based
- With majority of our top tenants consisting of high credit grocers and Nordic municipalities, current tenant mix is well positioned to absorb indexation increases

Citycon will be the beneficiary of an inflationary environment and is the most resilient against a consumer dealing with inflation

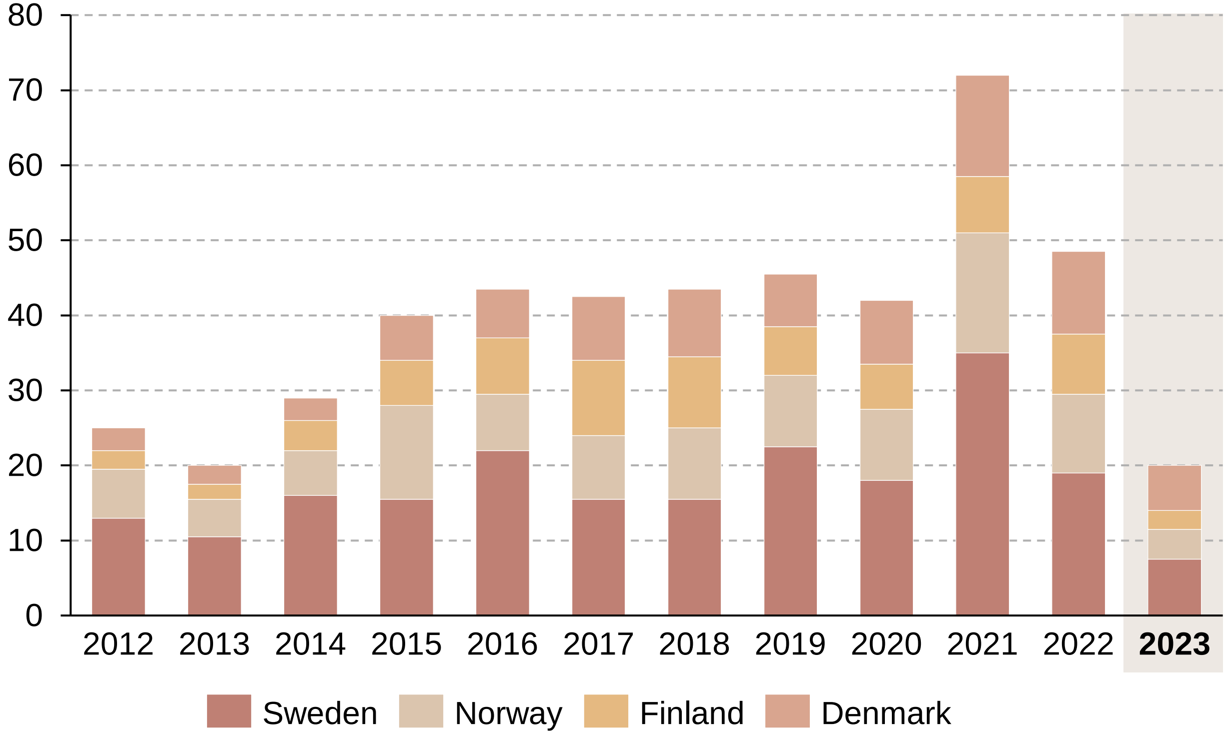
Official indexation for 2024



*Year-end inflation – In Estonia indexation will be calculated from monthly average

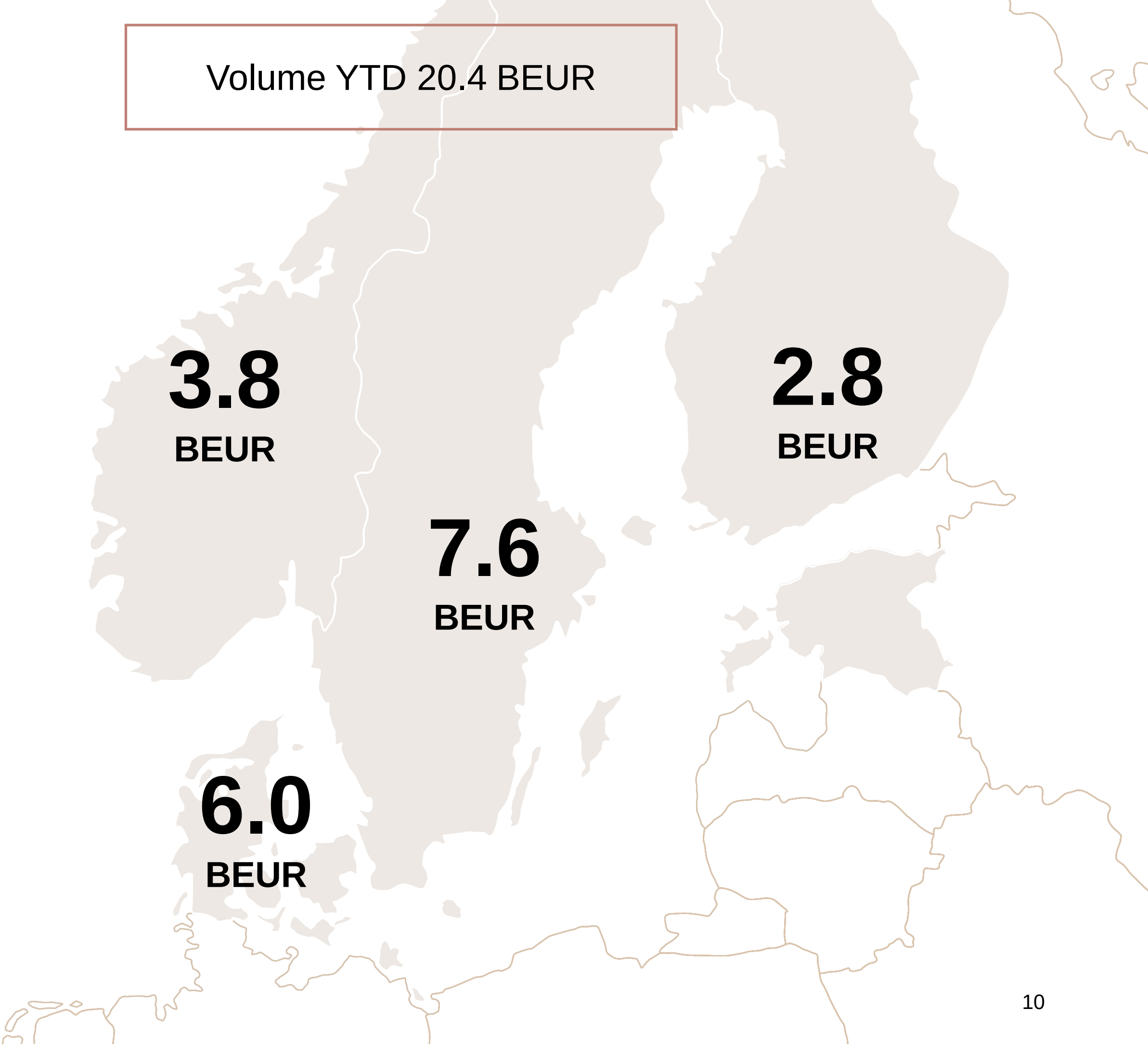
Nordic investment market – sentiment turning

Low transaction volume of EUR 20bn in 2023 but 2024 looks more active*



Citycon has sold 4 assets for EUR 266 million since 2022.
EUR 950 million divestment target over the next 24 months.

The Nordic property market – volume by country



*Source: Colliers Nordic Outlook Report 2023

Business model

Citycon's strategy

How we create value

Assets in Nordic prime locations

- Top 2 cities in each country with strong urbanisation
- Connection to public transportation

Necessity based tenant mix

- Grocery anchored centres, a large share of necessity tenants
- Mixed-use hubs with growing share of municipalities

Proven asset management

- Long lasting relationship with municipalities
- Continued dialogue with surrounding communities
- Sustainability embedded in the operating model

Recycling of capital

- EUR 950 million asset sales target over the next 24 months (including EUR 380 million remaining on EUR 500 million 2024 target)
- Proceeds used to repay debt
- Strengthen investment grade balance sheet

Inherent building rights

- Mainly residential, which will enhance value of underlying center
- Minimal capex required to get zoning
- Multiple value extraction paths via sale, JV or build

A stable core business with attractive opportunities for value creation

Necessity-based tenant strategy provides stability

Future proofing tenant mix

- Adding more groceries, services, including municipal tenants, gyms, healthcare, quality F&B, and discounters
- Share of groceries already at 19% of GRI

Why do we like necessity-based?

- Better credit worthiness
- Longer leases
- Footfall drivers
- Larger units, less fluctuation and vacancy
- Consistent market demand
- Lease prolongation more probable
- Benefits of clustering on the whole centre

→ Cash flow stability

Necessity based tenants represents ~39% of the tenant portfolio

Increased share of groceries, services and F&B

(% of GRI)	2015	Q4/2023
Groceries	**18%**	**19%** ↑
Services and Offices	**10%**	**15%** ↑
Cafes and Restaurants	**8%**	**10%** ↑
Cosmetics and Pharmacies	**8%**	**9%** ↑
Fashion	30%	19% ↓
Home and Sporting Goods	20%	18%
Wellness	4%	5%
Specialty Stores	2%	2%
Residentials and Hotels	1%	2%
Leisure	1%	1%

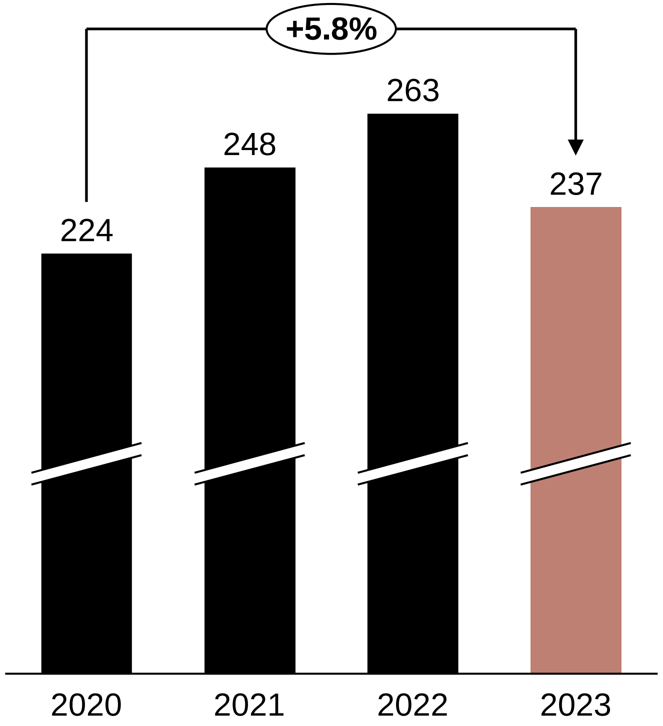
High share of groceries and low share of fashion de-risks the business

	Average rent	Average lease term
Groceries	23.0 EUR/sqm	>5 years
Services and Offices	22.5 EUR/sqm	~4 years
Cafes and Restaurants	32.4 EUR/sqm	~4 years
Fashion	22.6 EUR/sqm	<2 years
TOTAL*	**23.7 EUR/sqm**	**3.4 years**

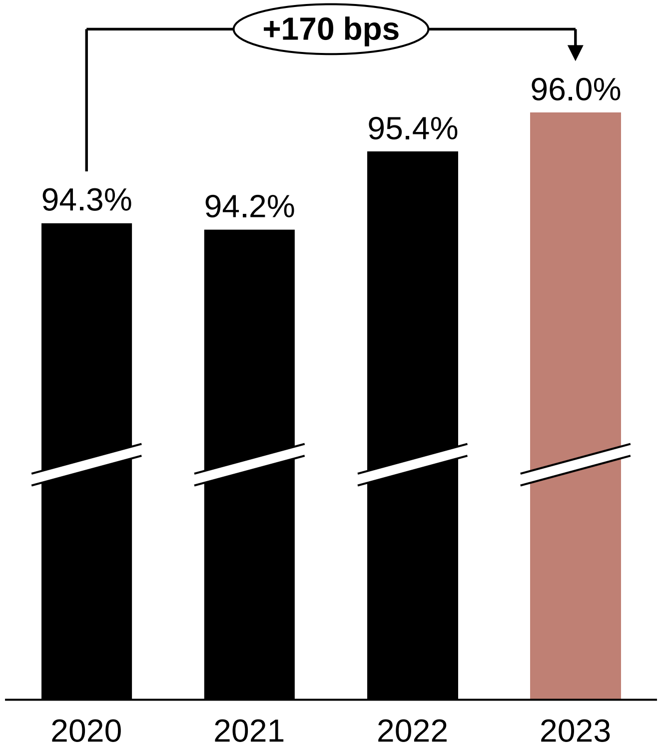
*Includes all subcategories (home and sporting goods, cosmetics and pharmacies, wellness, residential and hotels, specialty stores and leisure)

Mixed-use hubs provide an attractive value proposition for tenants

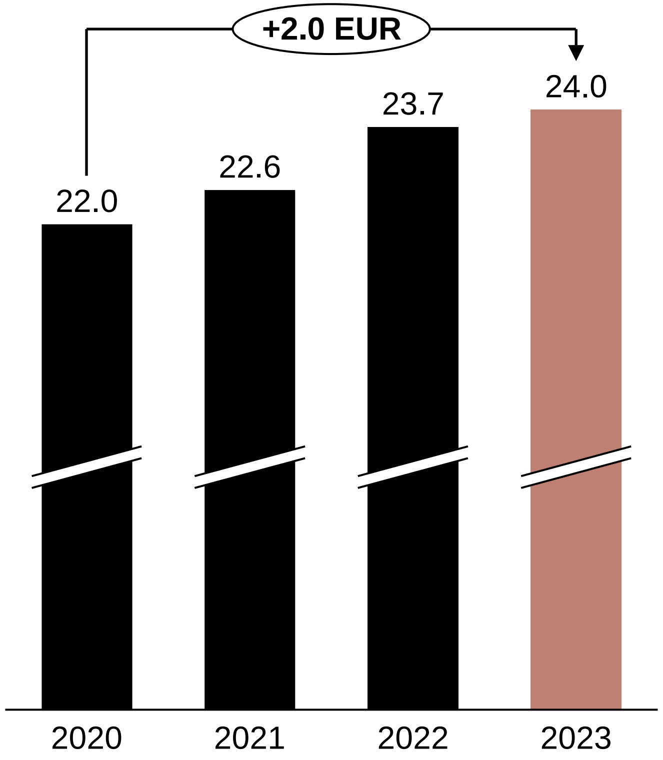
Leases started (sqm thousands)



Retail occupancy development



Average rent per sq.m.

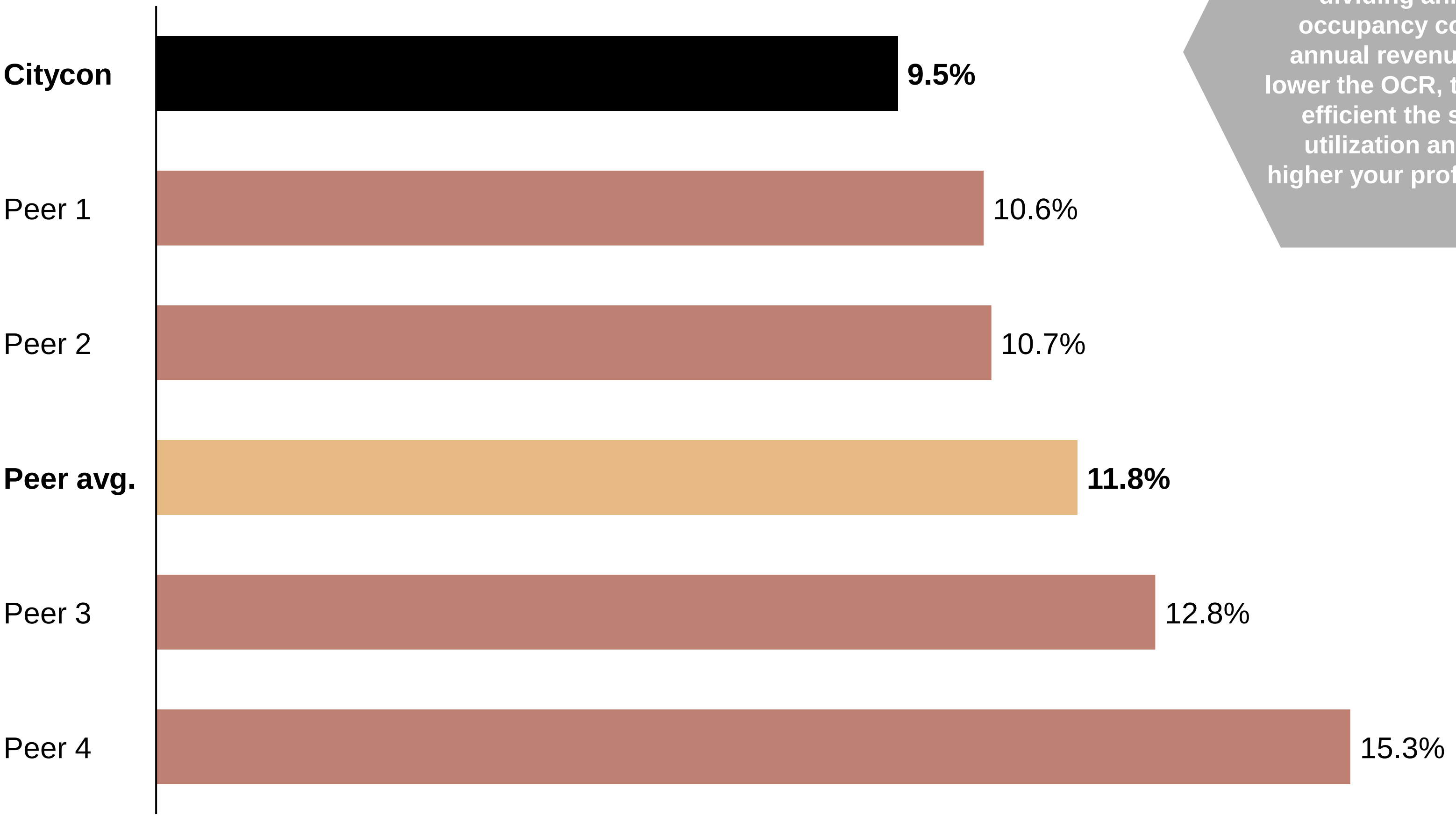


Rent collection remained high throughout Covid and the recent inflationary environment.
In 2023 rent collection rate was 99%

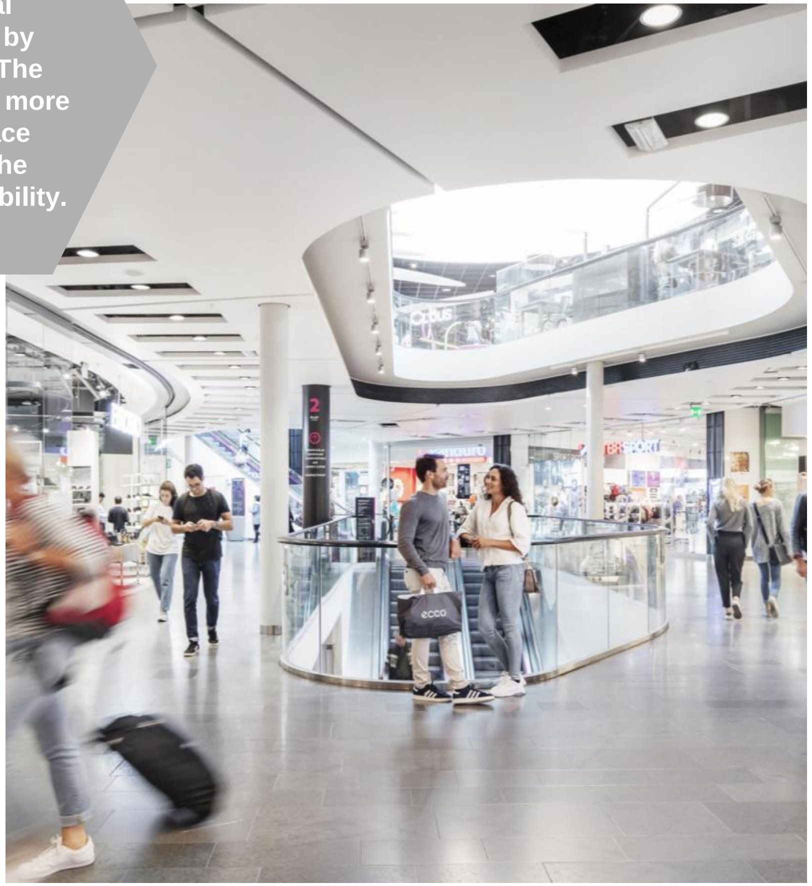
Citycon

Our occupancy cost ratio provides headroom for rent increase

Occupancy cost ratio vs peers*



Occupancy cost ratio (or OCR) is calculated by dividing annual occupancy cost by annual revenue. The lower the OCR, the more efficient the space utilization and the higher your profitability.



*Peer group: Carmila, Klepierre, Mercialys and URW
Source: Company filings by year-end 2023

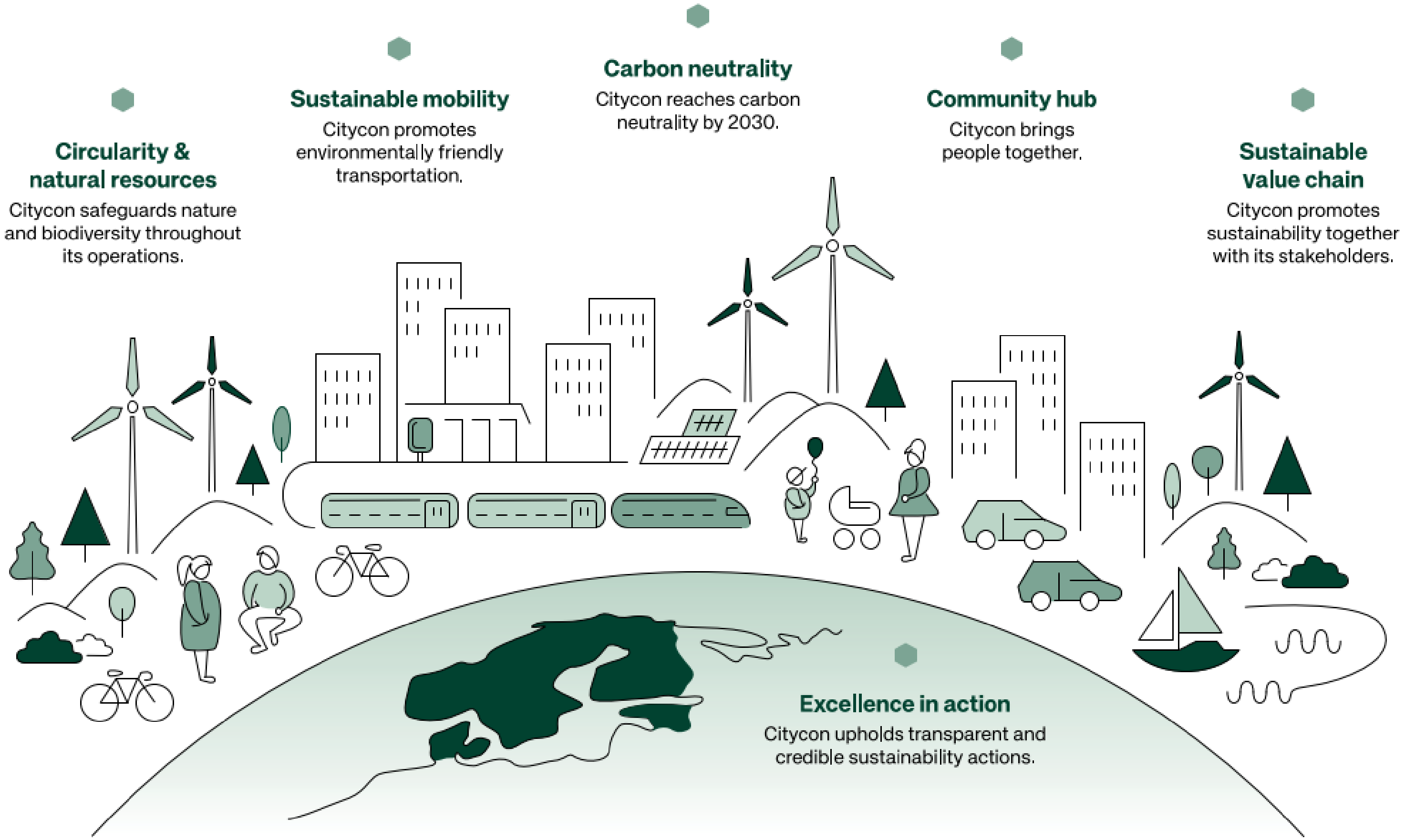
Sustainability & ESG

Goals of our sustainability strategy

Creating sustainable communities

With 140 million visitors every year and 33 centres in the Nordic region, Citycon has both a responsibility and an opportunity to have a positive impact on people, communities, and the environment. We spark carbon neutral sustainable communities that bring people together and are built together with all the stakeholders. Promoting environmentally friendly transportation and safeguarding nature and biodiversity is top priority for us. In everything we do, we uphold transparent and credible sustainability action.

In 2023, we updated our sustainability strategy, now encompassing 6 focus areas. We refined existing sustainability focus areas and introduced two new ones: Sustainable value chain and Circularity & natural resources. These targets underscore the inclusion of the entire value chain in our sustainability strategy. Setting clear sustainability goals for each strategic focus area defines our short-term targets for the coming years.



Sustainability key figures

Citycon puts best sustainability practices into effect by following a clear roadmap and monitoring success

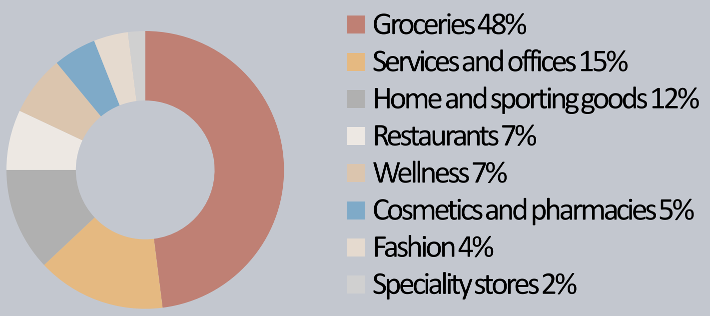
-92% Greenhouse gas intensity from baseline 2014 ($kgCO_2e$/sq.m.)	**-12%** Energy intensity from baseline 2014 (kWh/sq.m.)	**-93%** Climate change impact from baseline 2014 (tCO_2e) Scope 1 & 2 emissions
67%[1] BREEAM In-Use certified centres measured by fair value %	**88%** Share of centres with youth cooperation projects held	**707** Community engagement events held
100% Share of centres accessible by public transport	**4,697** Bicycle parking spaces	**100%** Share of renewable electricity used for own consumption

[1] BREEAM In-Use certification ongoing in 21%, all remaining assets have obtained building-phase certification.

LIPPULAIVA - Prime example of Citycon’s sustainability efforts

275*

APARTMENTS CAME ONLINE 2022-2023



“Necessity-based urban hub with 48% of groceries”

Citycon

Flagship of local energy production

Lippulaiva the flagship of local energy production Lippulaiva will be the flagship of local energy production, as the largest geothermal heating and cooling facility for a commercial building in Europe has been built under the centre, and it generates carbon-free energy to meet almost the entire heating and cooling needs of the centre. Lippulaiva is nearly a zero-energy building which has been designed in accordance with the LEED Gold standard.

Lippulaiva’s electricity consumption is optimised with a smart system that manages a wide range of the centre’s electricity consumption areas as well as a backup generator and a large electric battery. Includes also an option to sell back to grid the excess energy.

The Espoonlahti metro station and bus terminal connected to the centre, excellent bicycle connections in the area and environmentally friendly solutions contribute to the reduction of environmental impacts.

“Lippulaiva has some of the most advanced energy solutions in the world”

GEOENERGY WELLS	SOLAR PANELS (sq.m.)	GREEN ROOFS (sq.m.)
171	**2,400**	**3,500**

World's first retail centre to be awarded Smart Building’s Gold certificate

*The 275 apartments are owned by Citycon. The overall project includes eight towers containing 560 apartments (two out of the eight towers are still in the planning phase).

Sustainability linked & green bank financing

New facilities in sustainability linked & green format

— EUR 400 million RCF & EUR 250 million term loan, both sustainability linked, linking the margin to achieving three of Citycon's main environmental targets

— Additional SEK 1.0 billion green term loan related to Liljeholmen shopping centre

Current Sustainability Linked targets in RCF, tied to Citycon's main environmental targets:

— Decreasing the Greenhouse Gas Intensity of the portfolio in line with the target of being carbon neutral by 2030

— Decreasing energy consumption per square meter in line with achieving a 10% reduction by 2027

— Certifying the whole property portfolio according to BREEAM or LEED, with a minimum certification level of BREEAM Very Good or LEED Gold

Green financing and eligible green assets

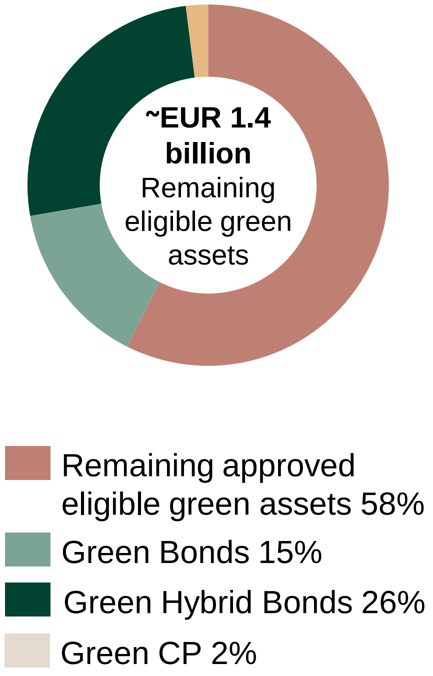
Green Framework update 2023
— Our Green Financing Framework was updated in March 2023, to reflect recent development in Green Financing practice and the company's business

Citycon has ~EUR 2.4 billion of eligible green assets
— with ~EUR 1.4 billion remaining availability

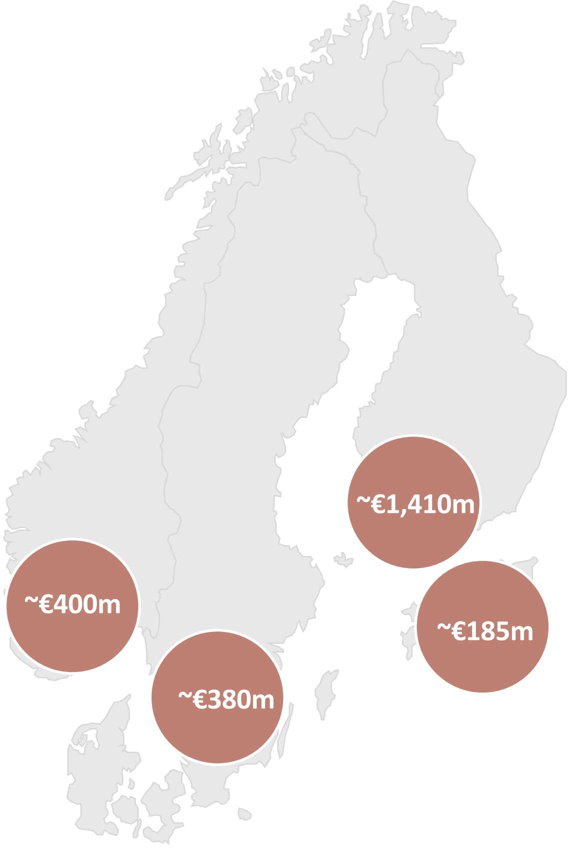
Green financing transactions:
— EUR 350 million Green Hybrid Securities
  — issued Nov 2019
— NOK 800 million Green Bond
  — issued Nov 2020 (matured)
— EUR 350 million Green Bond
  — issued Feb 2021
— EUR 350 million Green Hybrid Securities
  — issued Jun 2021
— In July 2023 Citycon updated its EUR 400 million Commercial Paper programme into green format and issued its first Green Commercial Paper.
  — ***The first ever Green Commercial Paper issued in the Finnish market***

Net proceeds allocated to the re(financing) of new or existing assets, developments or projects that meet Citycon's **green financing framework** requirements

Breakdown of green financing



Eligible green assets by geography



Citycon

Financials

Key figures

KEY FIGURES		2023	2022	2021	2020	2019
Gross rental income	MEUR	215.3	222.3	222.2	224.3	232.1
Net rental income	MEUR	195.7	203.6	202.3	217.4	205.4
Operating profit	MEUR	-38.0	87.7	217.8	34.1	73.1
Capex	MEUR	95.9	177	224.1	344.4	106
Retail occupancy rate	%	96.0	95.4	94.2	94.3	-*
Average rent	EUR/sqm/month	24.0	23.7	22.6	22.1	23.3
Available liquidity	MEUR	434.3	577.7	583.7	447.0	562.1
Average loan maturity	years	2.7	3.2	4.2	3.8	4.6
Fixed interest rate ratio	%	73.8	93.0	100.0	83.5	88.8
Weighted average interest rate	%	2.61	2.43	2.47	2.39	2.29
Loan to Value (LTV)	%	46.3	41.4	40.3	46.9	42.4
Financial covenant: Interest cover ratio (> 1.8)	x	3.7	4.0	4.1	4.1	4.2
Financial covenant: Net debt to total assets (< 0.6)	x	0.44	0.39	0.38	0.45	-
Financial covenant: Solvency ratio (< 0.65)	x	0.45	0.40	0.39	0.46	0.42
Financial covenant: Secured solvency ratio (< 0.25)	x	0.08	0.00	0.00	0.02	0.02

Like-for-like GRI has grown steadily but significant amount of divestments (’19 – ’23 total EUR 648m) have reduced the overall top-line during the period

Occupancy rate has remained at high levels – capex levels have come down

Average interest rate kept low due to fixing low rates previously

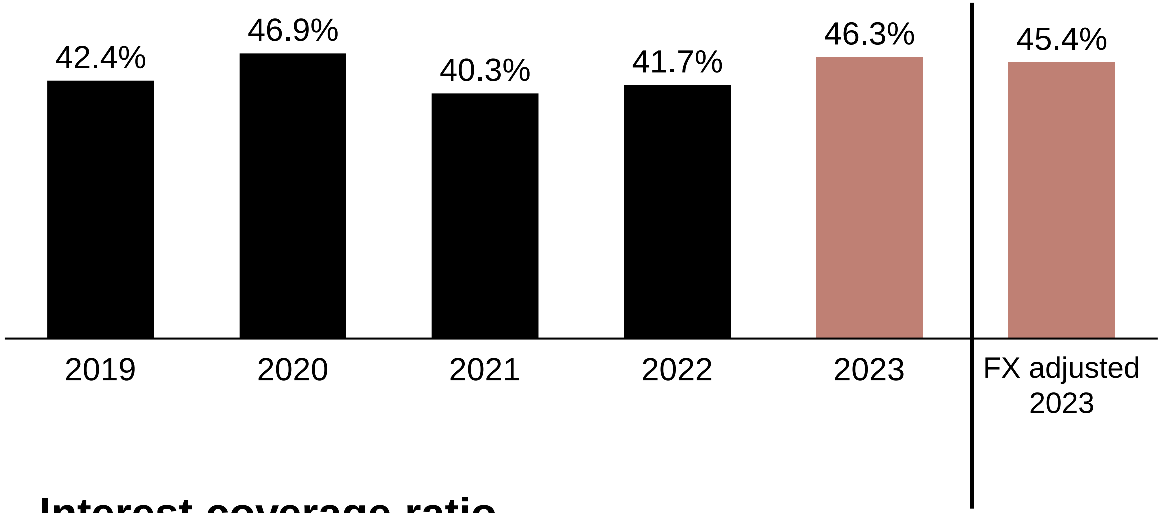
LTV still relatively modest, currency moves affected 2023 figure

Plenty of room within the covenants, demonstrating credit investor-friendly financial policy

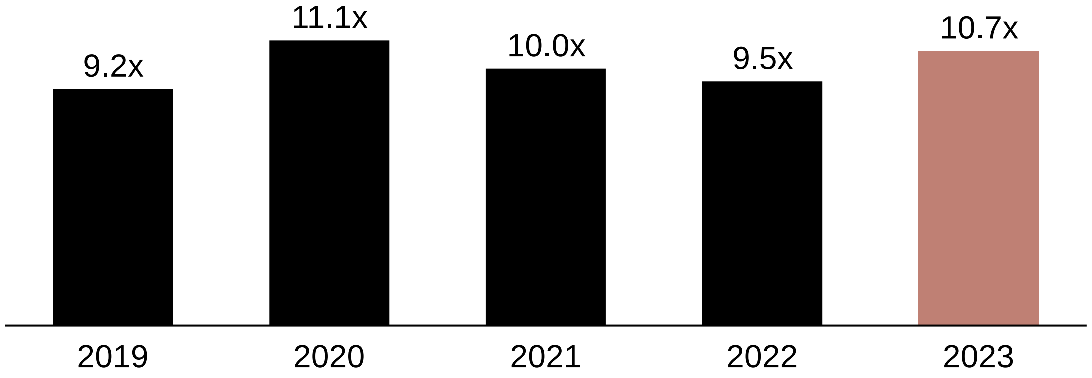
*Citycon started to report retail occupancy rate from 2020 onwards

Stable credit metrics

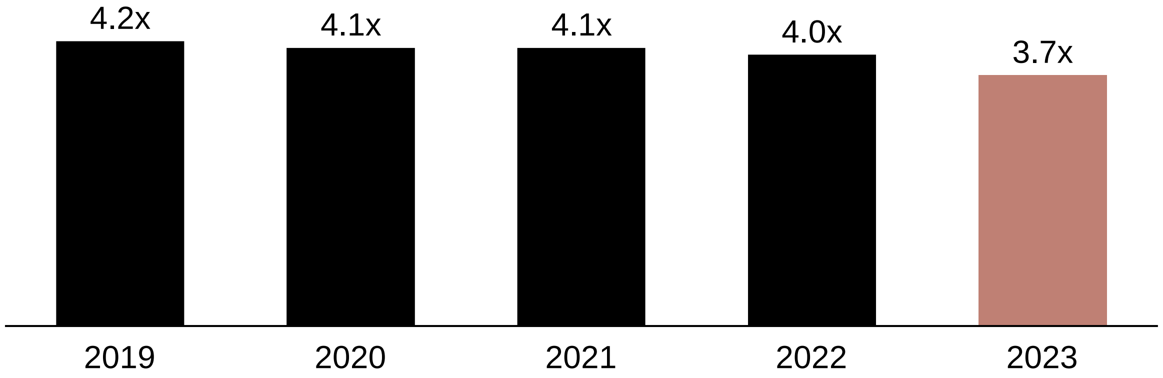
Loan to value (IFRS)



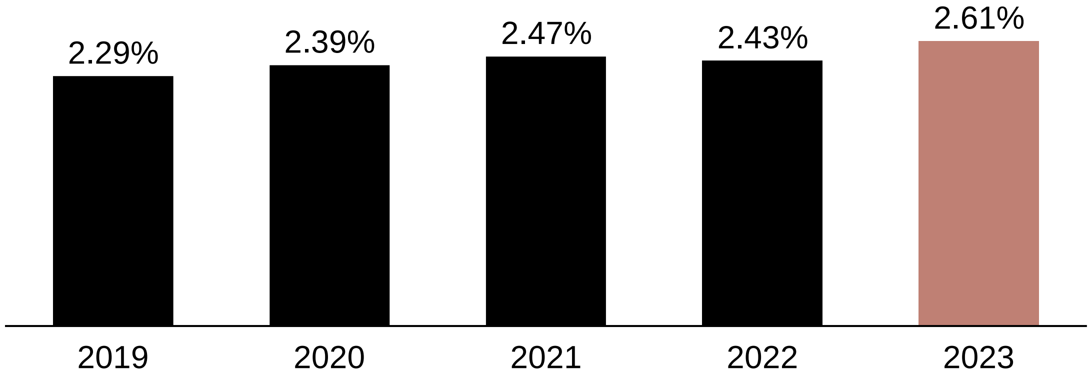
Net debt to EBITDA



Interest coverage ratio



Weighted average interest rate



Active balance sheet management – focus for 2024 in maintaining IG rating

EUR 650 million credit facility signed in April 2023
— Replaced and expanded existing EUR 500 million credit facility maturing in June 2024
— consisting of a EUR 400 million revolver and EUR 250 million term loan

EUR 191 million bond repurchases in 2023
— Yook an advantage of the large discounts and dislocation in the secondary markets with EUR 184 million of cash

EUR 87 million hybrid debt retired in 2023
— Including EUR 25 million hybrid-equity exchange in Q4

SEK 1 020 million term loan in November
— Secured by one of our Swedish assets

New proposed divided EUR 0.3 per share
— Dividend right-sized to take the necessary steps to support IG rating

Share issue of EUR 48.2m completed in February 2024
— Proceeds used to strengthen balance sheet via debt repayment; as a result G City's ownership declines to below 50%

<u>Focus areas in 2024</u>
Committed on maintaining investment grade credit rating

Flexible financing options available
— Proven access to bank financing with competitive pricing
— Green shoots from bond transaction market

EUR 950 million asset sales target over the next 24 months
— Including EUR 380 million remaining on EUR 500 million 2024 target
— Proceeds will be used to repurchase debt

Appendix

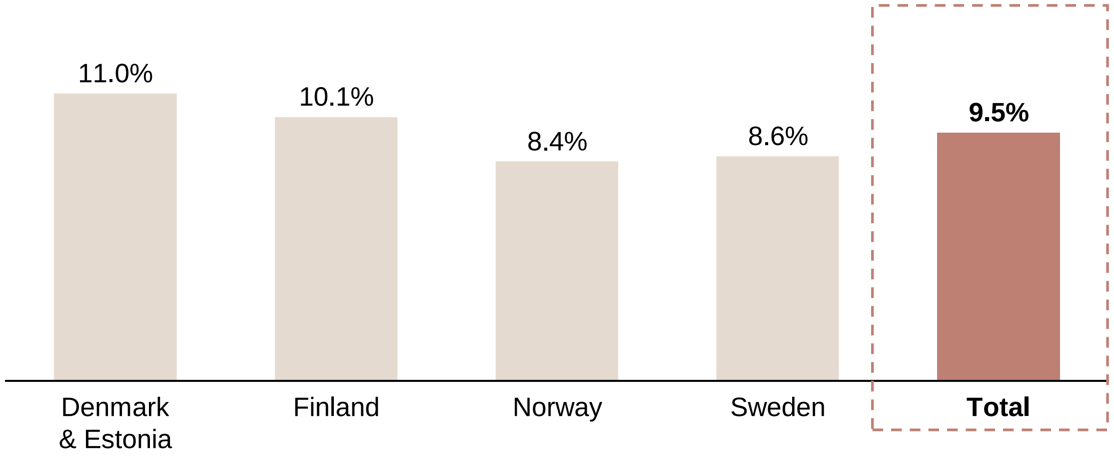
Healthy, high credit tenants with strong sales and low OCR

Increasing tenant sales and an industry low OCR

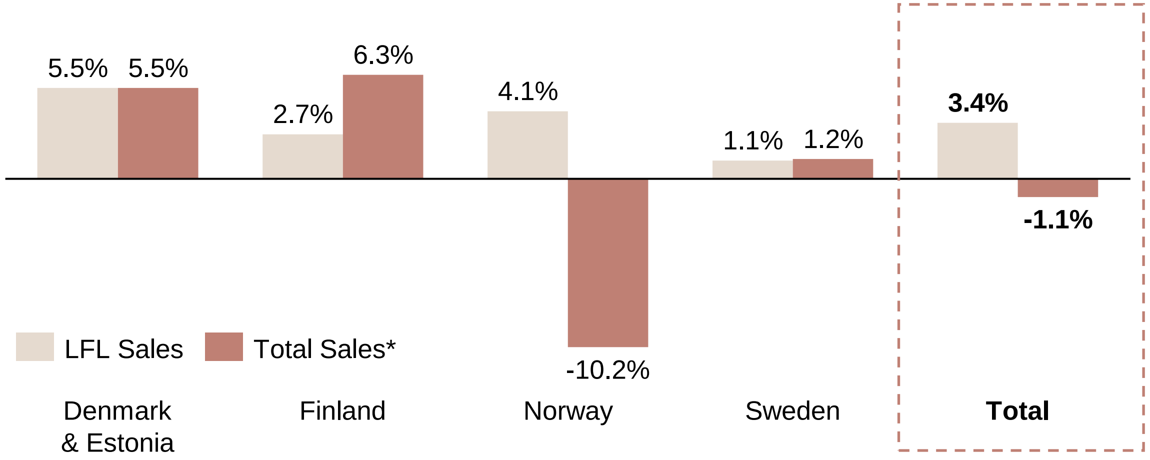
- LFL tenant sales growth in all business units for 2023 vs. 2022 with a total LFL growth of 3.4%
- Low OCR of 9.5% on Group level, indicating a healthy operating environment for the tenants

With the continuous increase in tenant sales and with an industry low OCR there is head room to increase the rents for our tenants.

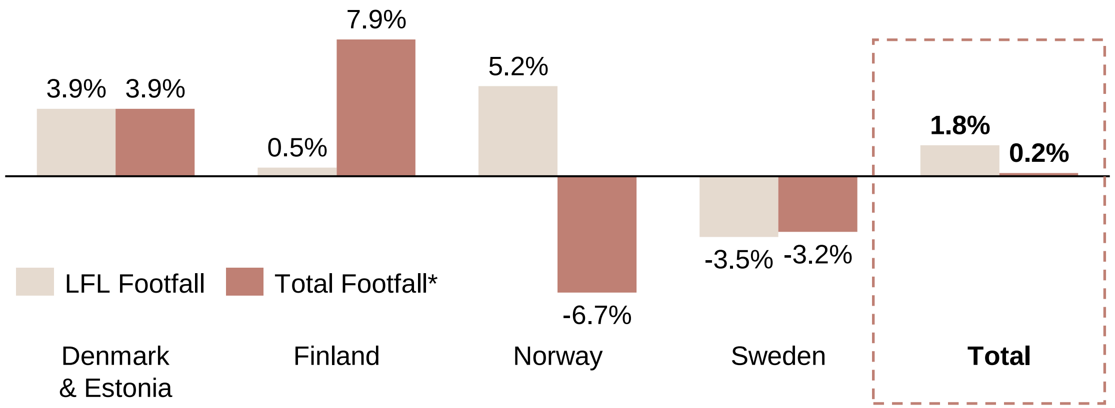
Occupancy cost ratio by business unit in 2023



Tenant sales development 2023 vs. 2022



Tenant footfall development 2023 vs. 2022



*Total sales and total footfall are including impact of divested assets

Asset management continues to implement strategy – case study

Case Myyrmanni:

— Opened 1,800 sqm Lidl in the basement and enlarged current supermarket to a 7,300 sqm Prisma hypermarket

- → Replacing under-performing and low rent paying fashion tenants with daily necessities. More stable cash flow
- → Stronger footfall, positive spillover effects on other tenants
- → Center in good position to cater to the growing residential development in the area including Isomyyri
- → Yield compression and valuation gains

		Share of GLA (after)
Groceries	⬆	**> 50%**
Fashion	⬇	**< 3%**

Lippulaiva – Citycon’s strategy in action

Opened at the end of March 2022, Lippulaiva boasts 92% occupancy rate
- 48% groceries of the total GLA

One of the largest grocery store concentrations in the Helsinki Metropolitan Area
- The Espoonlahti metro station and bus terminal are fully integrated with the centre, and opened in 2022 and 2023, respectively

Includes six residential buildings with 275 apartments*
- First residential tower opened in December 2022
- All blocks have been completed and all apartments are online

The world’s first centre to be awarded Smart Building’s Gold certificate
- Carbon-neutral from day one, generating clean energy to meet almost the entire heating and cooling needs of the centre

With Lippulaiva now complete, 2023 capex was & 2024 capex will be materially lower than prior years

*The 275 apartments are owned by Citycon. The overall project includes eight towers containing 560 apartments (two out of the eight towers are still in the planning phase).

Valuations

	FY 2023	FY 2022
Yield impact (tEUR)	-363 200	-171 800
Change in exit cap (bps)	*+50*	*+20*
Market rents / CF impact	261 600	261 900
Value-add capex	-72 900	-106 800
Market value change	**-174 500**	**-16 700**
Maintenance capex	-14 600	-16 600
Accounting adjustments	-11 200	-23 200
Total change in value	**-200 300 (2023)**	**-56 500 (2022)**

— Kista Galleria book value as of 31 Dec 2023 was EUR 345 million, and after the transaction, Citycon will have 100% ownership
— Kista Galleria has approximately SEK 2.4 bn of debt and following the transaction Citycon assumes seller's share of existing debt and pays a minimal cash payment (EUR 2.5 million)
— The transaction is expected to be executed in Q1/2024

Approx. EUR 70 million positive effect on our total asset value in Q1

EUR -200.3 million YTD (-5.0%) for the consolidated portfolio

— Net fair value change for LFL assets was EUR -84.4 million YTD (-2.8%)
— Decrease in net fair value resulting from yield increase in all countries, partly offset by better cash flows due to indexations and assumed rent growth

FX impact scenarios to LTV, NRV and IFRS equity

	Actual FX-rates 31.12.2023	31.12.2022 FX-rates	31.12.2021 FX-rates
LTV (%)	**46.3%**	**45.4%**	**44.2%**
EPRA NRV per share	9.30	9.78	10.10
Equity increase compared to Q4 actual (MEUR)	-	37.2	84.0

2024 guidance

	Outlook FY2024
Direct operating profit (MEUR) ***(Midpoint)***	**185–203** ***(194)***
EPRA Earnings per share (basic) (EUR) ***(Midpoint)***	**0.62–0.74** ***(0.68)***
Adjusted EPRA Earnings per share (EUR) ***(Midpoint)***	**0.46–0.58** ***(0.52)***

The outlook assumes that there are no major changes in macroeconomic factors and no major disruptions from the war in Ukraine. These estimates are based on the existing property portfolio, including Kista Galleria 100%, as well as on the prevailing level of inflation, the EUR–SEK and EUR–NOK exchange rates, and current interest rates.

THANK YOU!