

CITYCON – H1/2022

+8.8%

Like-for-like Tenant Sales

(vs. Q2/2021)
(+ 9.0% vs. Q2/2019)

+9.1%

Like-for-like NRI growth

(excluding one-time items +6.2%)
(vs. Q2/2021)

95.0%

Retail occupancy

(+ 80 BPS vs Q4/2021)

+ 1.0 EUR

Average Rent / sq.m. increase

(vs. Q4/2021)

+5.8%

Adjusted EPRA EPS

(standing portfolio vs. Q2/2021)

92%

Indexation

with majority
impact occurring in 2023

+3.0%

Leasing spread

~40%

**GRI from necessity-based
tenants**

100%

Fixed debt

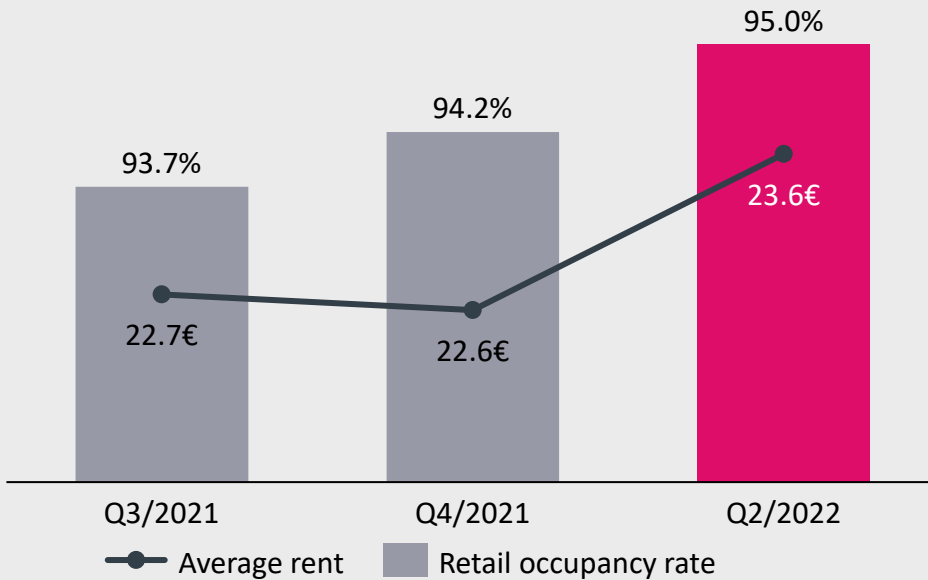


STRONG FIRST HALF RESULTS

- **+9.1% LIKE-FOR-LIKE NRI GROWTH FOR THE QUARTER ; YTD +6.1%**
 - excluding one-time items +6.2% in Q2 and +4.6% in Q1-Q2
- **92% OF RENTS TIED TO INDEXATION**
 - Operational tailwind in a rising inflation environment
 - **Indexation is calculated at the end of each year so the impact of current inflation on rents will not be felt until 2023**
- **~40 % OF GRI FROM NECESSITY-BASED TENANTS**
 - Focus on daily needs of customers
 - 4 out of top 5 tenants are grocery stores
 - Since 2015, fashion has declined by 9% to ~21%*
- **+8.8% LIKE-FOR-LIKE TENANT SALES FOR THE QUARTER; YTD + 10.0%**
 - +5.4% higher than the same period in Q1-Q2/2019 (pre-pandemic level)

OCCUPANCY RATE AND AVERAGE RENT INCREASING

RETAIL OCCUPANCY RATE AND AVERAGE RENT DEVELOPMENT*



8.8% OCR PROVIDES AMPLE HEADROOM FOR CONTINUED RENT GROWTH

+3.0% LEASING SPREADS



THE FIRST OPERATING QUARTER FOR LIPPULAIVA

GRAND OPENING OF PHASE 1 OF LIPPULAIVA ON 31 MARCH 2022.

70%
NECESSITY-BASED
TENANTS

44%
GROCERY
TENANTS

~94%
RETAIL
OCCUPANCY

~29.5 EUR
AVERAGE RENT
PER SQM

~ 9 MEUR
NRI CONTRIBUTION
FOR PARTIAL-YEAR
2022

**ATTACHED
TO METRO**
BEGIN TO OPERATE
BY YEAR END 2022

**BUILDING
RIGHTS**
BUILDING RIGHT FOR
TWO TOWERS SOLD
TO HAUSIA

560
APARTMENTS
COMING ONLINE IN
2022-2024

21 MEUR
STABILIZED
ANNUAL NRI
IMPACT





CREATING VALUE THROUGH BUILDING RIGHTS

~ 1.8 EUR
TOTAL BUILDING
RIGHT VALUE
PER SHARE

TOTAL BUILDING RIGHT VALUE POTENTIAL OF ~300 MEUR IN CONNECTION TO THE EXISTING ASSETS

- ~60 MEUR of building rights added in next 12 months : no capital commitments
- Possibility to execute development projects on our own / as JV / or building rights sale.
- Enriching and enhancing the performance of the underlying portfolio

| ZONING STATUS | BUILDING RIGHTS (SQM) | BUILDING RIGHTS (MEUR) |
|--------------------------------|-----------------------|------------------------|
| PLANNING PHASE | 220,000 | 120 |
| CO-OPERATION WITH MUNICIPALITY | 140,000 | 50 |
| PUBLIC HEARING PROCESS | 175,000 | 85 |
| ZONING APPROVAL PROCESS | 15,000 | 5 |
| ZONING COMPLETED | 65,000 | 40 |

BUILDING RIGHT VALUES BEGIN TO REALIZE FOLLOWING MUNICIPALITY CO-OPERATION

MONETIZING BUILDING RIGHTS

MULTIPLE WAYS TO REALIZE THE VALUE IN BUILDING RIGHTS

- Citycon **is building** on its own ~400 apartments at Lippulaiva, Finland at a guaranteed price of construction (EUR 42.9 million committed)
- Citycon **formed a JV** for ~85 apartments at Herkules, Norway (zero capital commitment)
- Citycon **purchased** a forward funding deal for ~200 apartments at Stockholm, Sweden at a guaranteed price of construction (EUR 62.9 million due in 2024)
- In current environment, Citycon is focused on minimizing the level of capital commitment
- Citycon **sold** rights for ~150 apartments to Hausia at Lippulaiva, Finland

ALL OF OUR CONSTRUCTION COMMITMENTS ARE
GUARANTEED FIX PRICE OF CONSTRUCTION



ACTIVE CAPITAL RECYCLING TO STRENGTHEN BALANCE SHEET

- **CONTINUED TO REDUCE DEBT BY REPURCHASING BONDS IN THE OPEN MARKET**
 - Year-to-date, Citycon has now accretively repurchased EUR 79 million of notional bonds during 2022
- **NO SIGNIFICANT MATURITIES UNTIL 2024**
 - 100% of debt is fixed
- **SOLD EUR 400 MILLION OF ASSETS IN LAST 18 MONTHS**
 - Year-to-date we have sold two assets for EUR 145 million
 - In total, Citycon has sold 6 non-core centres during last 18 months at or above NAV
- **EUR 8.0 MILLION FAIR VALUE GAIN FOR Q2/2022**
 - In Q2/2022 operating properties recorded a sixth consecutive quarter of uplift in net fair value





CITYCON WELL POSITIONED FOR THE NEW INFLATIONARY ENVIRONMENT

STRONG OPERATIONAL PERFORMANCE

- Operating performance continues to demonstrate the strength and resilience of Citycon's portfolio

92% OF RENTS TIED TO INDEXATION

- Indexation is calculated at the end of each year so the bulk of the inflation impact on rents will be seen starting in 2023

8.8% OCCUPANCY COST RATIO AND RISING TENANT SALES

- Ample headroom for rent growth

TIGHTENED GUIDANCE AND MIDPOINT RAISE

- Guidance midpoint raised by 2% on Direct operating profit, 5% on EPRA EPS and 2% on Adjusted EPRA EPS versus our initial 2022 guidance provided in February.

An architectural rendering of a modern urban street scene. On the left, a multi-story building with a dark grey facade and large windows is visible. People are sitting at outdoor tables under umbrellas in front of the building. In the center, a blue building with a grid-like facade stands. To the right, a red and white tram is stopped at a station platform. The sky is overcast and grey. The text "FINANCIAL OVERVIEW" is overlaid in the center in large white letters.

FINANCIAL OVERVIEW



Q2/2022 FINANCIALS

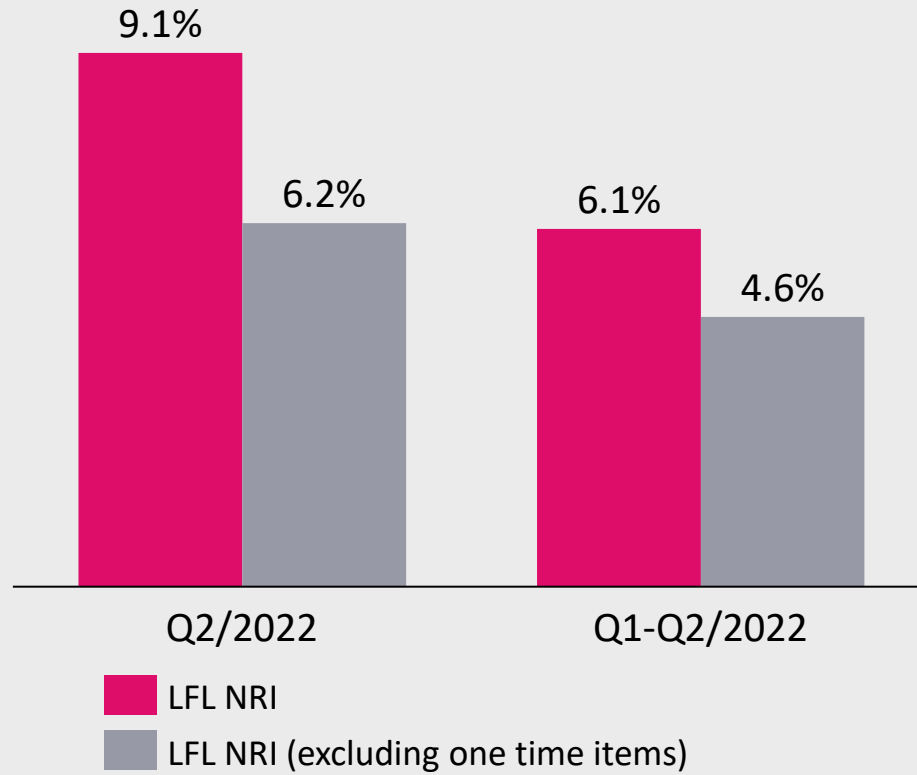
| MEUR | Standing Q2/2022 | Standing Q2/2021 | Change | Actual Q2/2022 | Actual Q2/2021 | Change |
|--------------------------------|---------------------|---------------------|--------------|-------------------|-------------------|--------|
| Net rental income | 52.8 | 47.5 | 11.2% | 52.8 | 50.8 | 3.9% |
| Direct operating profit | 46.3 | 41.2 | 12.5% | 46.3 | 44.1 | 4.9% |
| EPRA Earnings | 32.2 | 29.7 | 8.4% | 32.2 | 32.7 | -1.5% |
| Adjusted EPRA Earnings * | 24.6 | 24.6 | -0.1% | 24.6 | 27.6 | -10.9% |
| EPRA EPS (basic) | 0.192 | 0.167 | 14.9% | 0.192 | 0.183 | 4.4% |
| Adjusted EPRA EPS (basic) * | 0.146 | 0.138 | 5.8% | 0.146 | 0.155 | -5.6% |
| EPRA NRV per share ** | 11.87 | 11.66 | 1.8% | 11.87 | 11.66 | 1.8% |



Q1-Q2/2022 FINANCIALS

| MEUR | Standing Q1-Q2/2022 | Standing Q1-Q2/2021 | Change | Actual Q1-Q2/2022 | Actual Q1-Q2/2021 | Change |
|--------------------------------|------------------------|------------------------|--------------|----------------------|----------------------|--------------|
| Net rental income | 100.5 | 92.2 | 9.0% | 101.8 | 101.2 | 0.6% |
| Direct operating profit | 85.2 | 80.5 | 5.8% | 86.4 | 89.0 | -2.9% |
| EPRA Earnings | 59.0 | 55.8 | 5.8% | 60.3 | 64.3 | -6.2% |
| Adjusted EPRA Earnings * | 43.9 | 46.7 | -6.0% | 45.2 | 55.2 | -18.2% |
| EPRA EPS (basic) | 0.351 | 0.313 | 12.1% | 0.359 | 0.361 | -0.6% |
| Adjusted EPRA EPS (basic) * | 0.261 | 0.262 | -0.4% | 0.269 | 0.310 | -13.3% |
| EPRA NRV per share ** | 11.87 | 11.66 | 1.8% | 11.87 | 11.66 | 1.8% |

LIKE-FOR-LIKE NET RENTAL INCOME GROWTH

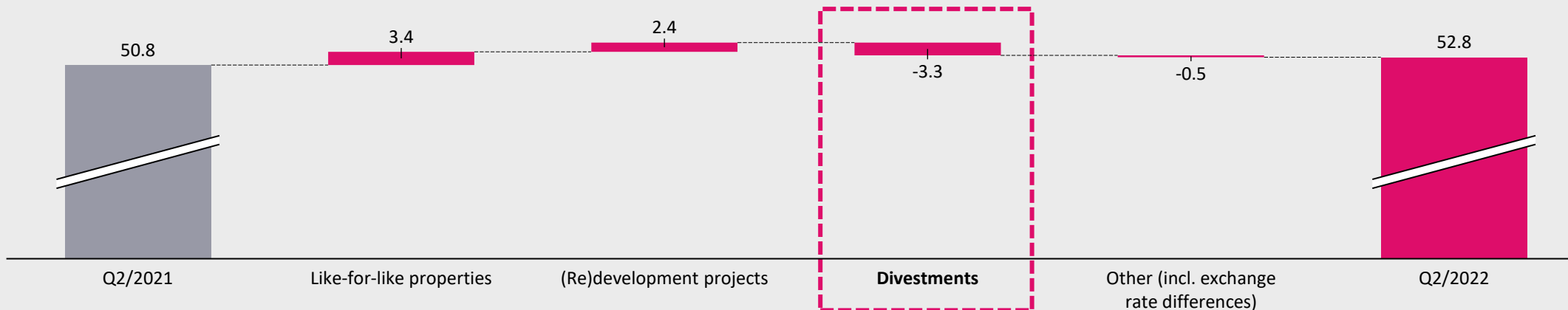


| Positive one-off items on Q1-Q2/2022 NRI (MEUR) | |
|--|------------|
| Norway parking contract termination fee moved from OPEX to Other income and expenses | 0.4 |
| Service charge and parking reconciliations | 0.7 |
| Total | 1.1 |

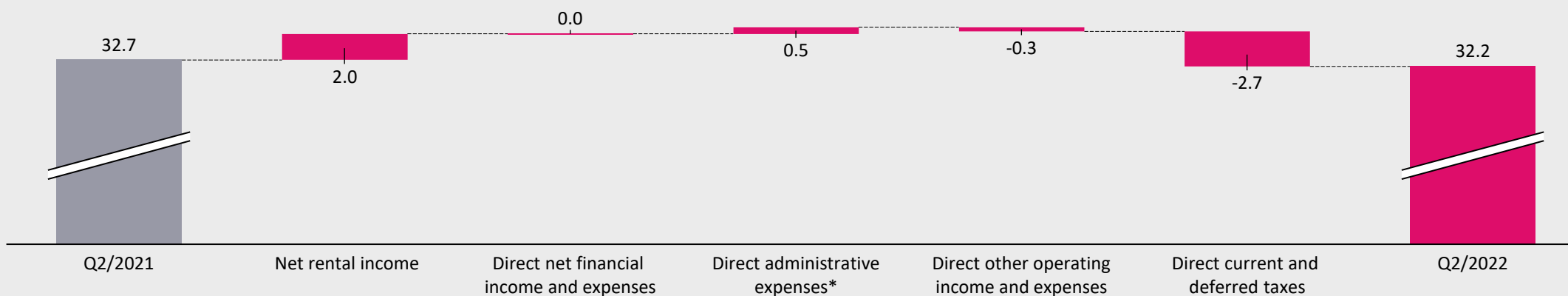
NET RENTAL INCOME AND EPRA EARNINGS BRIDGE

Q2/2021 TO Q2/2022

NET RENTAL INCOME BRIDGE



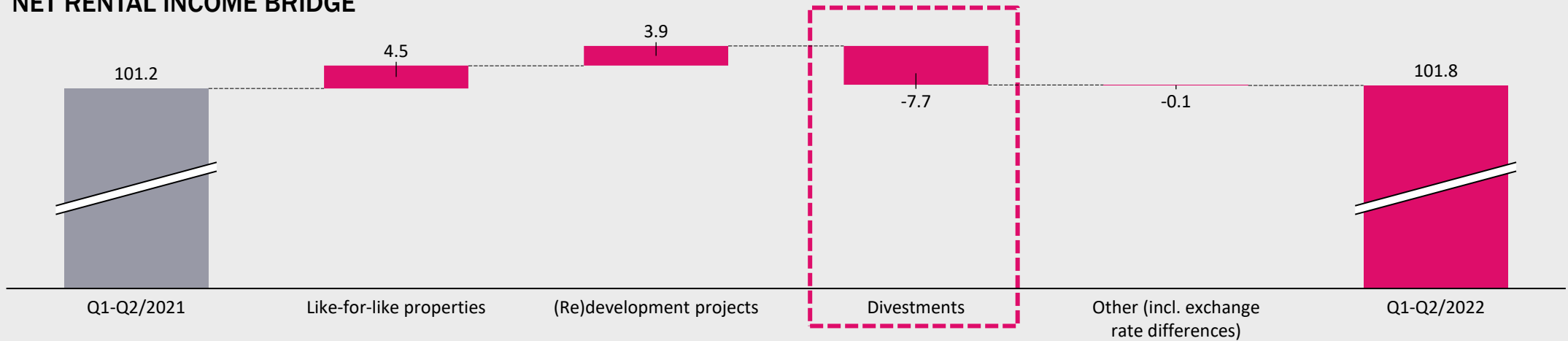
EPRA EARNINGS BRIDGE



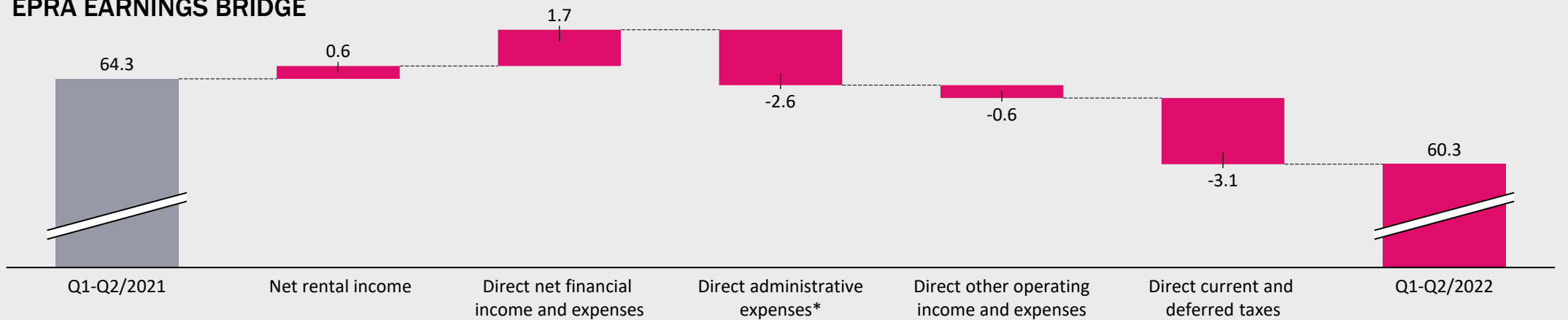
NET RENTAL INCOME AND EPRA EARNINGS BRIDGE

Q1-Q2/2021 TO Q1-Q2/2022

NET RENTAL INCOME BRIDGE



EPRA EARNINGS BRIDGE





PORTFOLIO VALUATIONS INCREASED

EPRA NRV PER SHARE +1.8% vs. Q2/2021

| FAIR VALUE CHANGES, MEUR | Q2/2022 | Q2/2021 | Q1-Q2/2022 | Q1-Q2/2021 |
|---|------------|-------------|------------|------------|
| Finland & Estonia | 3.5 | 3.4 | 11.1 | 6.6 |
| Norway | 0.4 | 9.8 | 8.3 | 8.5 |
| Sweden & Denmark | 5.9 | 4.2 | 6.2 | 12.3 |
| Investment properties. total | 9.8 | 17.4 | 25.6 | 27.4 |
| Right-of-use assets classified as investment properties (IFRS 16) | -1.7 | -1.5 | -3.4 | -2.9 |
| Investment properties in the statement of financial position. Total, excl. Kista | 8.0 | 15.9 | 22.2 | 24.4 |
| Kista Galleria (50%) | -4.9 | -0.4 | -7.0 | -1.1 |
| Investment properties and Kista Galleria (50%). Total | 3.1 | 15.5 | 15.2 | 23.4 |

- Operating properties recorded sixth consecutive quarter of uplift
- Net fair value of LFL operating properties back to pre-covid level.

| EUR | Q2/2022** | Q2/2021 | Change |
|-------------------------------|-----------|---------|---------|
| EPRA NRV PER SHARE | 11.87 | 11.66 | 1.8% |
| EPRA NTA PER SHARE | 10.47 | 10.25 | 2.2% |
| EPRA NDV PER SHARE | 11.12 | 9.10 | 22.2% |
| Average yield requirement,% * | 5.3% | 5.4% | -10 bps |

| EUR | Q2/2022 Excl. FX | FX impact | Q2/2022 Actual |
|--------------------|------------------|-----------|----------------|
| EPRA NRV per share | 12.54 | -0.67 | 11.87 |

* Investment properties excl. Kista Galleria 50%

** Calculated using the Q2/2022 quarter end share count

STRATEGIC BOND REPURCHASES

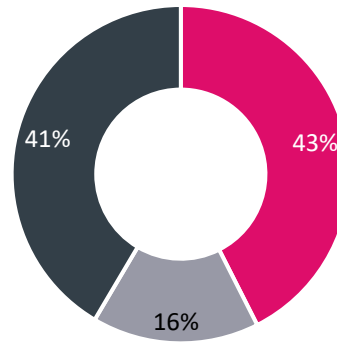
- Continually evaluating opportunities to recycle capital from asset sales and strengthen balance sheet
 - Seeking appropriate risk-adjusted returns to our cost of capital
 - Credit market dislocation has provided compelling investment opportunities
- In Q2/2022, repurchased approx. EUR 54 million (nominal) for cash proceeds of approx. 50 million, an average discount of 6%
 - Subsequent to Q2/2022 end, repurchased an additional approx. EUR 20 million for cash proceeds of approx. EUR 17 million, an average discount of 16%
 - Bond repurchases since June 29 results in an average yield of 5.3%, which compares favourably to asset sales proceeds from Norway at 5.2% cap rate
 - Delever accretively through the sale of non-core assets
- YTD/2022, Citycon has repurchased approx. EUR 79 million for cash proceeds of approx. EUR 75 million, an average discount of 6% and yield of 4.2%
 - Approx. EUR 50 million of 2024 senior notes
 - Approx. EUR 29 million of 2027 senior notes



STRONG AND FLEXIBLE BALANCE SHEET WITH AMPLE LIQUIDITY

IMPROVED CREDIT PROFILE AND A STRONGER, MORE FLEXIBLE BALANCE SHEET

- No material maturities thru 2024
- 3.7 years weighted avg maturities
- 2.44% weighted avg interest rate



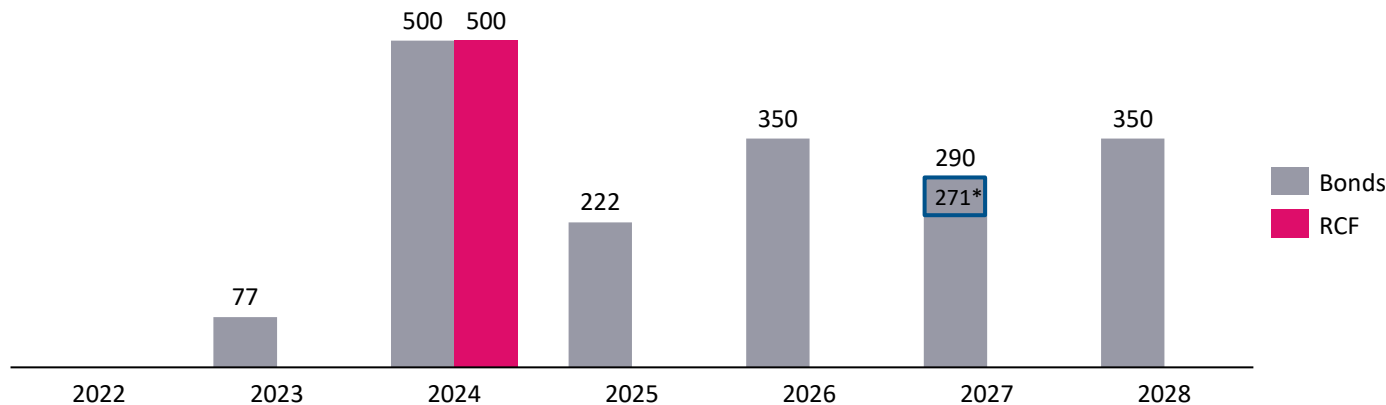
■ Bonds ■ Hybrid Bonds ■ Equity

Total available liquidity
534 MEUR

Unencumbered assets
100%**

Investment grade S&P -
BBB- (Stable)
Moody's - Baa3 (Negative)

WELL LADDERED MATURITIES (MEUR)



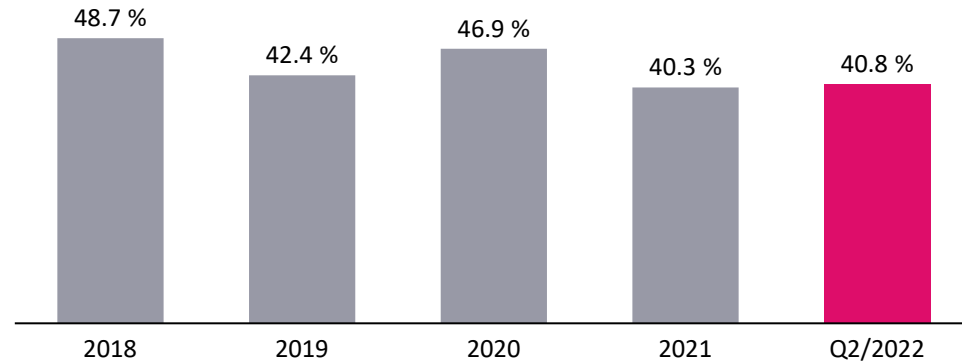
■ Bonds ■ RCF

*Repurchased MEUR 33.8 of the 2024 and 2027 maturing bonds during Q2/2022, subsequent to Q2/2022 Citycon repurchased additional MEUR 20.6 of the 2027 maturing bond.

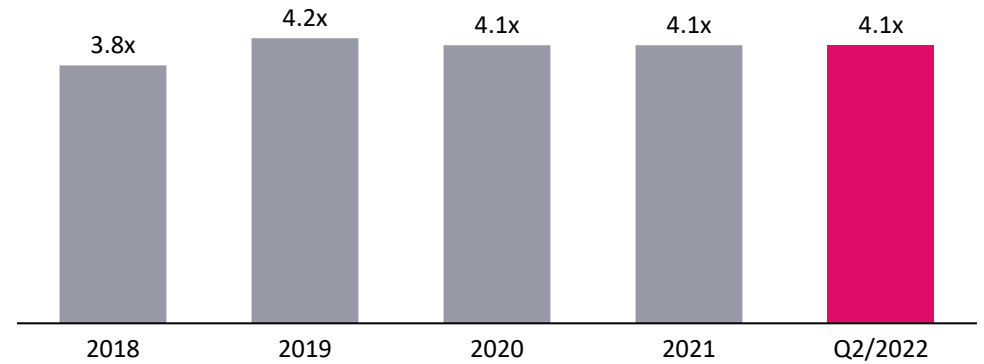
**Excluding 250 MEUR undrawn RCF and Kista 1.22 BNSEK JV debt.

STABLE CREDIT METRICS

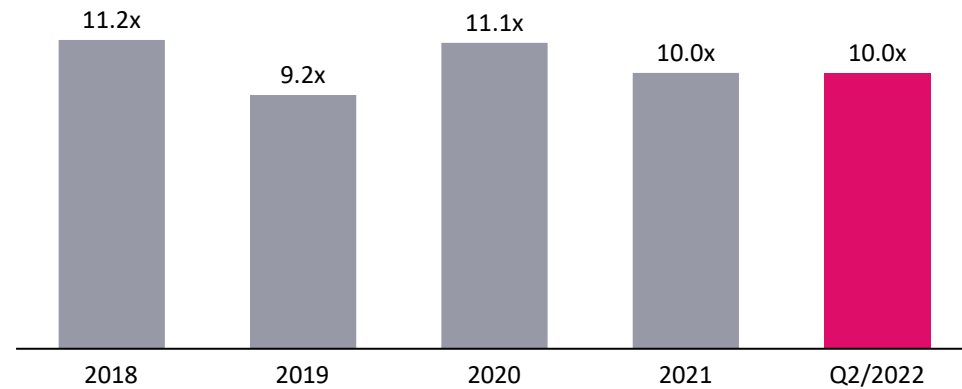
LOAN TO VALUE (IFRS)



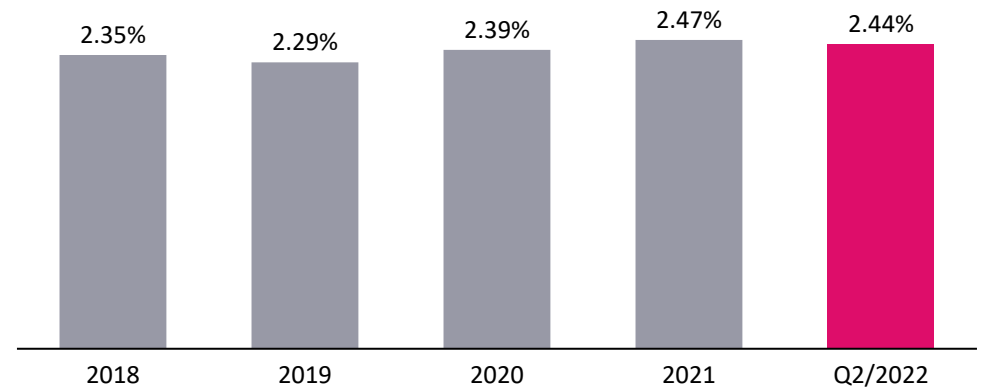
INTEREST COVERAGE RATIO



NET DEBT TO EBITDA



WEIGHTED AVERAGE INTEREST RATE



OUTLOOK FOR 2022 (H1/2022)

| | Current (10 August 2022) | Previous (5 May 2022) | Midpoint change vs previous | Initial (17 February 2022) | Midpoint change vs. initial | % change vs. initial |
|---|---------------------------------------|---------------------------------|--|---|--|---------------------------------|
| Direct operating profit (MEUR) (Midpoint) | 170–180 (175) | 168–180 (174) | +1 | 164–180 (172) | +3 | 2% |
| EPRA Earnings per share (basic) (EUR) (Midpoint) | 0.68–0.72 (0.70) | 0.66–0.72 (0.69) | +0.01 | 0.62–0.72 (0.67) | +0,03 | 5% |
| Adjusted EPRA Earnings per share (EUR) (Midpoint) | 0.50–0.58 (0.54) | 0.49–0.58 (0.535) | +0.005 | 0.48–0.58 (0.53) | +0,01 | 2% |

The outlook assumes that there are no major changes in macroeconomic factors and that there will not be another wave of COVID-19 with restrictions resulting in significant store closures and no major disruptions from the war in Ukraine. These estimates are based on the existing property portfolio as well as on the prevailing level of inflation, the EUR–SEK and EUR–NOK exchange rates, and current interest rates.



Q&A



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