

Citycon Q1-Q4/2023 - comparable FX rates

+6.5%

Like-for-like NRI growth in Q1-Q4/2023
(vs. Q1-Q4/2022)

+6.0%

Standing NRI growth in Q1-Q4/2023
(vs. Q1-Q4/2022)

+3.4%

Like-for-like tenant sales increase
(vs. Q1-Q4/2022)

+1.8%

Like-for-like footfall increase
(vs. Q1-Q4/2022)

99%

Rent collection in Q1-Q4/2023

+1.6€&

24.0€

Increase & avg rent/sq.m.
(vs. Q1-Q4/2022)

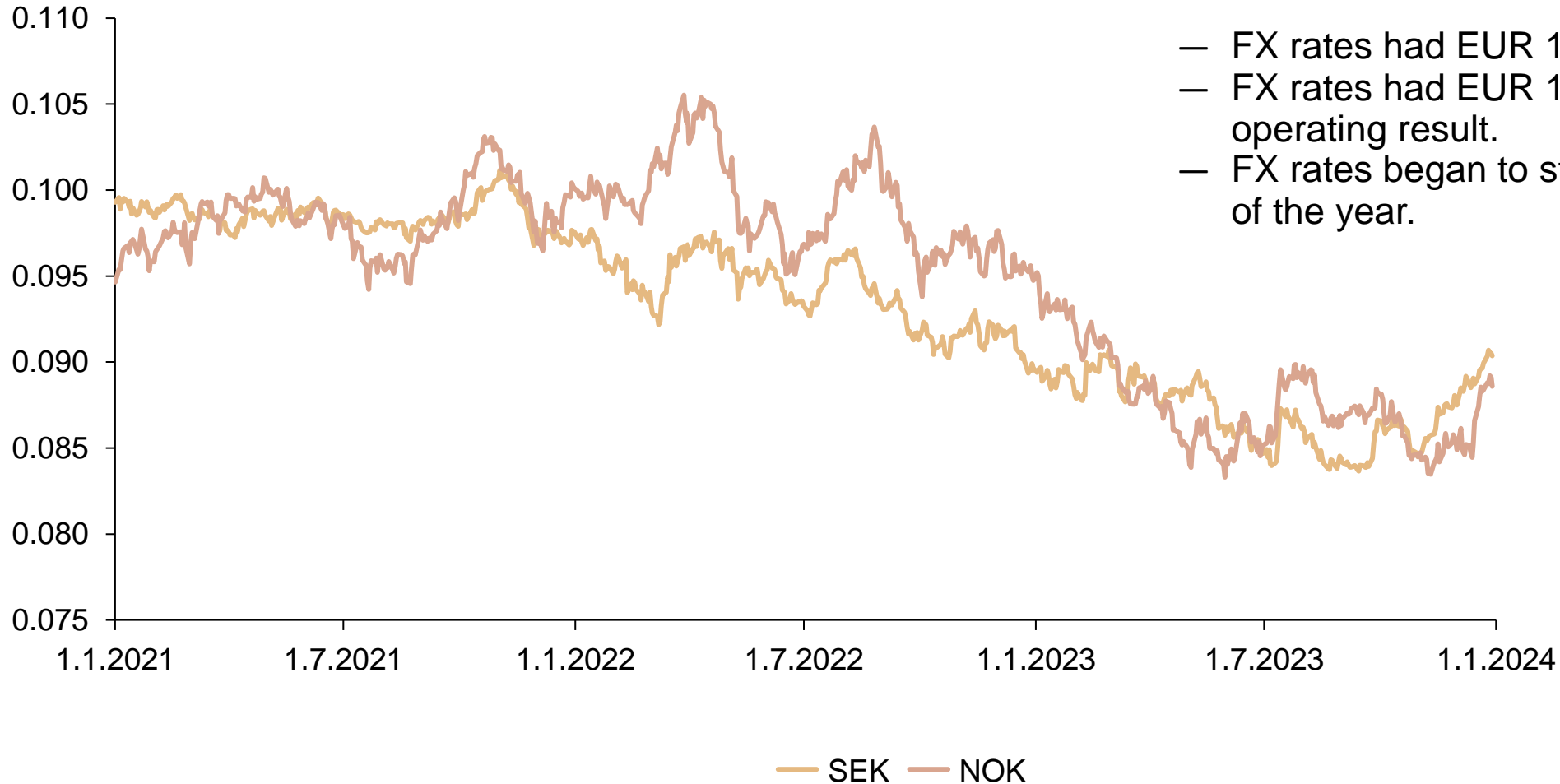
+60bps &

96.0%

Increase & occupancy rate
(vs. Q4/2022)

Currencies

SEK and NOK FX rate development



- FX rates had EUR 11.3 million impact on NRI.
- FX rates had EUR 10.2 million impact on direct operating result.
- FX rates began to strengthen in the latter part of the year.

Valuations

	FY 2023	FY 2022
Yield impact (tEUR)	-363 200	-171 800
<i>Change in exit cap (bps)</i>	+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)

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.

- Kista Galleria book value as of 31 Dec 2023 was SEK 3.9bn, 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

Active balance sheet management

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

- took 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 dividend EUR 0.3 per share

- Dividend right-sized to take the necessary steps to support IG rating.

**S&P: investment grade credit rating reaffirmed
(BBB-/stable)**



2024 – Looking ahead

Stable necessity-based business model

- 93% of rents linked to the indexation
- high credit tenants (99% rent collection)
- 9.5% occupancy cost ratio

Larger capital commitments behind us

- capital expenditures to be materially lower in 2024 (EUR 30 million) than prior years (EUR 96 million in 2023)

New EUR 950 million divestment target over the next 24 months

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



Action plan for 2024

Focus on top 12 core assets in core markets

- resulting in the sale of EUR 950 million of assets over the next 24 months.

Expense management to offset increase in finance cost

- Consolidating all corporate functions in suburban Helsinki
- Reduce **G&A overhead** to annual run rate less than 10% of NRI by year-end 2024.
- Significant reduction of **operating expenses**
- Improve the recovery percentage of service charges
- **Capex** drops from EUR 96 million in 2023 to approx. EUR 30 million in 2024.

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 Live concept store in Finland.
4. Albertslund centrum in Copenhagen will open a Lidl grocery store in summer 2024.



Financial overview

Q4/2023 financials

+5.3 %
Like-for-like NRI increase

EUR million	Standing*				All			
	Q4/2023	Q4/2022	Change (%)	FX Adjusted %	Q4/2023	Q4/2022	Change (%)	FX Adjusted %
NRI	50.6	49.2	2.7 %	7.8 %	50.6	51.2	-1.3 %	3.9 %
Direct operating profit	41.7	42.5	-1.8 %	3.4 %	41.7	45.1	-7.6 %	-2.4 %
EPRA earnings	28.7	29.9	-4.1 %	2.3 %	28.7	32.5	-11.9 %	-6.0 %
Adjusted EPRA earnings	21.5	22.2	-3.1 %	5.8 %	21.5	24.8	-13.4 %	-5.6 %
EPRA EPS, EUR	0.169	0.178	-4.7 %	1.6 %	0.169	0.194	-12.5 %	-6.6 %
Adjusted EPRA EPS, EUR	0.127	0.132	-3.7 %	5.1 %	0.127	0.148	-14.0 %	-6.2 %
EPRA NRV per share, EUR	9.30	11.01	-15.5 %	-	9.30	11.01	-15.5 %	-

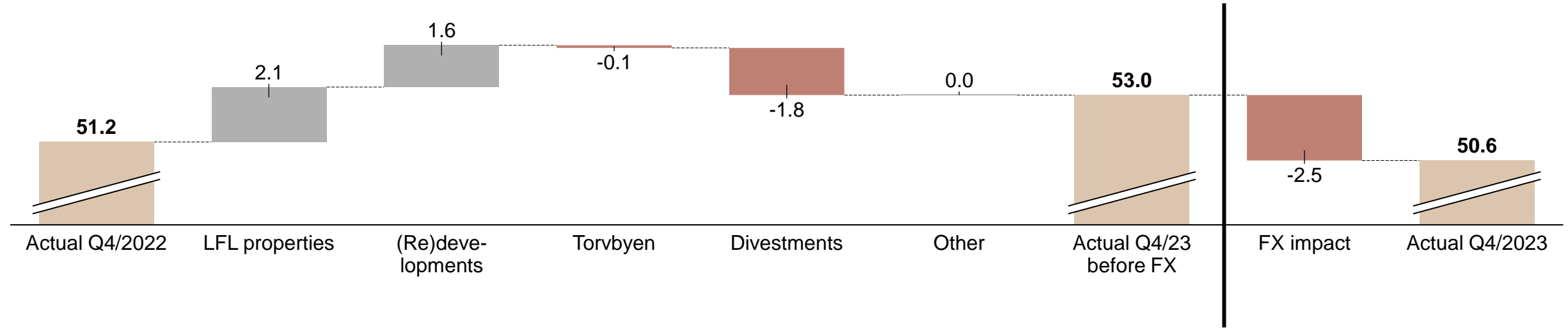
Q1-Q4/2023 financials

+6.5 %
Like-for-like NRI increase

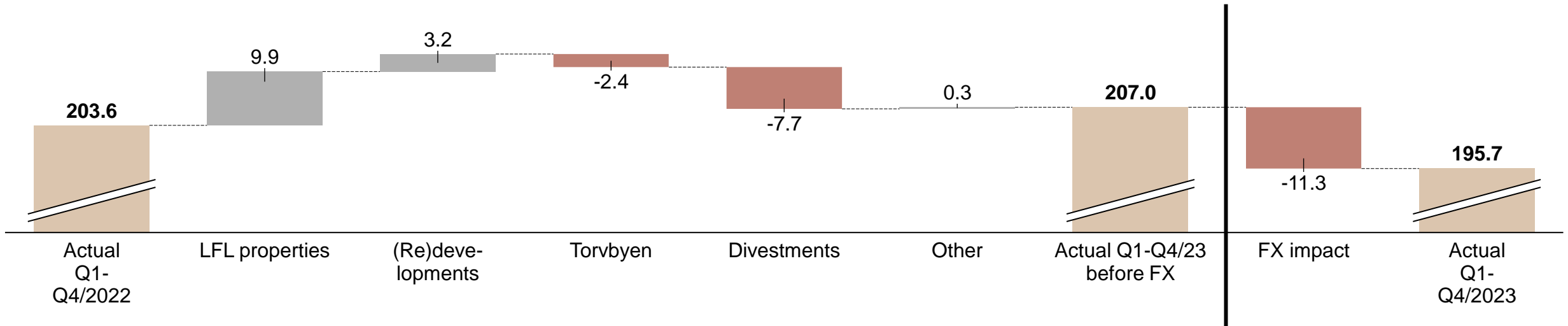
EUR million	Standing*				All			
	Q1-Q4/2023	Q1-Q4/2022	Change (%)	FX Adjusted %	Q1-Q4/2023	Q1-Q4/2022	Change (%)	FX Adjusted %
NRI	195.7	195.1	0.3 %	6.0 %	195.7	203.6	-3.9 %	1.7 %
Direct operating profit	164.9	166.2	-0.8 %	5.0 %	164.8	175.2	-5.9 %	-0.1 %
EPRA earnings	109.6	113.6	-3.5 %	3.1 %	109.6	122.6	-10.7 %	-4.3 %
Adjusted EPRA earnings	80.7	83.1	-2.9 %	6.4 %	80.6	92.1	-12.5 %	-3.9 %
EPRA EPS, EUR	0.651	0.676	-3.7 %	2.9 %	0.651	0.730	-10.8 %	-4.4 %
Adjusted EPRA EPS, EUR	0.479	0.495	-3.1 %	6.3 %	0.479	0.548	-12.6 %	-4.1 %
EPRA NRV per share, EUR	9.30	11.01	-15.5 %	-	9.30	11.01	-15.5 %	-

Detailed NRI bridge

NRI bridge Q4/2023

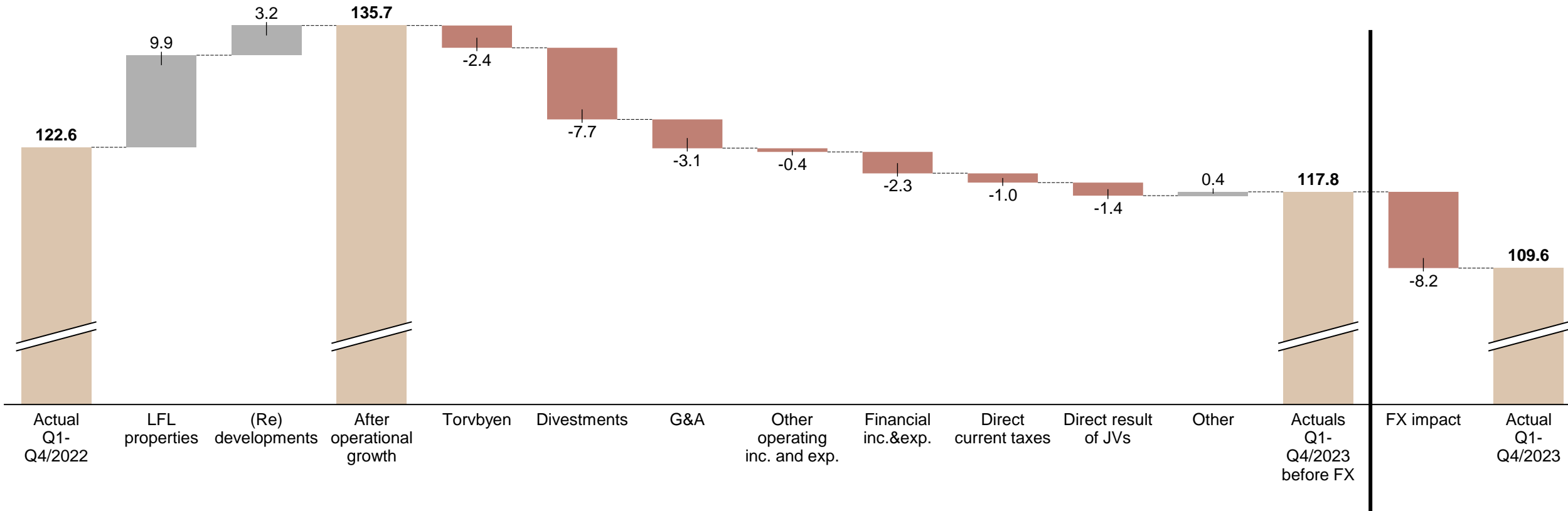


NRI bridge Q1-Q4/2023



Detailed EPRA Earnings bridge

EPRA Earnings bridge Q1-Q4/2023



Valuation

Fair value change

MEUR	Q1-Q4/2023	Change
Finland	-68.4	
Norway	-65.5	
Sweden	-35.3	
Denmark & Estonia	-25.5	
Investment properties*, total	-193.7	
Right-of-use assets classified as investment properties (IFRS 16)	-6.6	
Investment properties in the statement of financial position. total	-200.3	-5.0%

EPRA per share metrics

	Q4/2023	Q4/2022
EPRA NRV per share	9.30	11.01
EPRA NTA per share	8.04	9.66
EPRA NDV per share	8.27	10.42
Average yield requirement.%*	6.0	5.5

The effect of currency rates to EPRA NRV/share was EUR -0.47.

Decrease in net fair value resulting from yield increase, partly offset by better cash flows due to indexations and 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



Continued active liability management

Credit action highlights in 2023

EUR 650 million credit facility replaced and expanded in Q2/2023

- EUR 400 million revolver and EUR 250 million term loan.

EUR 278 million bond and hybrid repurchases in 2023

- took an advantage of the large discounts and dislocation.
- including EUR 25 million hybrid-equity exchange in Q4

SEK 1 020 million term loan in November

- secured by one of our Swedish assets.

Focus areas in 2024

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

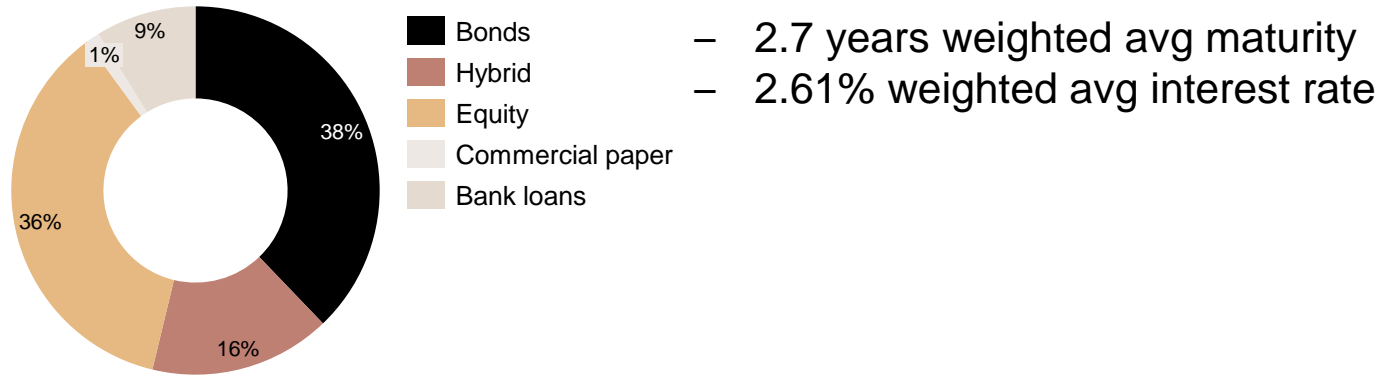
EUR 950 million asset sales target over the next 24 months

- including EUR 380 million remaining on EUR 500 million 2024 target
- proceeds will be used to repurchase debt

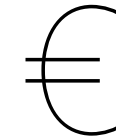
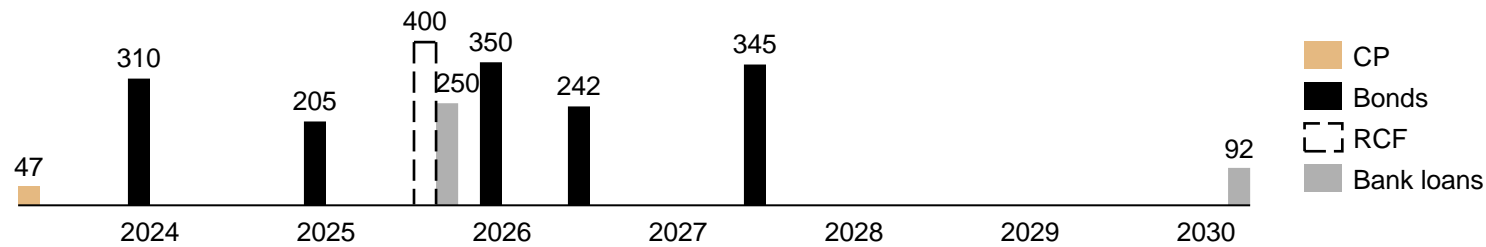


Strong, liquid balance sheet

Improved credit profile and a stronger, more flexible balance sheet



Well laddered maturities (EUR million)



Total available liquidity EUR 434 million



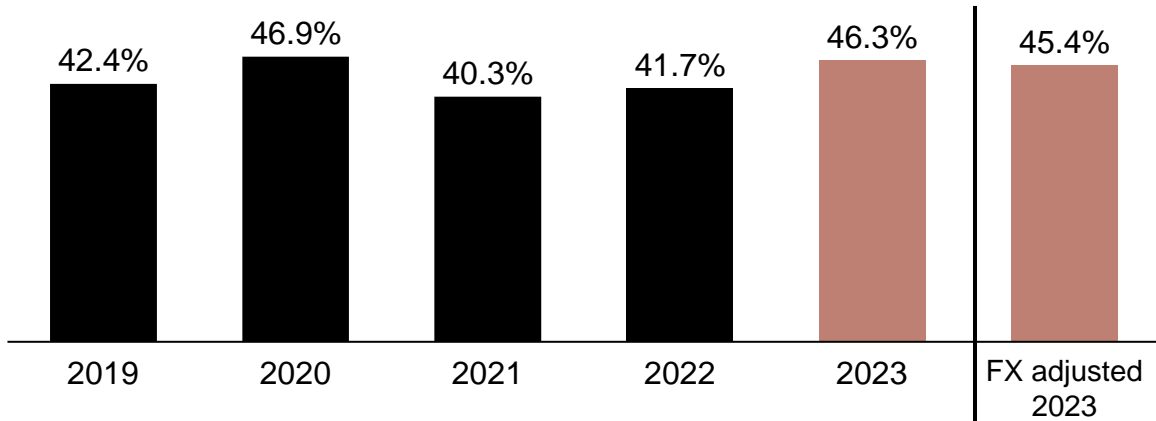
Share of secured debt ~19%



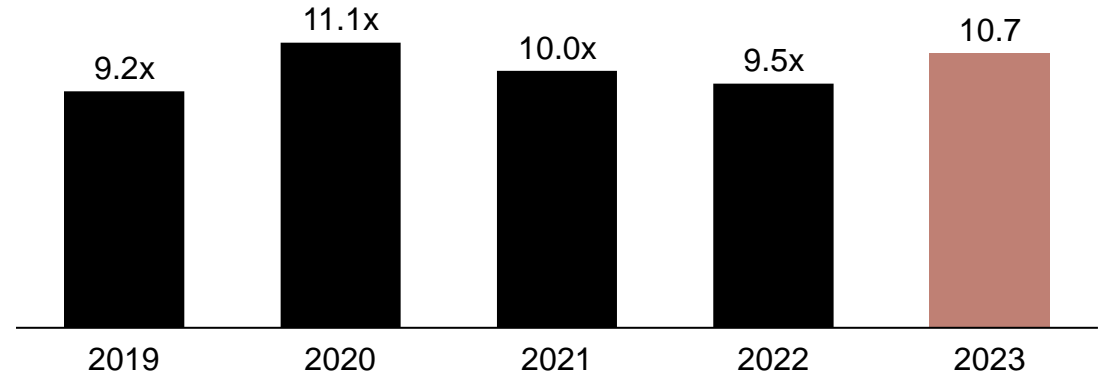
Investment grade S&P - BBB- (Stable)

Stable credit metrics

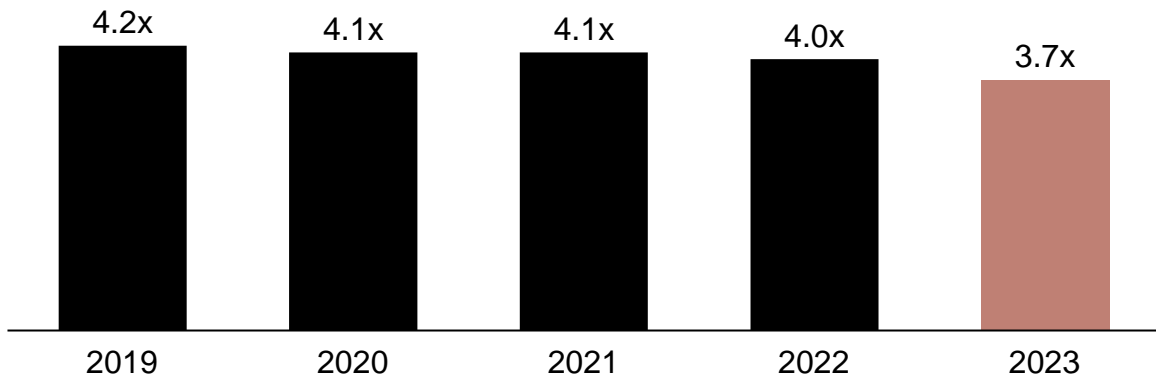
Loan to value (IFRS)



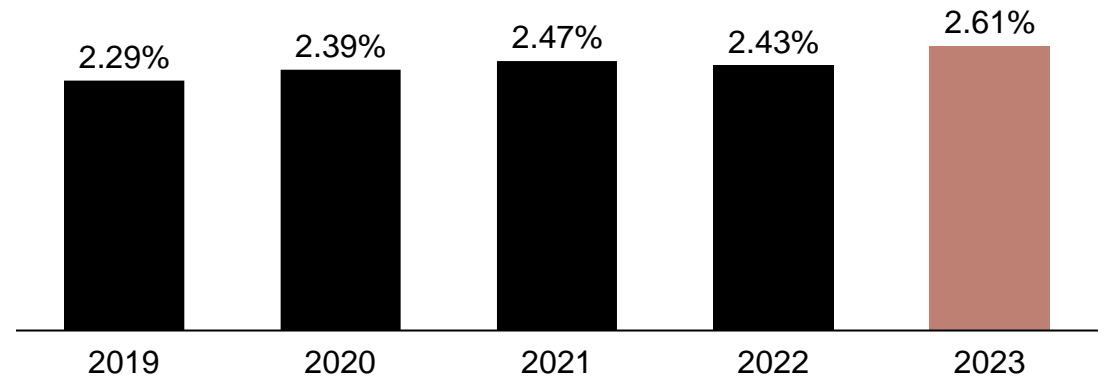
Net debt to EBITDA



Interest coverage ratio



Weighted average interest rate



2024 guidance

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

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.



Q&A





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