



Citycon Oyj: Summary of the investor and analyst group meeting held on 11 October 2024

Dear all,

We at Citycon wanted to take the time to address questions regarding the recent releases covering the profit warning announced on 7 October 2024 and Citycon's former CEO Ms. Henrica Ginström stepping down announced on 8 October 2024. We want to give some insight into the reasons behind the announcements at the same time bearing in mind that we are in the closed period with the Q3 2024 earnings call upcoming and cannot disclose too much detail around operations. This summary is based on the investor and analyst group meeting held in cooperation with Citycon's relationship banks on 11 October 2024.

First, we would like to give some background for the profit warning. The Finnish market regulation strictly regulates that if a company falls below any of its guidance metrics the company must give a profit warning. Citycon has announced three guidance metrics with given ranges based on our best knowledge at the beginning of the year. However, during this year Citycon has had many events which we could not forecast the timing or magnitude of at the time of making the guidance, and these events now resulted to Citycon no longer being in the range of the previous guidance.

The main factors that led to us changing the guidance were listed in the release: the two executed divestments, as divestments were not included in the initial guidance, the share issue, which changes the share count when calculating the EPRA EPS and adjusted EPRA EPS, we took over Kista in the beginning of the year but the consolidation happened one month later than forecasted, delay of Barkarby handover as we are currently negotiating of its sale, the initial guidance included NRI from Barkarby, Citycon ran a large cost reduction program that resulted in slightly higher costs than anticipated but most of these costs have already been announced in Q2 2024, and finally weaker NOK and SEK FX-rates. All these factors together accumulated for the guidance change quite equally having around EUR 1-2 million impact in NRI basis, and these led to the fact that we were below the original guidance especially in terms of the EPRA EPS. Guidance range change was very minor and largely already in the equity analyst's consensus. We want to highlight that the updated guidance does not implicate us guiding for weaker operational results for the year.

Secondly, Citycon announced that the former CEO Ms. Henrica Ginström is stepping down from her position as CEO and Mr. F. Scott Ball has been appointed as an interim CEO until Citycon has appointed the new CEO. We want to highlight that it was a mutual agreement between Ms. Ginström and the Board of Directors for Ms. Ginström to step down and there



was no governance issues nor disagreement related to strategy. Mr. Ball has stayed involved in Citycon's business through his board involvement and is on top of the strategy Citycon has and he will take the lead in continuing the execution of the strategic targets.

Finally, we want to give a brief update on the strategic targets Citycon has announced. Citycon continues to be committed to the investment grade credit rating, and the Management has had a continued dialogue with the rating agencies, most recently after the releases on 7 and 8 October 2024, Management has highlighted that the business remains strong. Citycon continues to execute on the disposal target of EUR 500 million by the end of 2024 part of the EUR 950 million target by the beginning of year 2026. So far Citycon has announced around EUR 140 million of disposals, however disposal activity has picked up speed recently and Citycon has another announcement which should be published shortly. Currently Citycon has over EUR 400 million of LOIs and we are confident that we will exceed the EUR 380 million target that we have for this year as part of the EUR 950 million target. Management has a clear internal strategy of which assets are for sale. Citycon continues to have good access to capital. Further, the consolidation of corporate functions has been accomplished and Citycon will reach the targeted G&A expense run rate of 10% of NRI by the end of year 2024. On the capex savings Citycon will be significantly below previous years, but slightly above the announced EUR 30 million target. On the operational side Citycon has opened some key stores recently, including groceries, a gym, and a Nike concept store.

Due to Citycon being on the closed period we cannot comment in more detail but we wanted to address some of the questions raised by investors. Mr. Scott Ball is available to the company as long as Citycon finds a new CEO and he and the Board of Directors are committed to Citycon.

On behalf of Citycon,

Mr. F. Scott Ball, Interim CEO

Mr. Sakari Järvelä, CFO