



# Citycon

Q2/2024



# Q1-Q2/2024: Strong underlying business performance

**+5.9%**

LFL NRI growth  
with comparable FX  
(vs. Q1-Q2/2023)

**+9.9%**

Total NRI growth  
with comparable FX  
(vs. Q1-Q2/2023)

**+5.4%**

EPRA Earnings with  
comparable FX  
(vs. Q1-Q2/2023)

**+2.6%**

LFL tenant sales  
(vs. Q1-Q2/2023)

**95.2%**

Retail occupancy  
rate

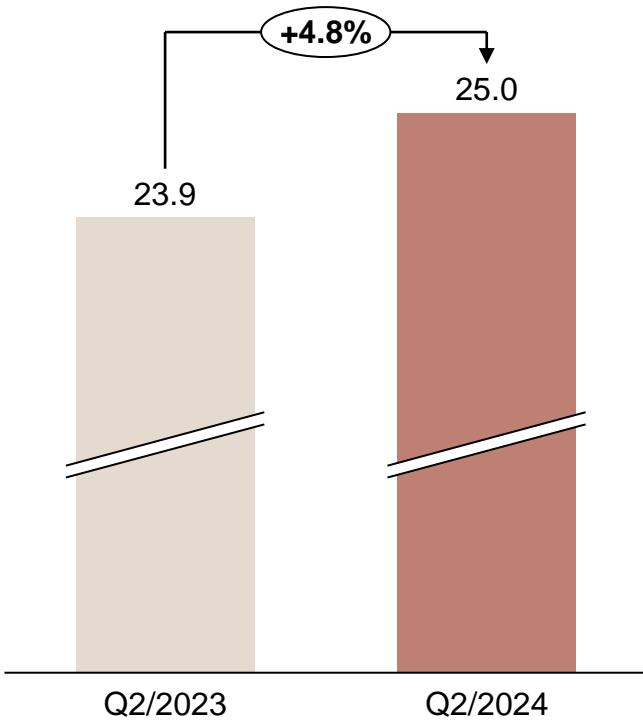
**+69.3M€**

Fair value change of  
investment  
properties

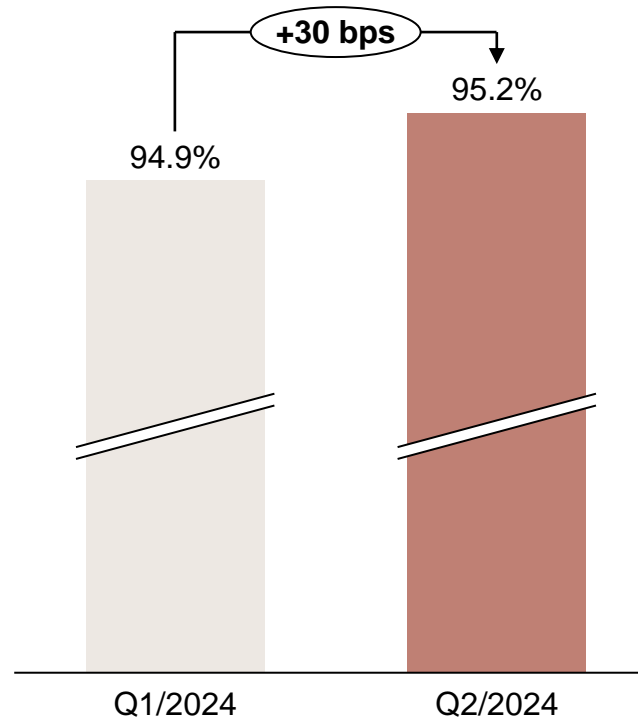


# Average rent continues to increase following indexation and active leasing

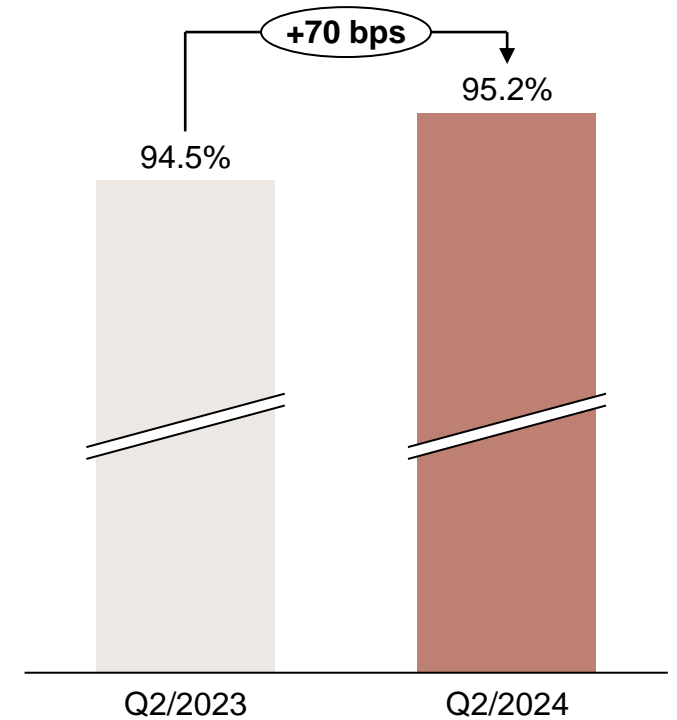
Average rent per sq.m.\*/\*\*



Retail occupancy rate vs. previous quarter\*\*



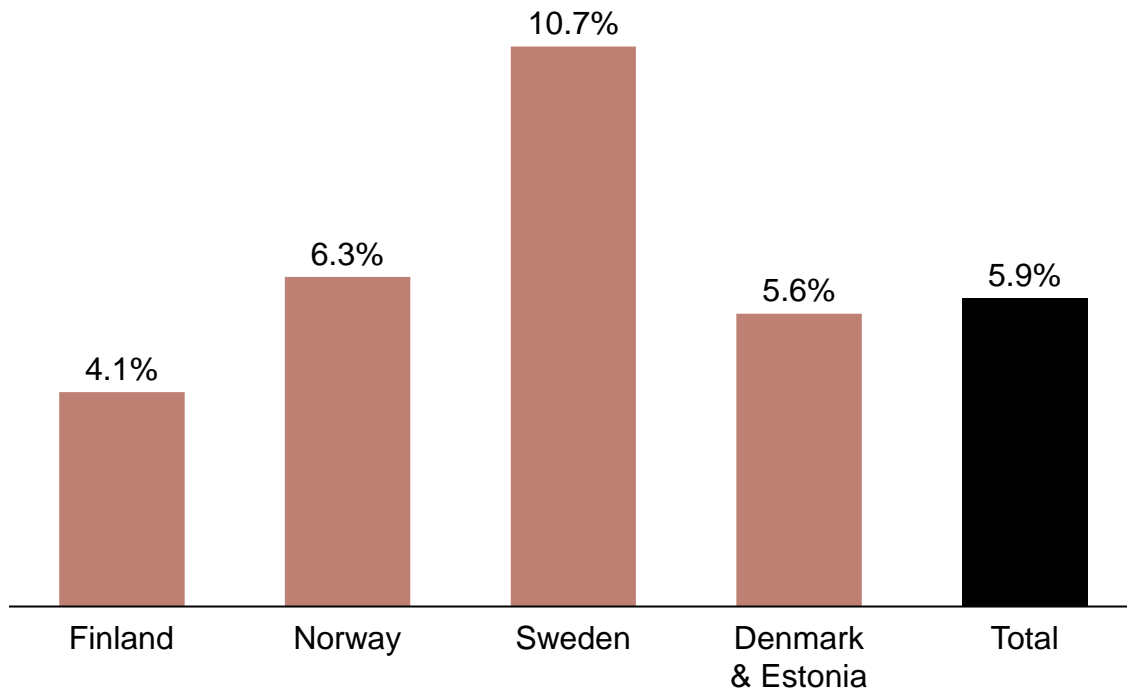
Retail occupancy rate vs. last year\*\*



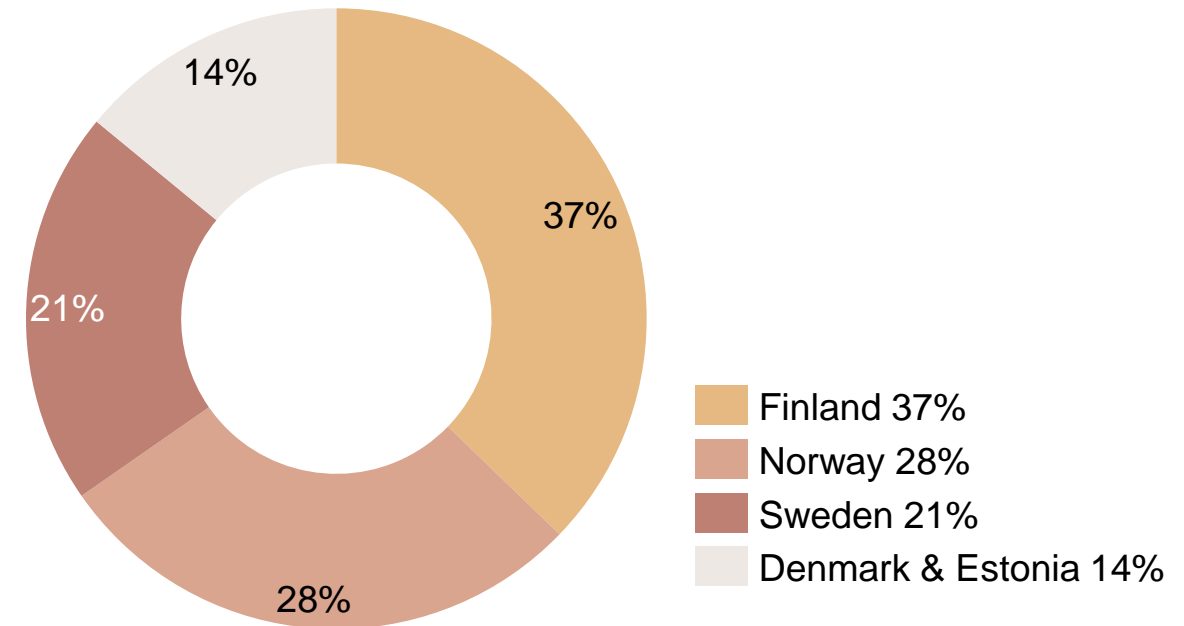
Occupancy cost ratio remains at a modest level of 9.4%

# Strong NRI development throughout the portfolio

LFL net rental income development by country

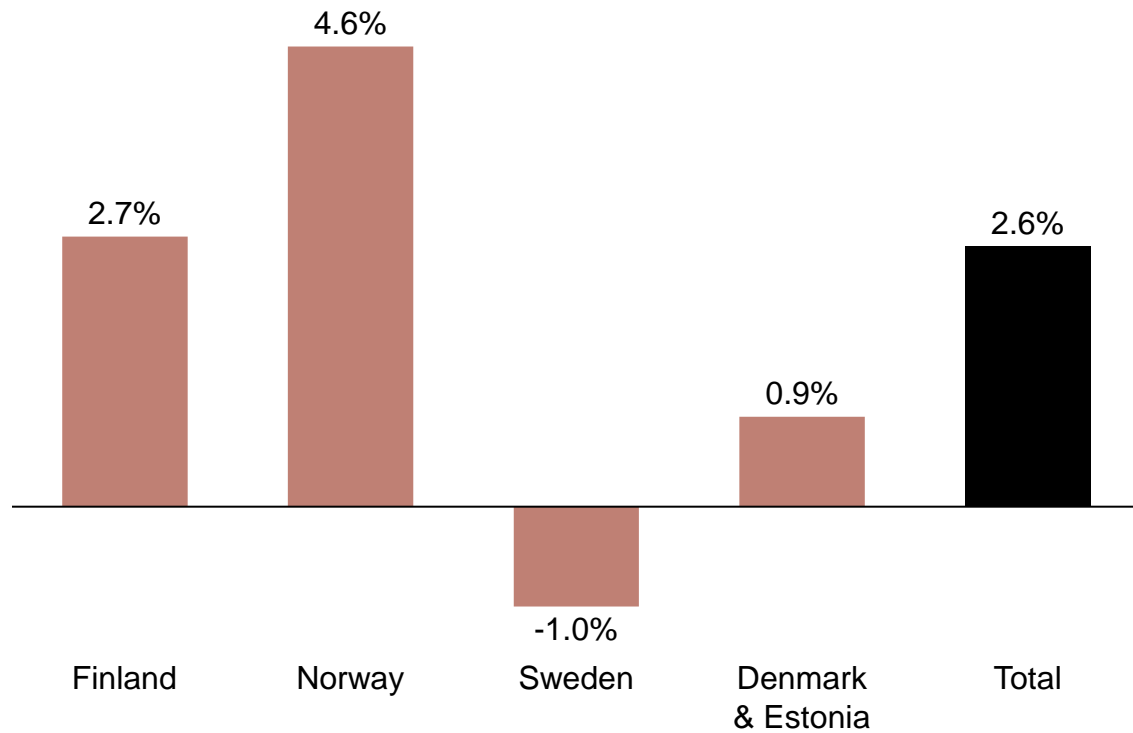


Net rental income by country



# Strongest sales development in Norway and Finland

LFL sales development per country  
Q1-Q2/2024 vs Q1-Q2/2023





# Balance sheet strengthening is a key priority

## Actions taken in 2024

Q1/  
2024

48 MEUR share issuance

300 MEUR 5-year bond issuance

213 MEUR bond tender

Q2/  
2024

266 MEUR hybrid exchange

97 MEUR bond make-whole

650 MEUR credit facility extension

206 MEUR Kista loan extension



# Deleveraging through divestments

## Completed Kongssenteret divestment in May 2024

- The sales price is close to the latest IFRS fair value of the asset

## EUR 300 million assets in held for sale

- Three signed LOIs of which two are in advanced negotiations and one in early stages

## Committed to the EUR 350 million divestment target by the end of this year

- Evaluating various options including direct asset sales, portfolio sales and JV structures.



# Financial overview



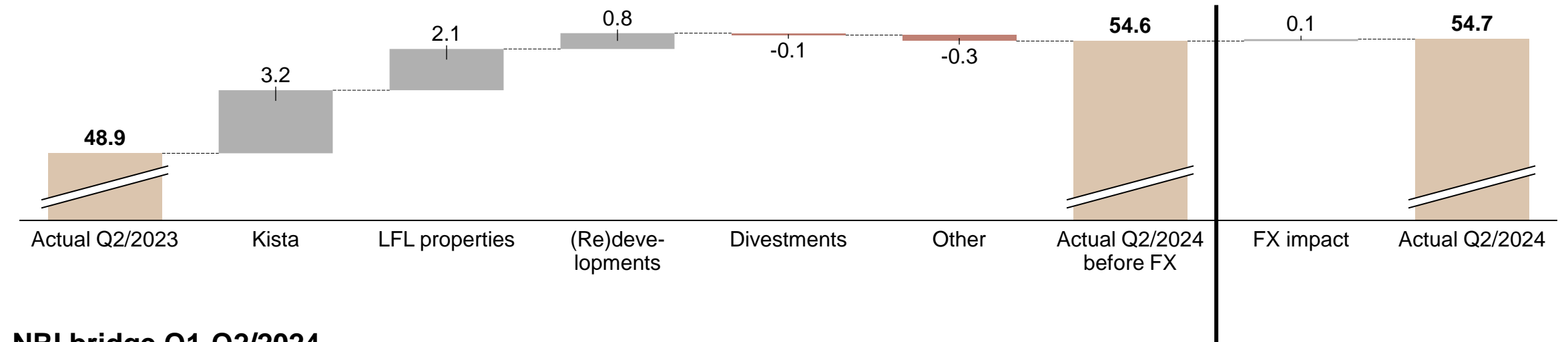
# Financials

**Like-for-like NRI**  
**Q2: +5.6 %**  
**Q1-Q2: +5.9%**

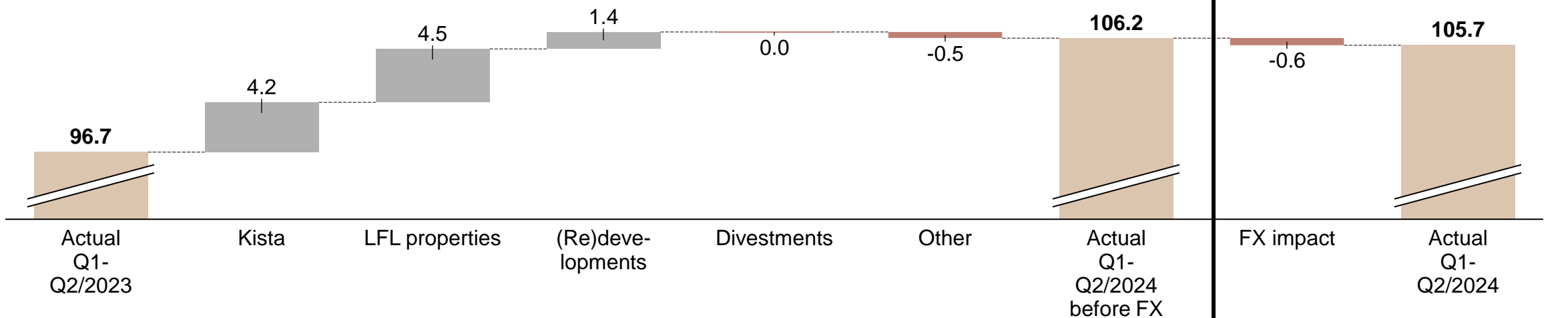
| EUR million                    | QTD          |              |               |               | YTD          |              |               |               |
|--------------------------------|--------------|--------------|---------------|---------------|--------------|--------------|---------------|---------------|
|                                | Q2/2024      | Q2/2023      | Change (%)    | FX Adjusted % | Q1-Q2 /2024  | Q1-Q2 /2023  | Change (%)    | FX Adjusted % |
| <b>NRI</b>                     | <b>54.7</b>  | <b>48.9</b>  | <b>11.9%</b>  | <b>11.6%</b>  | <b>105.7</b> | <b>96.7</b>  | <b>9.3%</b>   | <b>9.9%</b>   |
| <b>Direct operating profit</b> | <b>49.0</b>  | <b>42.2</b>  | <b>16.1%</b>  | <b>15.9%</b>  | <b>88.6</b>  | <b>80.4</b>  | <b>10.2%</b>  | <b>10.9%</b>  |
| EPRA earnings                  | 29.6         | 26.6         | 11.4%         | 11.4%         | 54.1         | 51.9         | 4.4%          | 5.4%          |
| Adjusted EPRA earnings         | 24.6         | 19.4         | 26.4%         | 26.5%         | 46.7         | 37.3         | 25.2%         | 26.9%         |
| <b>EPRA EPS, EUR</b>           | <b>0.161</b> | <b>0.158</b> | <b>1.7%</b>   | <b>1.8%</b>   | <b>0.300</b> | <b>0.309</b> | <b>-2.8%</b>  | <b>-1.9%</b>  |
| Adjusted EPRA EPS, EUR         | 0.134        | 0.116        | 15.5%         | 15.5%         | 0.259        | 0.222        | 16.6%         | 18.2%         |
| <b>EPRA NRV per share, EUR</b> | <b>9.21</b>  | <b>10.71</b> | <b>-14.0%</b> | <b>-</b>      | <b>9.21</b>  | <b>10.71</b> | <b>-14.0%</b> | <b>-</b>      |

# Detailed NRI bridge

## NRI bridge Q2/2024



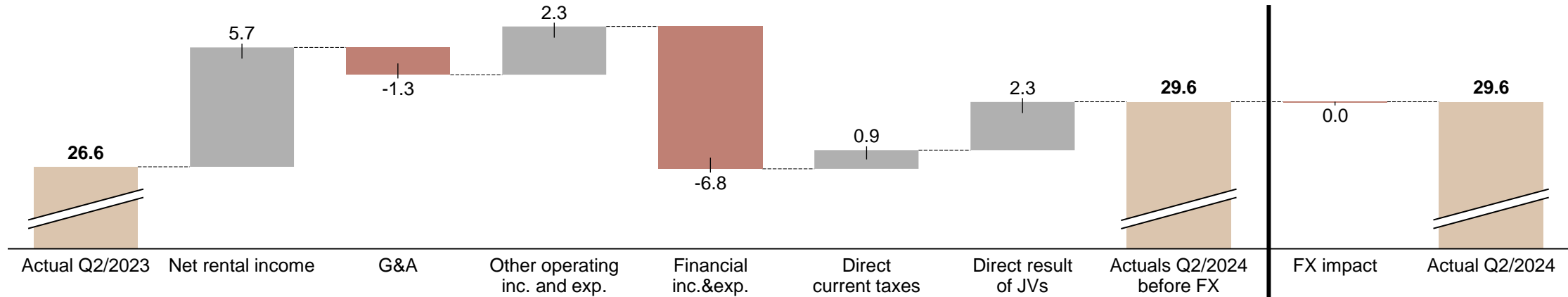
## NRI bridge Q1-Q2/2024



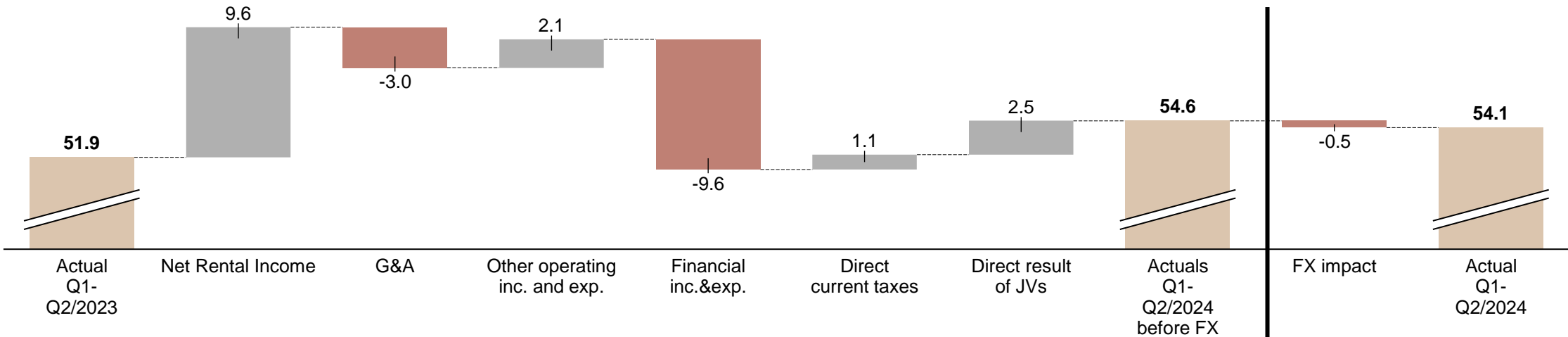


# Detailed EPRA Earnings bridge

## EPRA Earnings bridge Q2/2024



## EPRA Earnings bridge Q1-Q2/2024



# Valuation improvements due positive cash flow growth

## Fair value change

| MEUR   | Q2/2024     | Q1-Q2/2024  | Change       |
|--|-------------|-------------|--------------|
| Finland  | 17.2        | 22.0        |              |
| Norway   | 5.2         | 6.2         |              |
| Sweden   | 1.7         | 44.9        |              |
| Denmark & Estonia  | 0.7         | -0.4        |              |
| <b>Investment properties, total</b>  | <b>24.8</b> | <b>72.7</b> |              |
| Right-of-use assets classified as investment properties (IFRS 16)          | -1.7        | -3.4        |              |
| <b>Investment properties in the statement of financial position, total</b> | <b>23.1</b> | <b>69.3</b> | <b>+1.8%</b> |

## EPRA per share metrics

|                              | Q2/2024     | Q1/2024     |
|------------------------------|-------------|-------------|
| <b>EPRA NRV per share</b>    | <b>9.21</b> | <b>8.96</b> |
| EPRA NTA per share           | 8.01        | 7.79        |
| EPRA NDV per share           | 7.89        | 7.69        |
| Average yield requirement,%* | 6.0         | 5.9         |

The effect of currency rates to EPRA NRV/share was EUR -0.08



# Continued active liability management

## Focus on deleveraging through asset sales

- Committed to our divestment targets

## Supporting credit rating with hybrid bond exchange

- Exchange of 2024 hybrid for a new hybrid and cash amount.

## Addressing near term maturities

- Early redemption of the remaining amount of its bond maturing in October 2024
- No significant near-term maturities

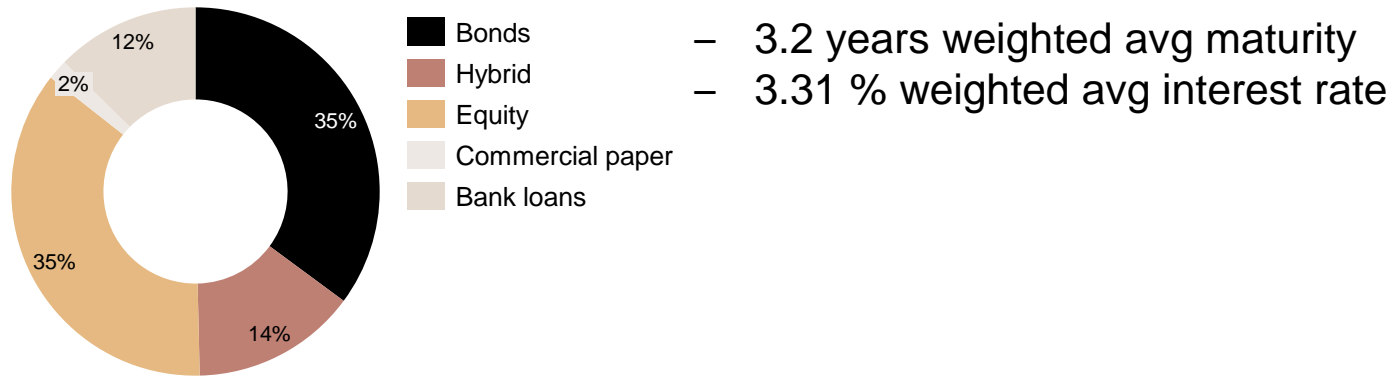
## Improving credit maturity profile

- Extension of EUR 400 million revolving credit facility and EUR 250 million term loan by one year until 2027
- Extension of SEK 2,060 million term loan until 2029.

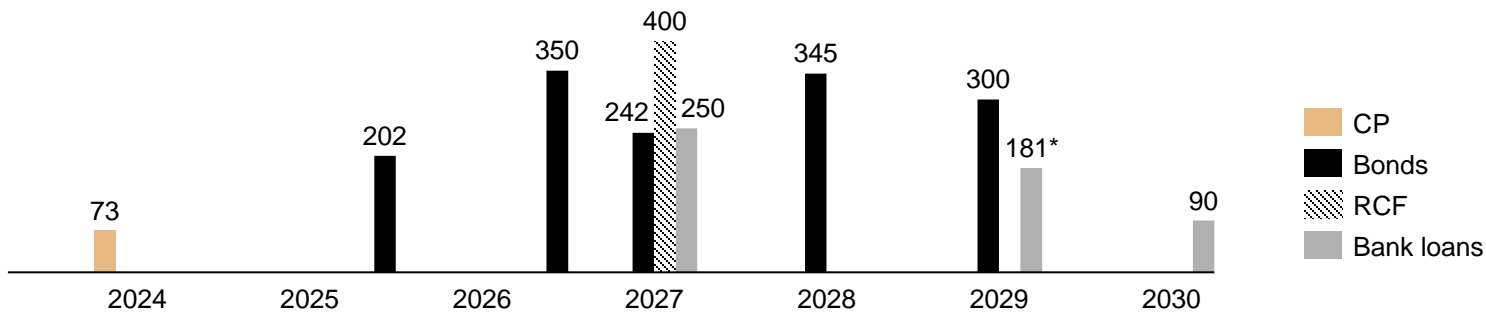


# Strong, liquid balance sheet

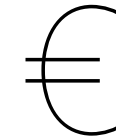
## Improved credit profile and a stronger, more flexible balance sheet



## Well laddered maturities (EUR million)



\* Yearly amortizations on Kista term loan, approx. 5 MEUR per year



**Total available liquidity EUR 458.5 million**



**Share of secured debt ~26%**

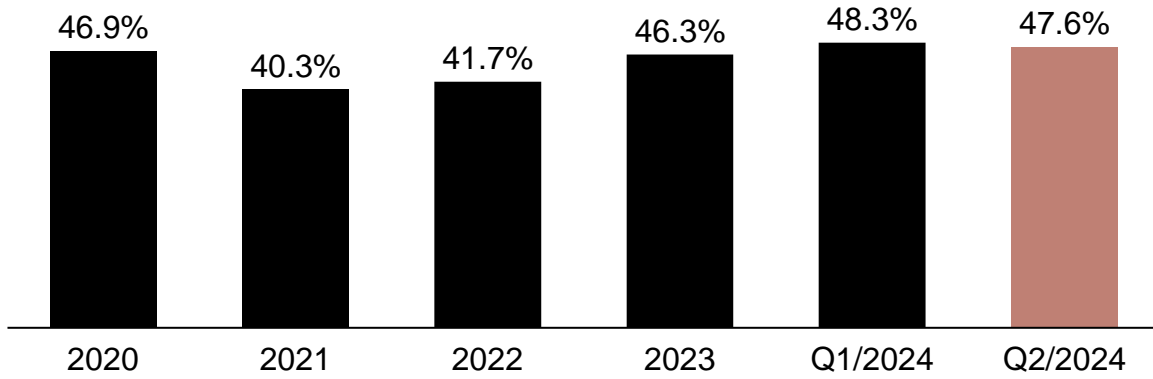


**Investment grade S&P - BBB- (negative)**

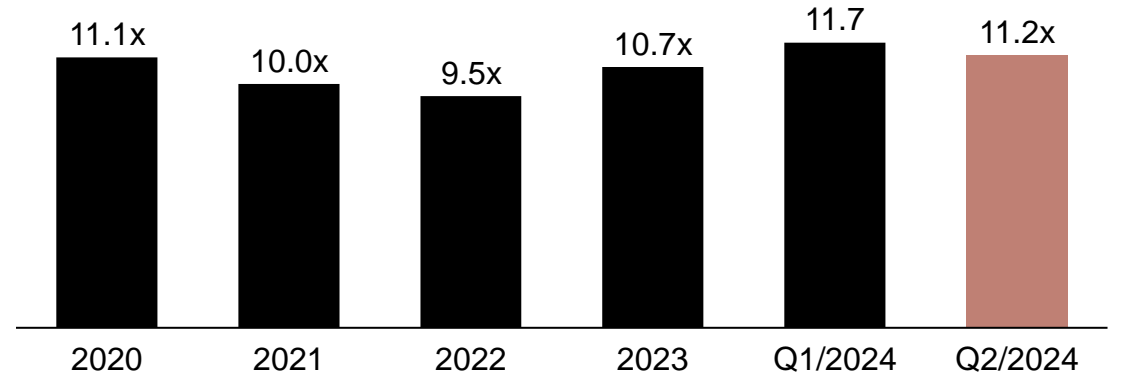


# Key credit metrics

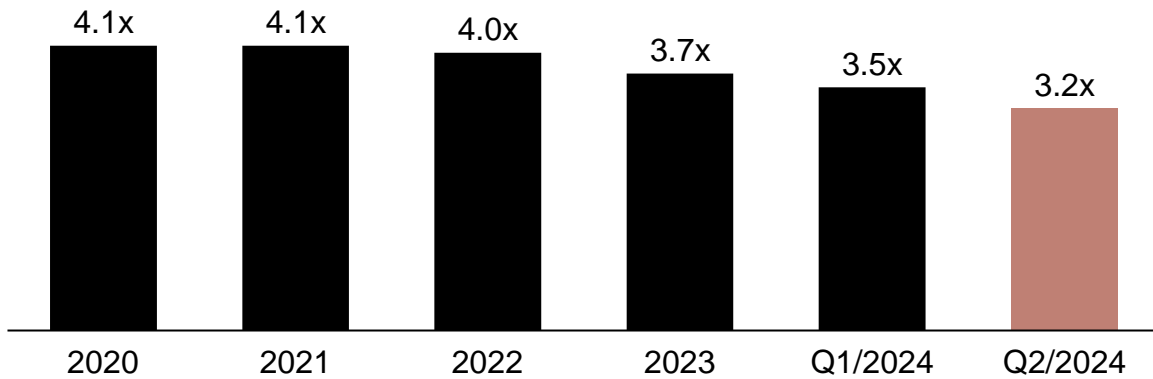
## Loan to value (IFRS)



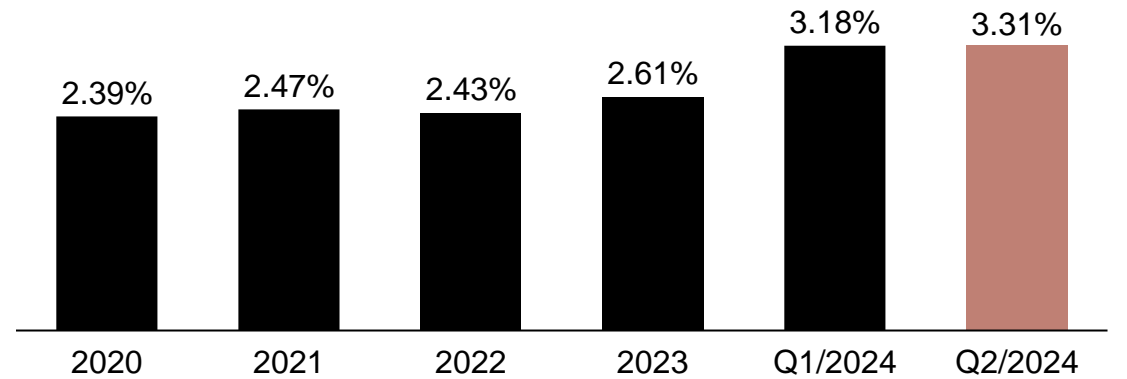
## Net debt to EBITDA



## Interest coverage ratio



## Weighted average interest rate



# 2024 guidance specified

|  | <b>Specified</b>                  | <i>Previously</i>          |
|--|-----------------------------------|----------------------------|
| Direct operating profit (MEUR)<br><b>(Midpoint)</b>            | <b>185–195</b><br><i>(190)</i>    | 185–203<br><i>(194)</i>    |
| EPRA Earnings per share<br>(basic) (EUR)<br><b>(Midpoint)</b>  | <b>0.62–0.68</b><br><i>(0.65)</i> | 0.62–0.74<br><i>(0.68)</i> |
| Adjusted EPRA Earnings per share<br>(EUR)<br><b>(Midpoint)</b> | <b>0.46–0.52</b><br><i>(0.49)</i> | 0.46–0.58<br><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 100%, as well as year-end 2023 estimates of inflation, EUR–SEK and EUR–NOK exchange rates, and interest rates.





# Q&A





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