CITYCON

Q2 2013 Results - Audiocast Presentation

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Highlights of Q2 2013

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Good financial performance in Q1-Q2

- Like-for-like net rental income growth H1: 4.8 %
- EPRA Operating Profit Q2: EUR 37.8 m (H1: EUR 73.2 m, Δ 14.1 %)
- EPRA Earnings Q2: EUR 20.8 m (H1: EUR 40.4 m, Δ 35.2 %)
- Net fair value gains Q2: EUR 3.3 m (H1: EUR 15.1 m)
- Administrative expenses Q2: EUR 5.1 m (H1: EUR 10.5 m, Δ -20.9 %) => in line with full year target for 2013 of up to EUR 5 m
- Kista Galleria performance according to expectations
- Net financial expenses Q2: EUR 43.1 m (H1: EUR 59.5 m, Δ 82.2 %) including non-recurring increase in indirect financial expenses mainly related to unwinding of interest rate swaps following the EUR 500 m eurobond issue

Two long-term corporate investment grade credit ratings received in May

- BBB- from Standard & Poor's
- Baa3 from Moody's
- Both with stable outlook
- Acknowledgement of Citycon's solid business model
- Improved access to debt capital markets

Highlights of Q2 2013

EUR 500 m unsecured seven-year eurobond successfully executed	• Strategic transaction executed to diversify funding sources, improve liquidity and extend average debt maturities • Fixed annual coupon of 3.75 % • The bond was rated BBB- by Standard & Poor's and Baa3 by Moody's, in line with Citycon's corporate credit ratings • The bond offering was oversubscribed and successfully placed to a broad range of European institutional investors • Proceeds used for re-financing, to prepay existing loans, to pay down lines of credit and to repurchase bonds maturing 2014 and 2017 • Average loan maturity extended to 4.4 years (Q1: 3.0 years)
Renewal of eleven grocery store lease agreements with Kesko	• Strengthens Citycon's supermarket and shops portfolio and co-operation with Kesko • The agreements cover some 44,000 sqm of leasable area • The eleven properties represent approx. EUR 80-100 m in property value • Increases average remaining length of Citycon's lease portfolio by approximately four months

Highlights of Q2 2013

Extension project at Iso Omena started	• Approx. 30,000 sqm extension of leasable area connected to the future metro station (of which retail area 25,000 sqm) • Total investment EUR 175 m • Phase 1 in 50/50 partnership with NCC Property Development Oy • 35 % pre-leased • Construction started in June
Sale of non-core assets continues	• During 2013, Citycon has signed and closed the sales of three non-core assets for a total value of approx. EUR 15 m • In addition, three signed agreements for a total value of approx. EUR 11 m to be closed later

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Summary of Q1 – Q2 2013
Operational results

	Q1 – Q2 2013
Like-for-like NRI growth, total	4.8 %
L-f-L Shopping centre NRI growth	5.3 %
L-f-L Supermarket & shops NRI growth	1.8 %
L-f-L Shopping centre sales development	0.0 %
L-f-L Shopping centre footfall development	2.0 %

Solid rental and footfall growth

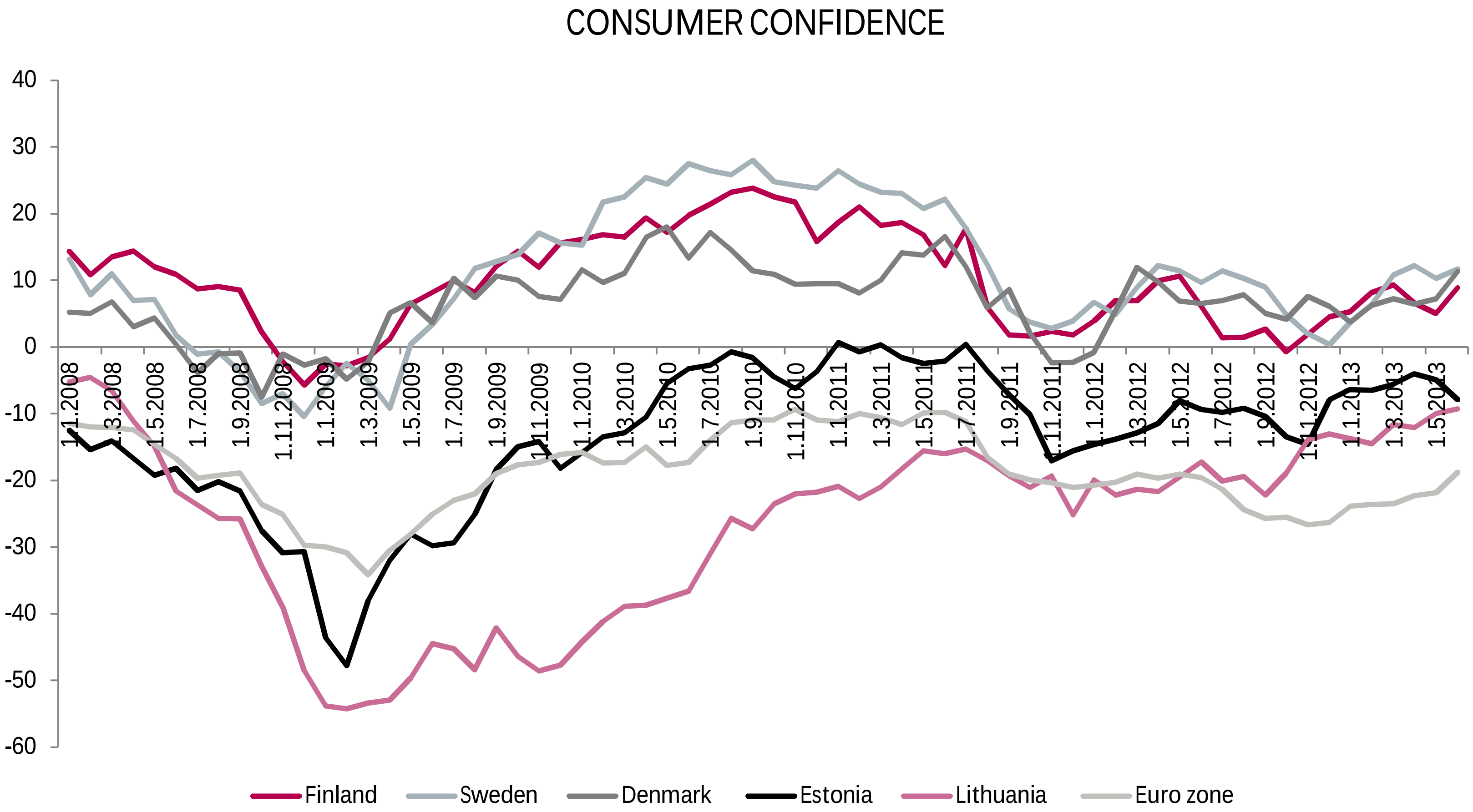
Summary of Q1 – Q2 2013
Portfolio key numbers excluding Kista Galleria

	Q2 2013	Q2 2012	Q1 2013
Occupancy rate (economic), %	94.8	95.6	95.0
Occupancy cost ratio, % (L-f-L shopping centres)	8.5	9.0	8.6
Average rent, EUR/sq.m.	21.5	20.4	21.3
Fair value gain, EUR in million	3.3	0.1	11.8
Net yield requirement, %	6.3	6.4	6.3

Solid rent level and valuation though some pressure on occupancy

Business environment

Business environment



Source: Eurostat

Consumer confidence indicator is conducted as an interview survey. It includes respondent's view on financial situation, general economic situation, unemployment expectations over the next 12 months, and savings over the next 12 months.

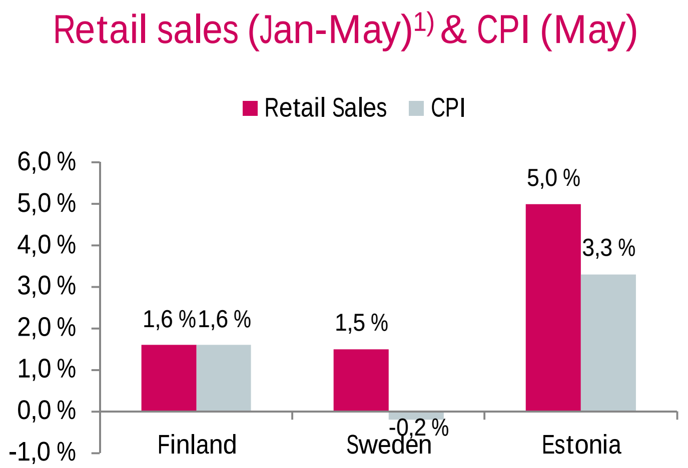
Consumer confidence in all operating countries above Euro zone average

Business environment

May unemployment rates below the European Union average (10.9%):

- Finland 8.4 %
- Sweden 7.9 %
- Estonia 8.3 % (April 2013)
- Lithuania 12.5 % (April 2013)

In the real estate market, polarization to prime and non-prime continues. Shopping centre prime yields have remained stable but secondary yields are facing upward pressure.



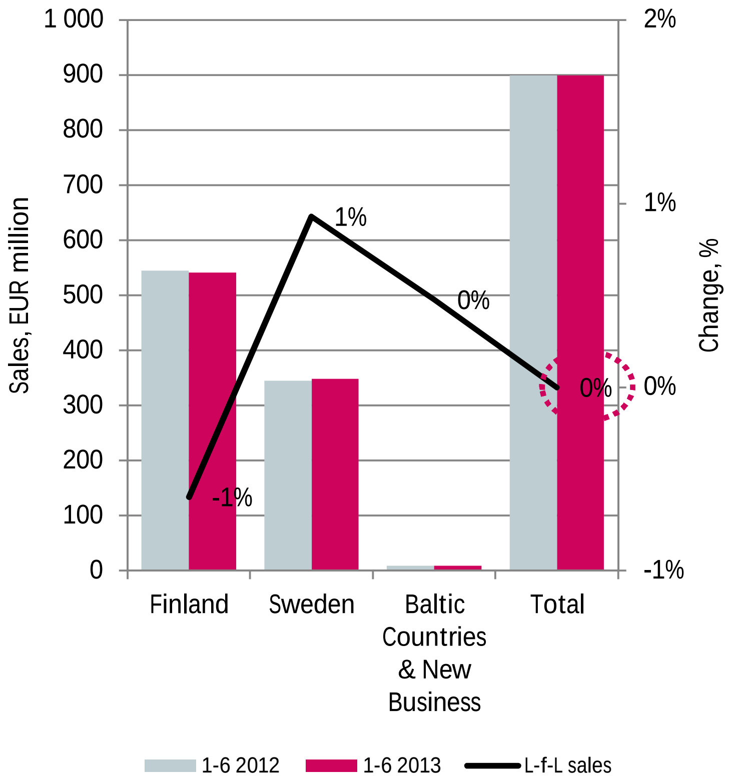
[1] Retail sales figures are not working day adjusted. Finnish and Swedish sales figures are reported in current prices and Estonian in constant prices.

Source: Statistics Finland, Statistics Sweden, Statistics Estonia, Eurostat, JLL

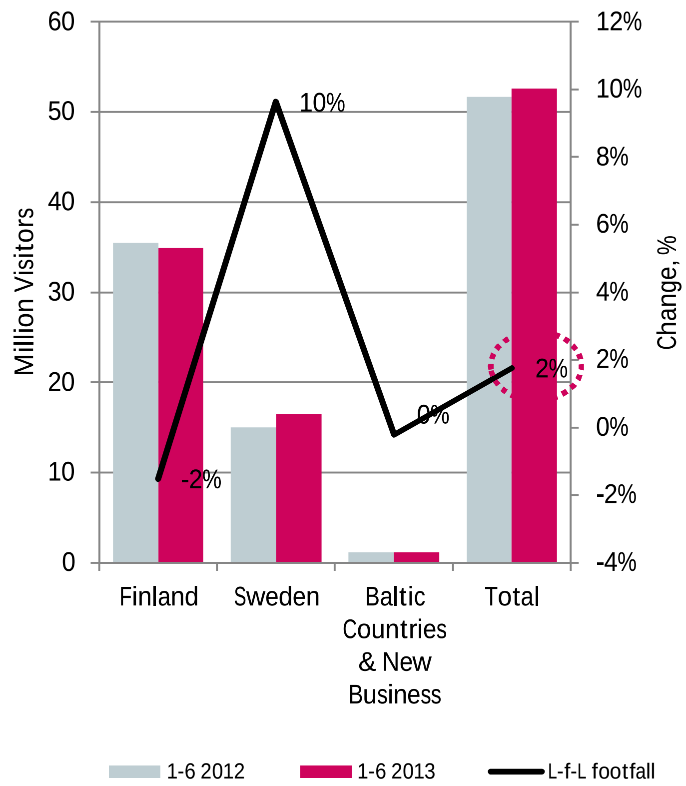
Retail sales positive, though under pressure

Sales and footfall

L-f-L shopping centre sales



L-f-L shopping centre footfall



Solid footfall development, stable sales

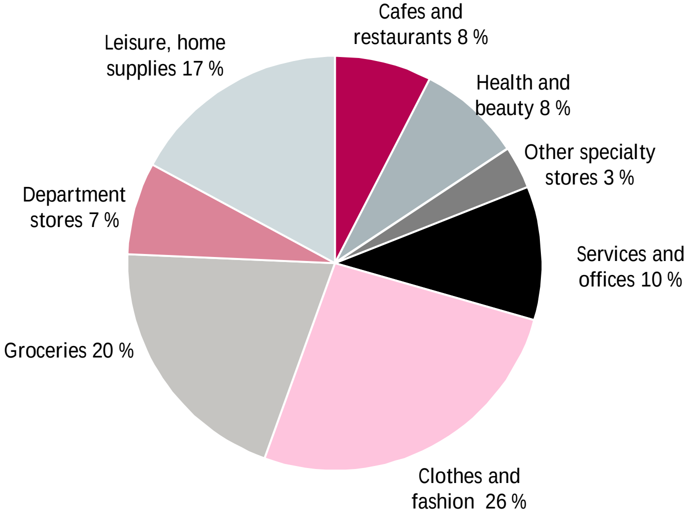
Property portfolio & (re)development projects

Property portfolio excluding Kista Galleria

- 3,689 (3,911) leases with an average length of 3.6 (3.5) years
- Total GLA 982,970 m^2 (992,570 m^2)
- Rents linked to CPI (nearly all agreements)

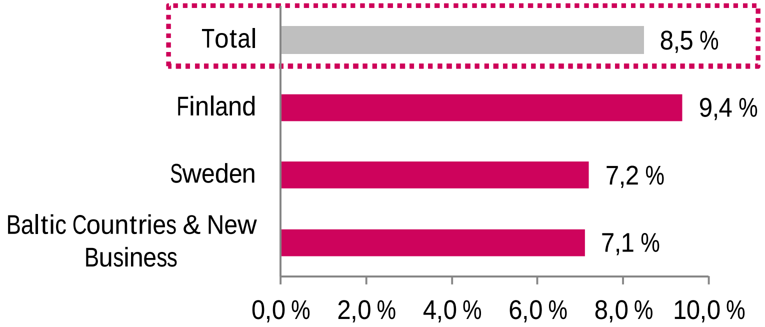
Segment diversification

Shopping centre rental income by branches as per Dec 2012



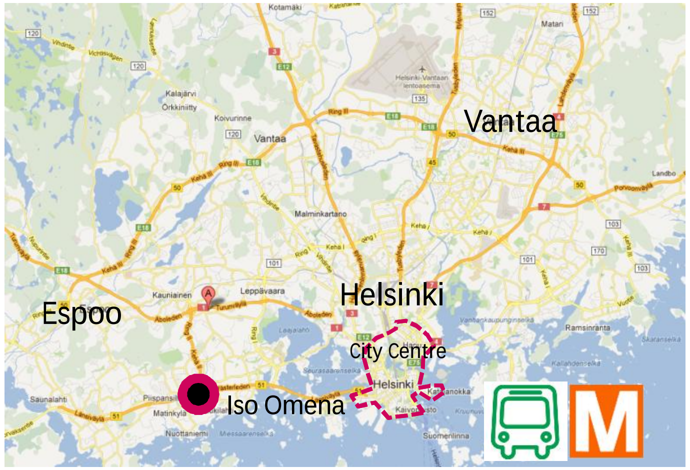
Occupancy cost ratio

L-f-L Shopping centre, rolling 12 month



Relatively low OCR indicating uplift potential in rental levels

Extension and (re)development of Iso Omena



Strong purchasing power – the average income of households within the sphere of Iso Omena is twice the Finnish average

Strong population growth throughout Espoo – forecasts project an increase of approx. 20 per cent by 2020

Footfall target:
From current 9 million to 14.5 million annual visitors

Sales target:
From current EUR 260 million to EUR 375 million

The shopping centre's retail area will grow to 75,000 square metres

Extension will be fully integrated with the new Matinkylä metro station and bus terminal

Approx. 35,000 passengers will pass through the metro centre each day

Citycon and NCC Property Development have a 50/50 partnership in the extension project

(Re)development of core shopping centres in key locations

Ongoing (re)development projects

(Re)developments and extensions

Property	Area, sq.m. before and after	Citycon's estimated total investment, EUR million	Cumulative realised capex by the end of period, EUR million	Expected yield on completion when stabilized, % 1)	Pre-leasing rate, %	Est. of completion	
Iso Omena Espoo Finland	63,300 90,000	88.0	9.3	6.5-7.0	35	Autumn 2016	Three-phased extension project including partial (re)development of existing centre. Extension fully integrated with the new Matinkylä metro station and bus terminal. Phase 1 carried out in 50/50 partnership with NCC.
IsoKristiina Lappeenranta Finland	19,800 34,000	54.0	6.2	7.4	60	2015	Refurbishment and extension of the shopping centre. Ilmarinen joint venture partner with a 50 % share in the (re)development and in the existing shopping centre. Lappeenranta City Theatre will be located inside the shopping centre's extension part.
Åkermyntan Centrum Stockholm Sweden	8,500 10,100	6.9	6.9	6.9	93	Completed Q2 2013	(Re)development project of shopping centre and parking.

1) Yield on completion,% = Expected stabilized (third year after completion) net rents incl. possible vacancy / total investment (=total capital invested in property by Citycon)

Largest (re)development projects under planning

Citycon's Board of Directors has not yet made a decision on these (re)development project, but they are under planning

Property	Project area, sq.m.[1)]	Citycon's expected net investment need, EUR million[2)]	Target for project initiation	Target year of completion	Additional information
Lippulaiva Espoo (Helsinki MA) Finland	15,000-20,000[3)]	40-50	2014	2016	Extension of the shopping centre. The refurbishment of interior premises completed. Planning of the extension continues.
Myyrmanni Vantaa (Helsinki MA) Finland	16,000	55	2014[4)]	2016	Extension possibilities of the shopping centre to two different sides of the centre to the former health care centre's and Paalutori's plot. Parking is planned to be transferred underground. Prisma hypermarket and residential units are under planning to be built in connection to Myyrmanni. Covered access from the adjacent local train station to the planned extension.

1) The project area refers only to the area of the planned extension
2) The amount of investment needed will change and become more precise as the planning process proceeds. The figure is the best current estimate
3) The project area refers to the combination of the area of the existing premises under refurbishment
4) The schedule for the project completion and/or project launch and/or project area involves risks associated with city planning

Financial figures

Summary of Q1 – Q2 2013 Financial results

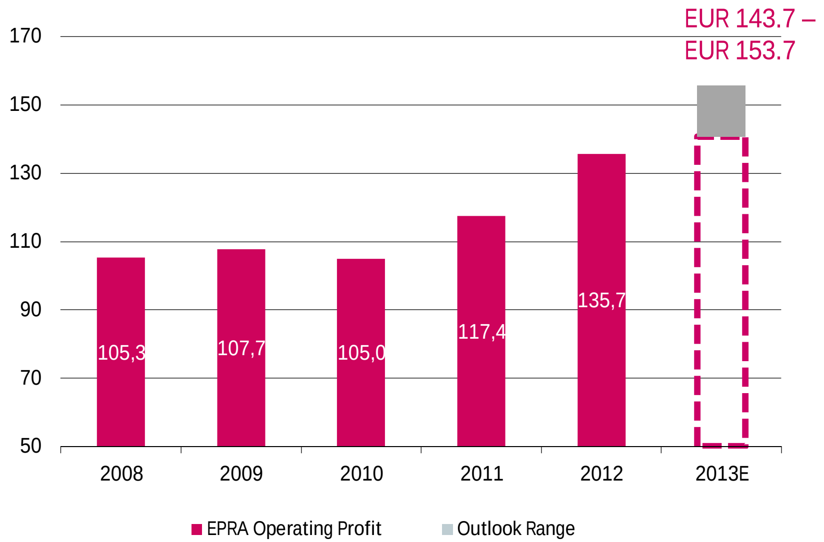
EUR million	Q2 2013	*Q2 2012*	*Q1 – Q2 2013*	Q1 – Q2 2013 incl. 100 % Kista Galleria[1)]	FY 2012
Net Rental Income, total	**42.7**	**39.7**	**83.0**	**98.7**	**162.0**
NRI Finland	26.1	24.4	50.3	50.3	98.2
NRI Sweden	10.4	9.4	20.1	35.8	39.2
NRI Baltic Countries & New Business	6.2	5.8	12.7	12.7	24.6
EPRA Operating Profit	**37.8**	**33.1**	**73.2**	**87.8**	**135.7**
EPRA Earnings	**20.8**	**15.6**	**40.4**	**40.4**	**63.9**
EPRA EPS, basic[2)]	**0.047**	**0.050**	**0.099**	**0.099**	**0.199**

- Kista Galleria consolidated into Citycon's financial statements with the equity method

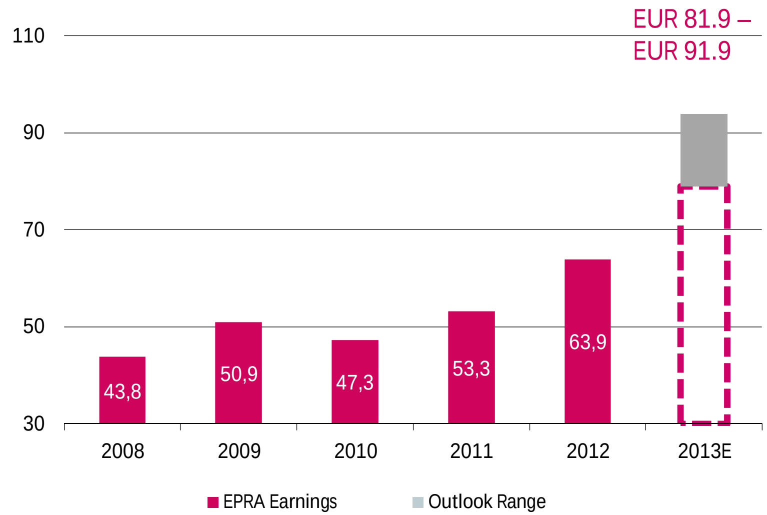
[1)] Citycon's management follow the performance of Kista Galleria as if it was fully consolidated into Citycon's net rental income and operating profit. Kista Galleria figures included for the period 1.1.2013-30.6.2013
[2)] EPRA Earnings per share has been calculated with the issue-adjusted number of shares resulting from the rights issue executed in March 2013

Outlook 2013

EPRA Operating Profit, EUR million



EPRA Earnings, EUR million



- The company expects:
  - Turnover to increase by EUR 7–17 million (previously EUR 5–20 million)
  - EPRA Operating Profit to grow by EUR 8–18 million (EUR 5–20 million)
  - EPRA Earnings to increase by EUR 18–28 million (EUR 15–30 million)
  - EPRA EPS (basic) to be EUR 0.19–0.23 based on the existing portfolio and increased number of shares (EUR 0.19–0.24)

Snapshot of statement of comprehensive income

EUR million	Q2/2013	Q2/2012	Q1-Q2/2013	Q1-Q2/2012	2012
Gross rental income	58.1	55.3	117.3	109.9	225.9
Service charge income	3.5	3.1	7.2	6.3	13.3
Turnover	61.6	58.4	124.5	116.2	239.2
Property operating expenses	18.8	18.0	41.0	37.9	75.8
Other expenses from leasing operations	0.2	0.6	0.5	1.0	1.4
Net rental income	42.7	39.7	83.0	77.3	162.0
Administrative expenses (incl. other operating income and expenses)	4.9	6.6	9.9	13.1	26.3
Net fair value gains/losses on investment property	3.3	0.1	15.1	6.0	23.6
Net gains on sale of investment property	-0.4	-0.3	-0.8	1.1	4.2
Operating loss/profit	40.7	32.9	87.5	71.2	163.4
Net financial income and expenses	-43.1	-16.6	-59.5	-32.7	-68.1
Share of profit/loss of jointly controlled entities	1.3	0.0	2.4	-0.1	0.2
Profit/loss before taxes	-1.1	16.3	30.3	38.5	95.5
Current taxes	-0.2	-0.4	-0.4	-0.7	-1.4
Change in deferred taxes	3.9	-3.8	0.8	-6.4	-6.4
Profit/loss for the period	2.7	12.1	30.7	31.4	87.7
Other comprehensive expenses/income for the period, net of tax	23.9	-6.3	34.7	-1.1	-10.7
Total Comprehensive profit/loss for the period, net of tax	26.5	5.8	65.5	30.4	77.0
EPS (basic), EUR[1)]	*0.00*	*0.03*	*0.07*	*0.09*	*0.24*
EPRA Earnings per share (basic), EUR[1)]	*0.047*	*0.050*	*0.099*	*0.096*	*0.199*
EPRA Earnings, EUR million	*20.8*	*15.6*	*40.4*	*29.9*	*63.9*
Net cash from operating activities per share, EUR[1)]	*-0.06*	*0.05*	*-0.02*	*0.10*	*0.19*
Profit/loss for the period attributable to parent company shareholders, EUR million	*1.7*	*10.9*	*27.8*	*26.6*	*77.2*

[1)] Result per share have been calculated with issue-adjusted number of shares resulting from the rights issue executed in March 2013

NRI growth by segments and portfolios (excl. Kista Galleria)

EUR million	Finland	Sweden	Baltic Countries and New business	Other	Total	Turnover
Q1-Q2/2011	43,9	17,3	7,6	0,0	68,7	106,0
Acquisitions	0,4	1,0	3,3	-	4,7	7,0
(Re)development projects	2,2	0,3	-0,3	-	2,2	3,2
Divestments	-0,3	-0,7	-	-	-1,0	-1,9
Like-for-like properties	1,1	0,8	0,8	0,0	2,7	1,8
Other (incl. exch. diff.)	0,0	0,0	0,0	0,0	-0,1	0,1
Q1-Q2/2012	47,3	18,6	11,4	0,0	77,3	116,2
Acquisitions	0,7	0,0	0,7	-	1,4	2,7 A
(Re)developments projects	0,6	0,1	0,5	-	1,2	1,8 B
Divestments	0,0	-0,5	0,0	-	-0,5	-1,3 C
Like-for-like properties	1,8	1,1	0,0	0,0	2,9	3,8 D
Other (incl. exch. diff.)	0,0	0,8	0,0	0,0	0,8	1,3 E
Q1-Q2/2013	50,3	20,1	12,7	0,0	83,0	124,5

A Acquisitions: Albertslund EUR +0.7 million, Citytalo EUR +0.4 million and Arabia EUR +0.2 million

B (Re)development projects: Koskikeskus EUR +1.0 million, Magistral EUR +0.7 million, Myllypuro EUR +0.2 million, Rocca al Mare EUR -0.2 million and IsoKristiina EUR -0.5 million

C Divestments: Lindome EUR -0.2 million, residential disposals in Sweden EUR -0.2 million

D L-f-L properties: Positive L-f-L NRI growth: EUR 2.9 million, or +4.8%. L-f-L turnover growth was +4.0% and L-f-L OPEX growth was 4.7%

E Other: FX impact of EUR +0.8 million on NRI

Segment information (incl. Kista Galleria)

EUR million	Q2/2013	Q2/2012	Q1-Q2/2013	Q1-Q2/2012	2012
Net rental income					
Finland	26.1	24.4	50.3	47.3	98.2
Sweden	18.3	9.4	35.8	18.6	39.2
Baltic Countries and New Business	6.2	5.8	12.7	11.4	24.6
Total segments	50.6	39.7	98.7	77.3	162.0
Reconciliation to IFRS	-7.9	-	-15.7	-	-
Total IFRS	42.7	39.7	83.0	77.3	162.0
Sweden IFRS	10.4	9.4	20.1	18.6	39.2
EPRA operating profit					
Finland	25.3	22.2	48.7	43.1	89.3
Sweden	17.0	8.3	32.9	16.1	34.0
Baltic Countries and New Business	6.0	5.6	12.3	10.9	23.7
Other	-3.1	-3.0	-6.0	-5.9	-11.4
Total segments	45.2	33.1	87.8	64.1	135.7
Reconciliation to IFRS	-7.4	-	-14.6	-	-
Total IFRS	37.8	33.1	73.2	64.1	135.7
Sweden IFRS	9.6	8.3	18.3	16.1	34.0

Snapshot of statement of financial position

Statement of financial position, EUR million	30 Jun 2013	30 Jun 2012	31 Dec 2012
Investment properties	2,711.3	2,602.0	2,714.2
Total non-current assets	2,879.2	2,621.0	2,737.6
Total current assets	98.2	88.0	75.5
Total assets	2,983.9	2,720.5	2,818.5
Total shareholder's equity	1,272.8	951.6	1,059.9
Total liabilities	1,711.1	1,768.9	1,758.6
Total liabilities and shareholders' equity	2,983.9	2,720.5	2,818.5

Key figures	30 Jun 2013	30 Jun 2012	31 Dec 2012
Equity ratio, %	42.7	35.0	37.8
Loan to Value (LTV), %	54.2	58.3	54.5
Gearing, %	115.7	160.2	139.8
Equity per share, EUR	2.78	3.19	3.11
EPRA NAV per share, EUR	2.99	3.60	3.49
EPRA NNNAV, EUR	2.77	3.21	3.08
Net Rental Yield (actual), %	6.4	6.2	6.4
Net Yield Requirement, % (valuation yield by external appraiser)	6.3	6.4	6.3

Financing overview

Financing highlights Q2 2013

Investment grade credit ratings from Standard & Poor's and Moody's in May

- In May Citycon obtained investment grade credit ratings with stable outlook from Standard & Poor's (BBB-) and Moody's (Baa3)
- The ratings improve Citycon's access to international debt capital markets at competitive terms
- Citycon is committed to an overall business plan to maintain the investment grade credit ratings

EUR 500 million eurobond issued in June

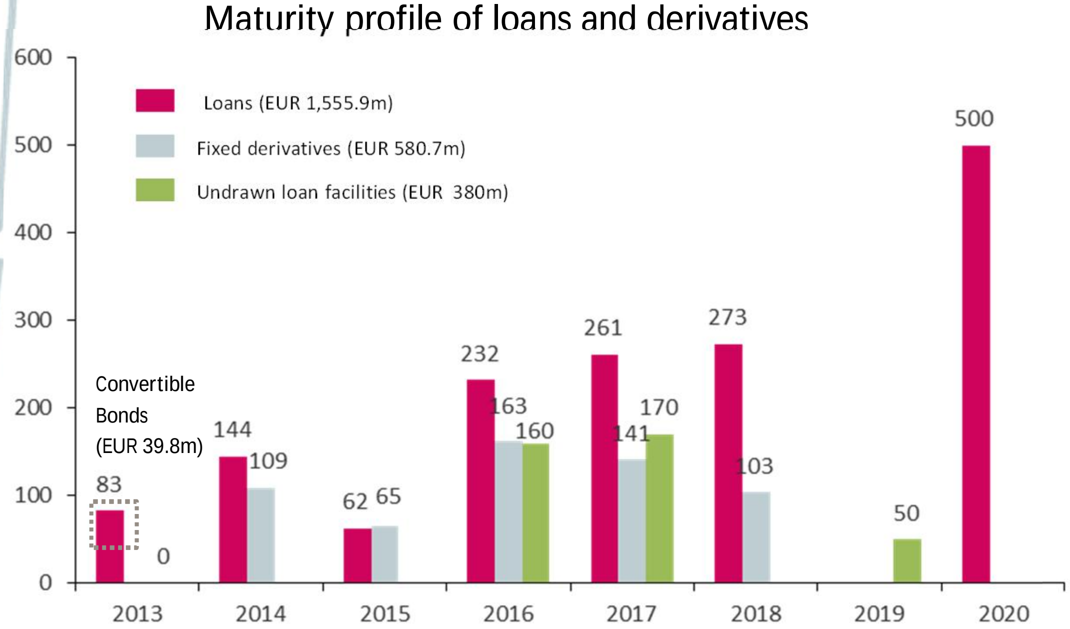
- On 14 June, Citycon successfully issued a EUR 500 million seven-year eurobond with a coupon of 3.75 %
- Deutsche Bank, Pohjola Bank Plc, and UBS Investment Bank acted as joint lead arrangers
- Proceeds were used to prepay debt and repurchase bonds to extend the average loan maturity, improve available liquidity and decrease average interest rates
- The debt prepayment and the related unwinding of interest rate swaps and bond buy-backs caused some non-recurring indirect financial expenses

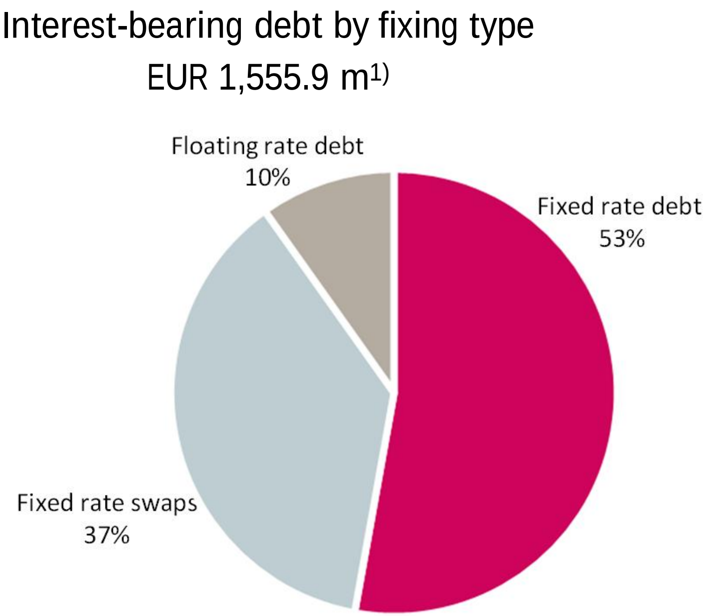
Financing overview – Key figures

- Equity ratio improved to 42.7 % (Q1 2013: 40.4 %) as the remaining excess cash from the rights issue was used to repay debt in Q2. Will improve further when the convertible bond will be repaid in August with the remainder of the eurobond proceeds
- LTV increased to 54.2 % (Q1 2013: 51.6 %) due to higher net debt as a result of paid dividends, one-off costs related to unwinding of interest rate derivatives and a lower investment value due to divestments
- Current average interest rate including interest rate swaps decreased to 4.09 % (Q1 2013: 4.20 %)
- Year-to-date average interest rate including interest rate swaps increased to 4.14 % (Q2 2012: 4.09 %)
- Hedging ratio increased to 90.2 % (Q2 2012: 87.3 %) due to the issue of the fixed rate eurobond
- Average loan maturity extended to 4.4 years (Q2 2012: 3.0 years)
- Average fixing time extended to 4.2 years (Q2 2012: 3.2 years)
- Two covenants:
  - Equity ratio: Covenant level 32.5%, equity ratio as defined in loan agreements was 44.0 %
  - Interest cover ratio: Covenant level 1.8x, Citycon's period end ICR was 2.2x

Stronger balance sheet and longer loan maturities

Financing overview – Key figures





- Average loan maturity in Q2 increased to 4.4 years due to the EUR 500 million eurobond issued in June 2013. The average time to fixing increased to 4.2 years.
- The Q2 period-end interest-bearing debt at fair value decreased by EUR 29.9 million to EUR 1,555.9 million from Q1 2013, but net interest-bearing debt at fair value increased by EUR 61.3 million to EUR 1,482.1 million as a result of the higher cash level at the end of Q1 of EUR 165.1 million following the EUR 200 million rights issue completed in March. Cash at Q2 equaled EUR 73.8 million.

1) Carrying value of debt as at 30 June 2013 was EUR 1,546.4 million. The difference between fair and carrying value equals the capitalized fees of long term loan facilities and bonds as well as to the equity component of the convertible bond which is recognized under equity.

Financial expenses

Net Financial Expenses (EUR million)	Q2 2013	Q1 2013	Q4 2012	Q3 2012	Change-% (y-o-y)	Change-% (q-o-q)	YTD 2013	YTD 2012	Change-% (YTD)
Financial Expenses:									
Interest expenses	-16,4	-16,8	-16,0	-16,2	5%	-3%	-33,2	-31,0	7%
Foreign exchange gains(+)/ losses(-)	0,1	0,0	-0,1	0,1	-1480%	-2553%	0,1	0,0	37075%
Capitalised fees	-0,7	-0,4	-0,4	-0,6	76%	59%	-1,1	-0,7	52%
Non-cash option expense from convertible bonds	-0,2	-0,2	-0,2	-0,3	-40%	0%	-0,5	-0,8	-40%
Other expenses	-27,6	-0,4	-0,8	-1,1	10464%	6806%	-28,0	-0,5	5095%
Total Expenses	-44,8	-17,9	-17,5	-18,1	168%	151%	-62,7	-33,1	90%
Financial Income:									
Interest income	1,7	1,5	0,1	0,1	1256%	16%	3,1	0,4	689%
Fair value gains(+)/ losses (-) from derivatives	0,0	0,0	0,0	0,0	n.m.	n.m.	0,0	0,0	n.m.
Total Income	1,7	1,5	0,1	0,1	1256%	16%	3,1	0,4	689%
Net Financial Expenses	-43,1	-16,4	-17,4	-18,1	160%	163%	-59,5	-32,7	82%

- Other expenses increased by EUR 27.2 million compared to Q1
  - Following the EUR 500 million eurobond issues and prepayment of bank loans, the related interest rate swaps were unwound and negative fair market value was realised
  - Swaps were already marked to market value, no major equity impact

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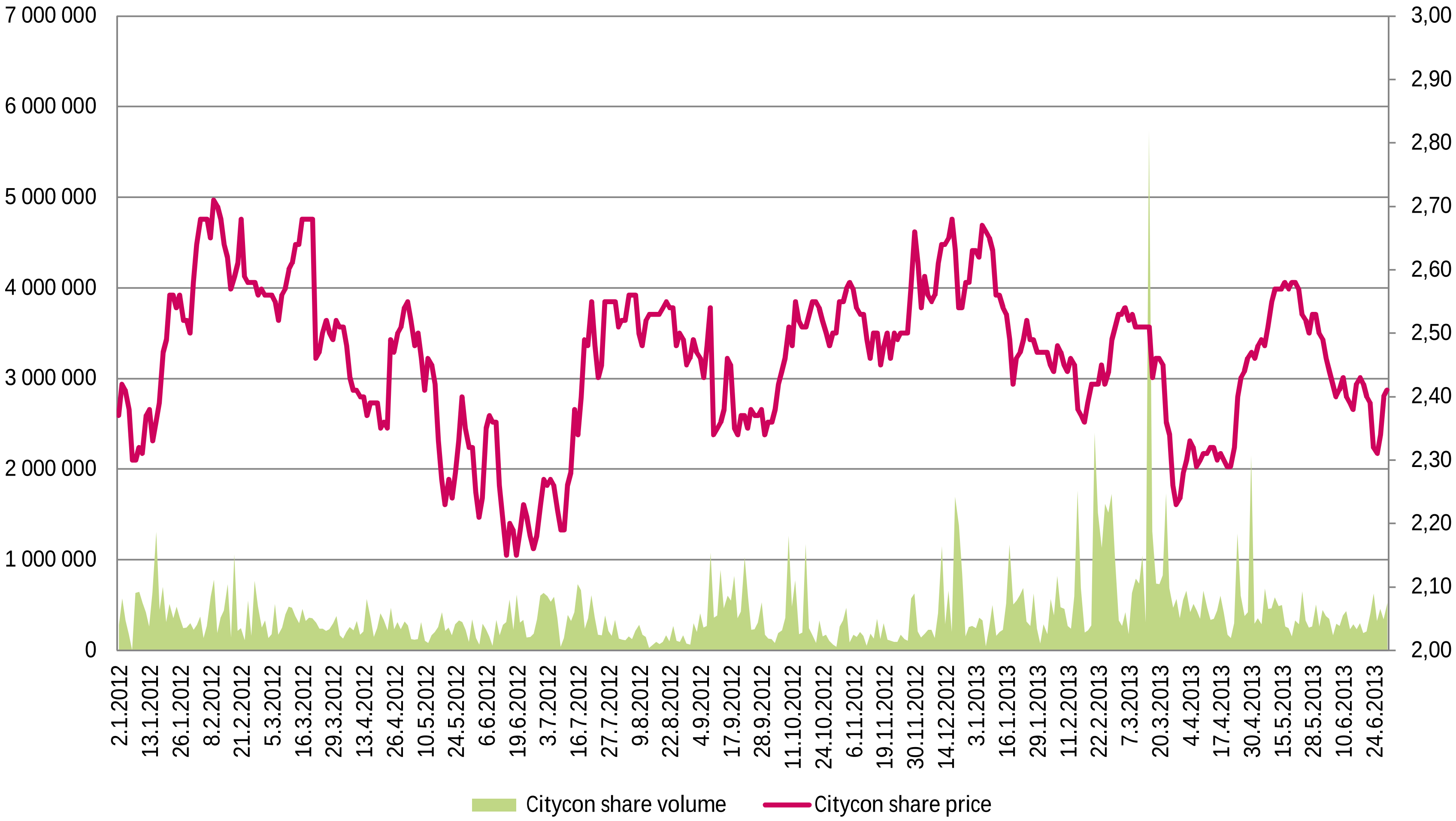
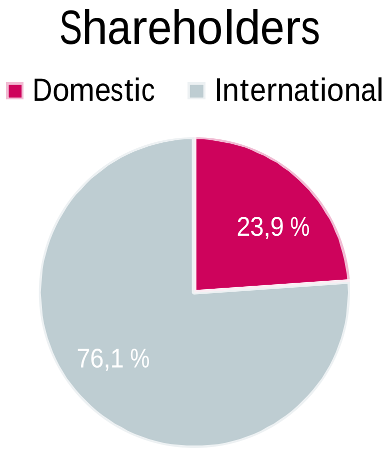
Share performance and volume



Ownership

- Established and listed on the Helsinki Stock Exchange since 1988
- 30 June 2013 market cap EUR 1 054.7 million
- Number of domestic shareholders increased: total 8,613 (5,825) registered shareholders, 23.9% (19.2%) of total
- Largest Shareholders:
  - Gazit-Globe 49.3%
  - Ilmarinen 8.98%
- Citycon is included among others in Global Real Estate Sustainability Benchmark Survey Index and FTSE EPRA/NAREIT Global Real Estate Index



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