

AUDIOCAST PRESENTATION Q1/2021





Q1/2021: QUARTER OVER QUARTER GROWTH

CITYCON'S FINANCIAL PERFORMANCE: CONTINUED STABILITY

- NRI was EUR 50.4 million being -3.8% compared to pre-covid Q1/2020 but ahead of the previous quarter. Direct operating profit EUR 44.9 million also exceeded previous quarter but was, however, -2.9% compared to last year. EPRA earnings per share was EUR 0.178 compared to EUR 0.195 reflecting the operational performance in the COVID-19 environment.
- Rent collection for the quarter stands at 92%.
- Valuations slightly increased supported by strong leasing activity with rental growth and successful divestment of non-core assets with a pricing which validated the value and liquidity of Citycon's assets.
- Administrative expenses declined by -13% year-over-year as a result of cost management.
- Q1/2021 was in line with our expectations and tracks our full year guidance.

OPERATIONAL DEVELOPMENT CONTINUED STRONG

- Leasing activity was strong: the number of signed leases grew from 53,000 sq.m. in Q1/2020 to 64,000 in Q1/2021. Also, the average rent of both signed leases and the whole portfolio increased.
- Tenant sales were resilient, total tenant sales declined modestly -4.7%. Footfall declined by -20% but was still significantly stronger than in 2020 when the pandemic hit.
- Stable performance reflects the strength of Citycon's strategy which is based on having a large share of necessity tenants and locations in densely populated major markets.
- The stability of Nordics as operating environment is another key factor underlying the stability of the results.



Q1/2021: SUCCESSFUL TRANSACTIONS REFLECT THE QUALITY OF THE PORTFOLIO

FINANCING ACTIVITY

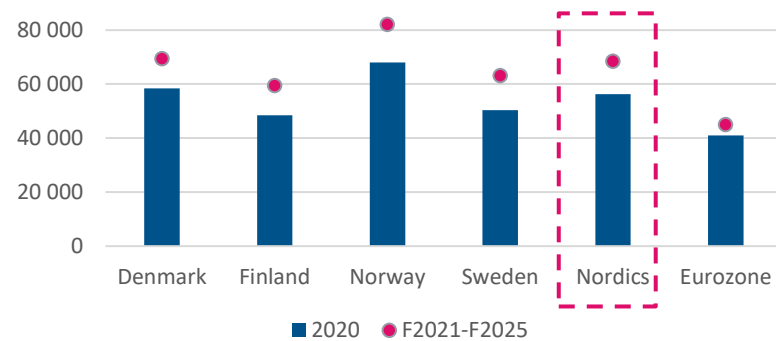
- In Q1 Citycon completed a successful issuance of a green bond of 350 MEUR with a high demand and a highly attractive pricing with a coupon of 1.625%, which was the 2nd best in the company's history.
- The transaction was a part of the planned refinancing program.
- Citycon's bond spreads have significantly tightened and returned to pre-covid level as a result of strong operational performance.

CAPITAL RECYCLING

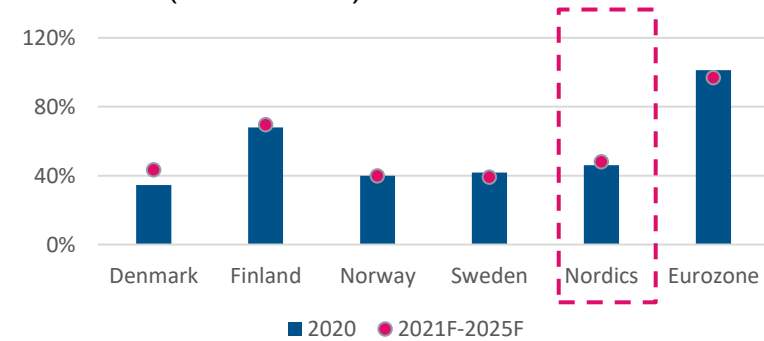
- Additionally, we closed the sale of three lower tier non-core assets in the Stockholm area for 147MEUR.
- These transactions demonstrate the capital markets reducing the risk profile of Citycon and reflect the investor appetite for Nordic real estate assets.

STRONG MACRO ECONOMICS IN THE NORDICS ARE EXPECTED TO CONTINUE

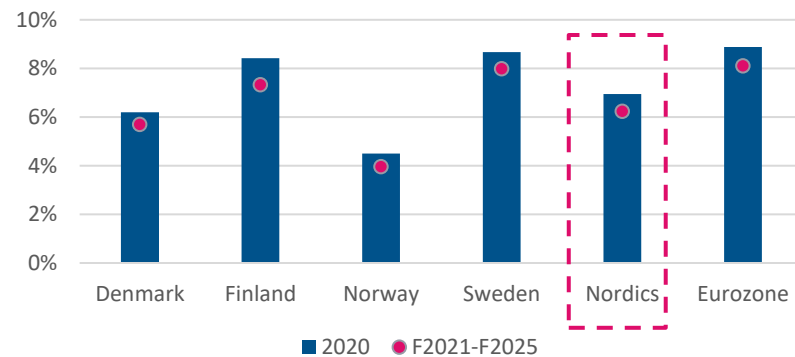
GDP/CAPITA FORECAST (2020-F2025)



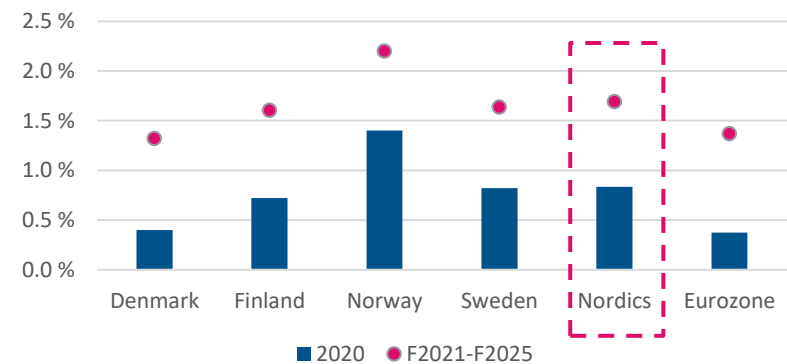
GENERAL GOVERNMENT GROSS DEBT/GDP FORECAST (2020-F2025)



UNEMPLOYMENT FORECAST (2020-F2025)

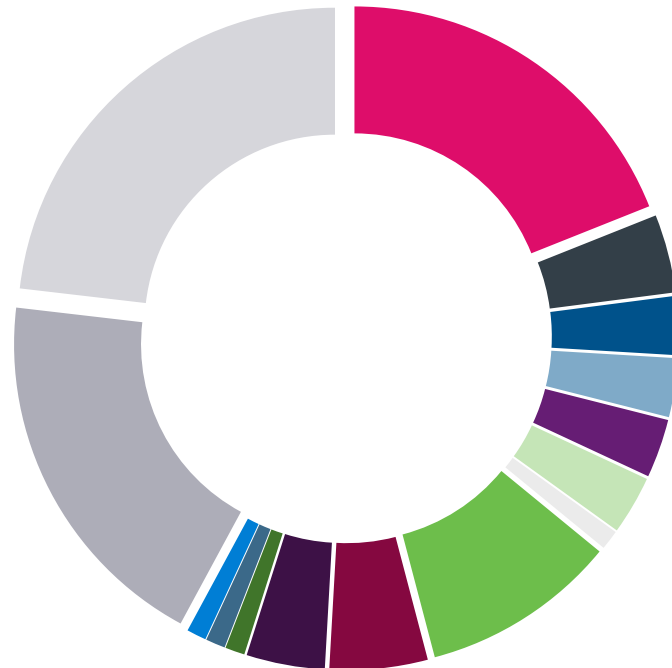
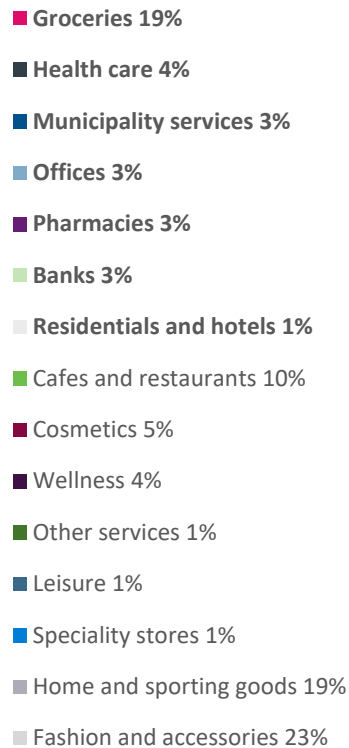


INFLATION FORECAST (2020-F2025)



NECESSITY BASED URBAN HUBS PROVIDE STABILITY

GROSS RENTAL INCOME BY CATEGORY 2020



OVER 35 % OF GROSS RENTAL INCOME IS FROM "NECESSITY TENANTS"

- Focus on the daily needs of customers
- 4 out of the top 5 tenants are grocery stores

SMALL PORTION OF TURNOVER BASED RENTS

- In 2020 only 5 % of our gross rental income was from turnover based rents

92% OF OUR RENTS ARE TIED TO INDEXATION

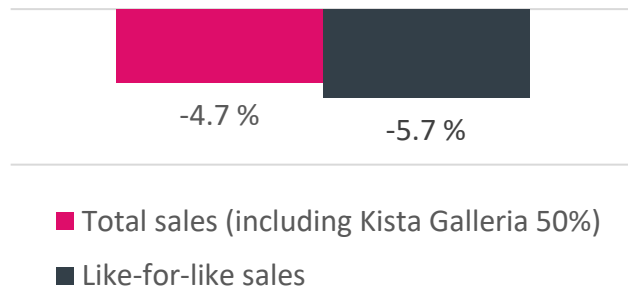
PUBLIC SECTOR TENANTS ARE GROWING PART OF OUR BUSINESS

- Currently public sector tenants and healthcare represent approx. 8% of our contracted GLA
- In 2020 Citycon signed or agreed long term leases with municipalities and health care tenants across the Nordics for a total of 10,900 square meters.

RESILIENT TENANT SALES DRIVEN BY THE LARGE SHARE OF NECESSITY-BASED TENANTS

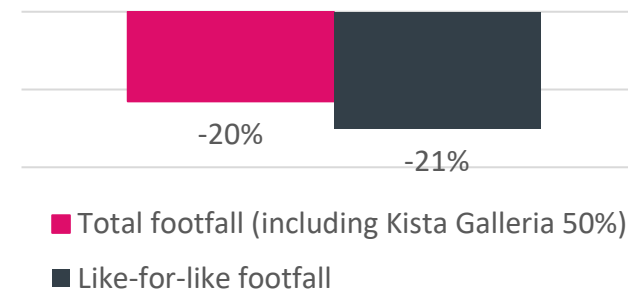
TENANT SALES DEVELOPMENT

Q1/2021 vs. Q1/2020



FOOTFALL AS % OF PRIOR YEAR COMPARABLE PERIOD

Q1/2021 vs. Q1/2020

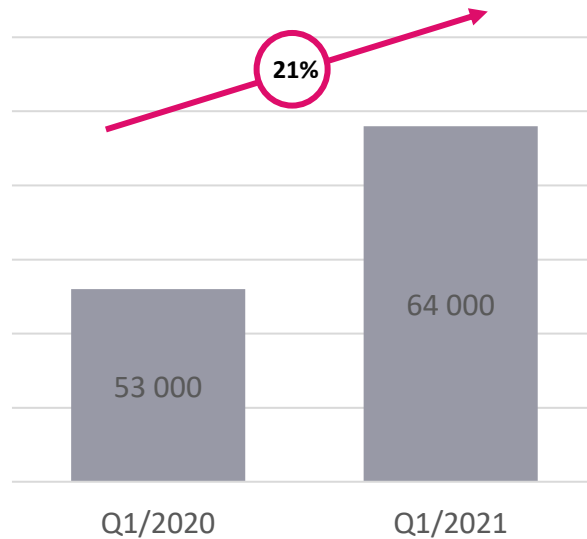


- **Total tenant sales decreased by -4.7% compared to 2020.**
 - Total tenant sales decreased -4.7% year-on-year and like-for-like tenant sales were -5.7% behind last year. This is a demonstration of the resilience of Citycon's tenant mix and a large share of necessity tenants.
 - Footfall dropped following the government restrictions in the operating countries, and the decline for the quarter was -20%. Despite lower footfall tenant sales have been less affected due to +22% higher average customer spending per visit.



LEASING ACTIVITY CLEARLY AHEAD OF Q1/2020 WITH AN INCREASE IN AVERAGE PRICE PER SQ.M.

LEASES SIGNED (sq.m.)

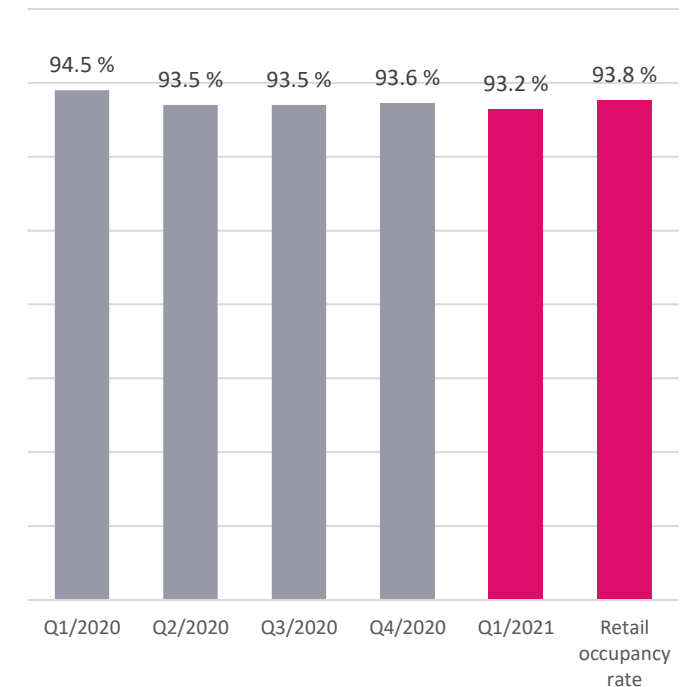


Leasing activity has been strong despite Covid-19 environment

- 64,000 sq.m. of new leases were signed in Q1/2021 which is clearly ahead of 53,000 sq.m. in Q1/2020
- The average rent of both signed leases and the whole portfolio increased as a result of active leasing strategy which is an important leading indicator for future results.

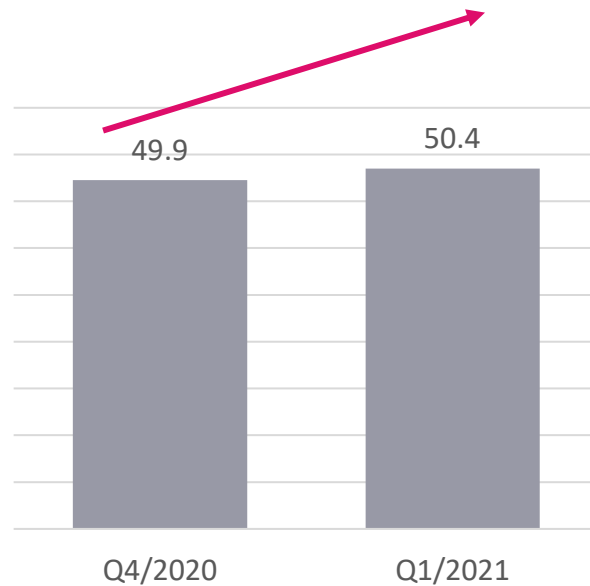


OCCUPANCY RATE DEVELOPMENT

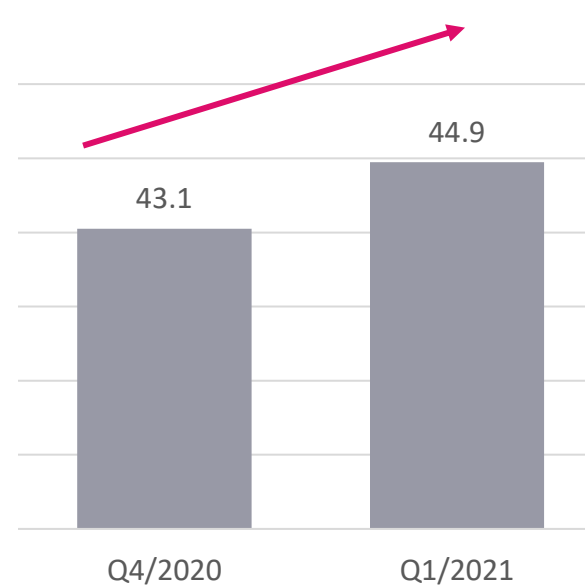


RESULTS IMPROVED QUARTER OVER QUARTER

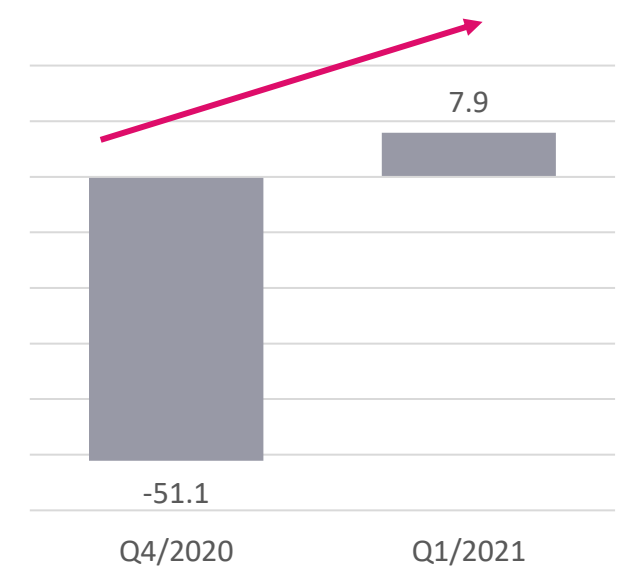
NET RENTAL INCOME



DIRECT OPERATING PROFIT



FAIR VALUE CHANGES*



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



Q1/2021 FINANCIALS

MEUR	Q1/2021	Q1/2020	Change	Q1/2021 incl. Kista 50%
Gross rental income	57.2	57.9	-1.1 %	59.8
Net rental income	50.4	52.4	-3.8 %	52.0
Direct operating profit	44.9	46.2	-2.9 %	46.3
EPRA Earnings	31.6	34.8	-9.1 %	n/a
Adjusted EPRA Earnings ⁽¹⁾	27.6	30.8	-10.3 %	n/a
EPRA EPS (basic)	0.178	0.195	-9.1 %	n/a
Adjusted EPRA EPS (basic) ⁽¹⁾	0.155	0.173	-10.3 %	n/a
EPRA NRV per share	11.58	11.53	0.4 %	n/a

¹⁾ The adjusted figure includes hybrid bond (issued November 2019) coupons and amortized fees.

EXCHANGE RATES IMPACTED THE RESULTS

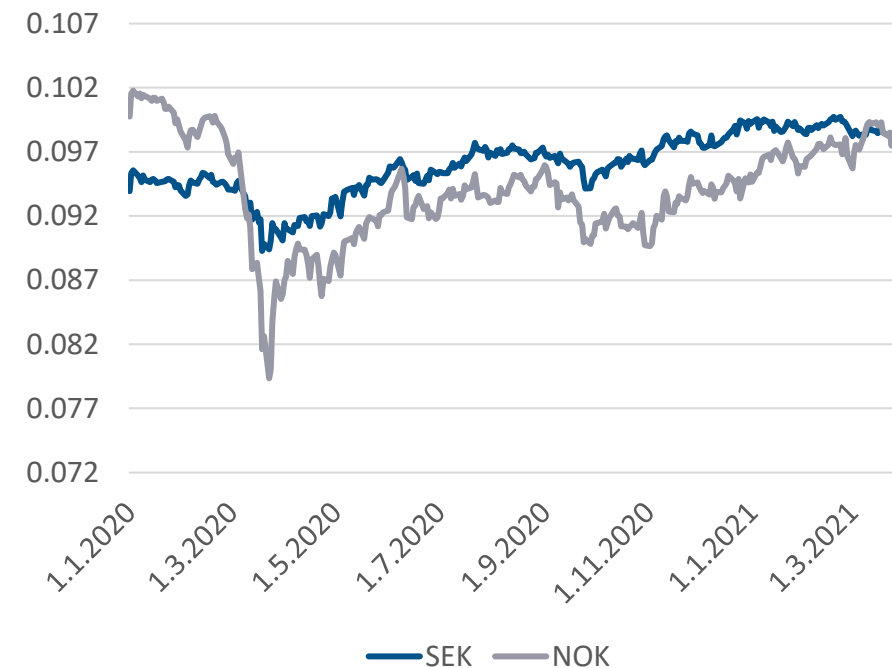
FOREIGN CURRENCY IMPACT ON Q1/2021

- NRI: 0.9 MEUR
- EPRA EPS: 0.004 EUR

Closing rates	Q1/2021	Q1/2020
SEK	10.24	11.06
NOK	10.00	11.51

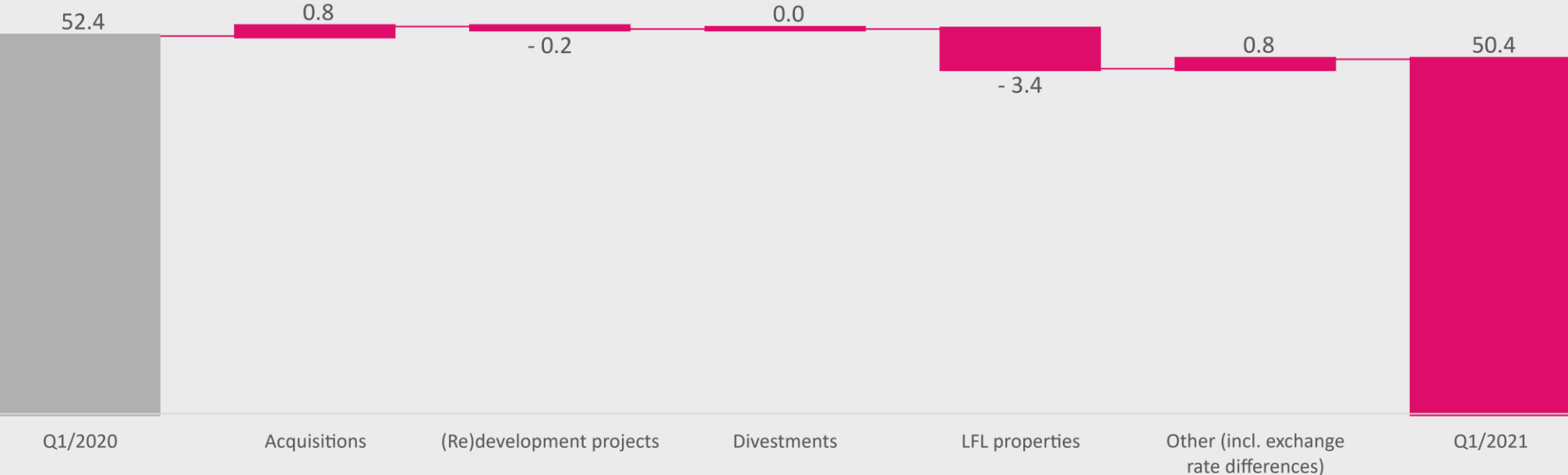
Average rates	Q1/2021	Q1/2020
SEK	10.12	10.59
NOK	10.26	10.14

NOK AND SEK EXCHANGE RATE DEVELOPMENT

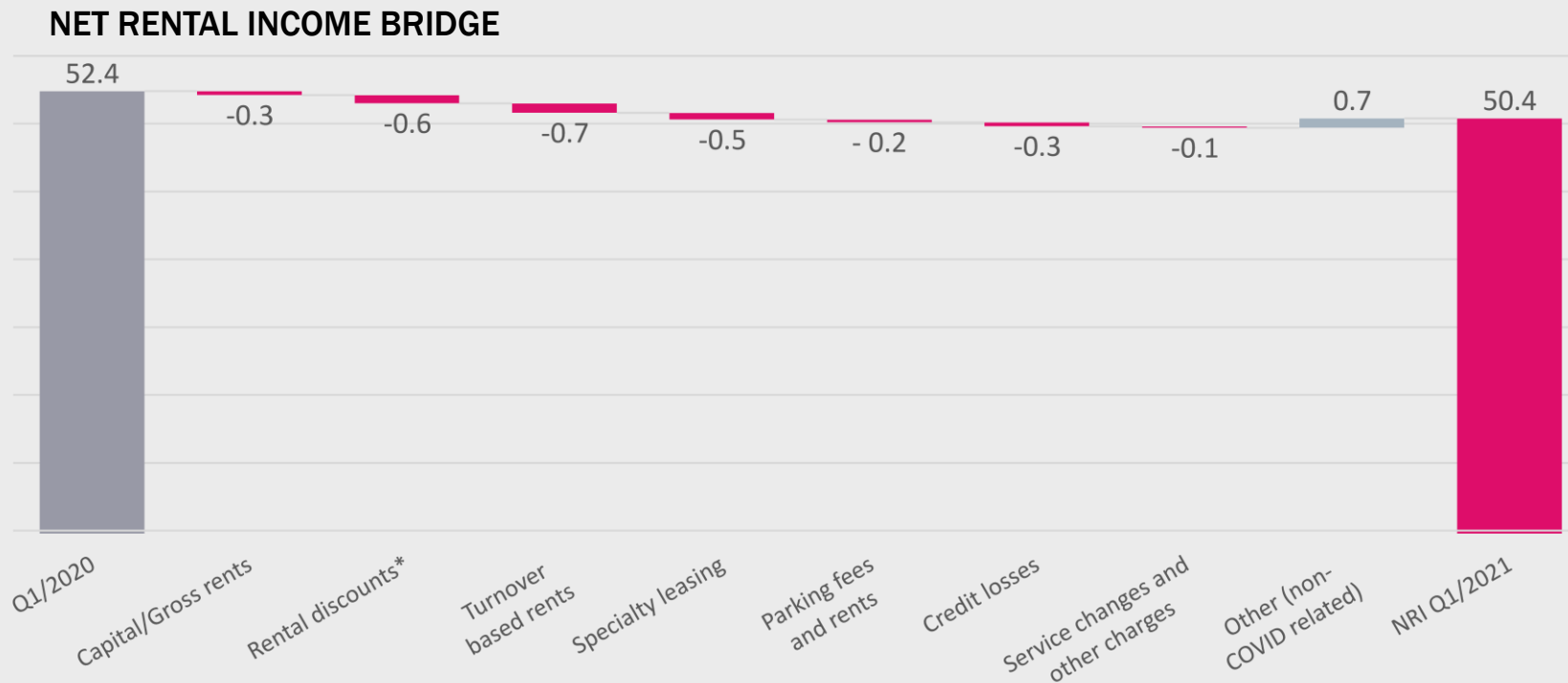


NET RENTAL INCOME: MEASURED AGAINST Q1/2020 (PRE-PANDEMIC)

NET RENTAL INCOME BRIDGE



ESTIMATED DIRECT COVID-19 IMPACT ON NET RENTAL INCOME



ESTIMATED DIRECT COVID-19 IMPACT ON NET RENTAL INCOME AMOUNTS APPROX. -2.7 MEUR

* Rental discounts granted in Q2/2020 have been accrued over the contract period.

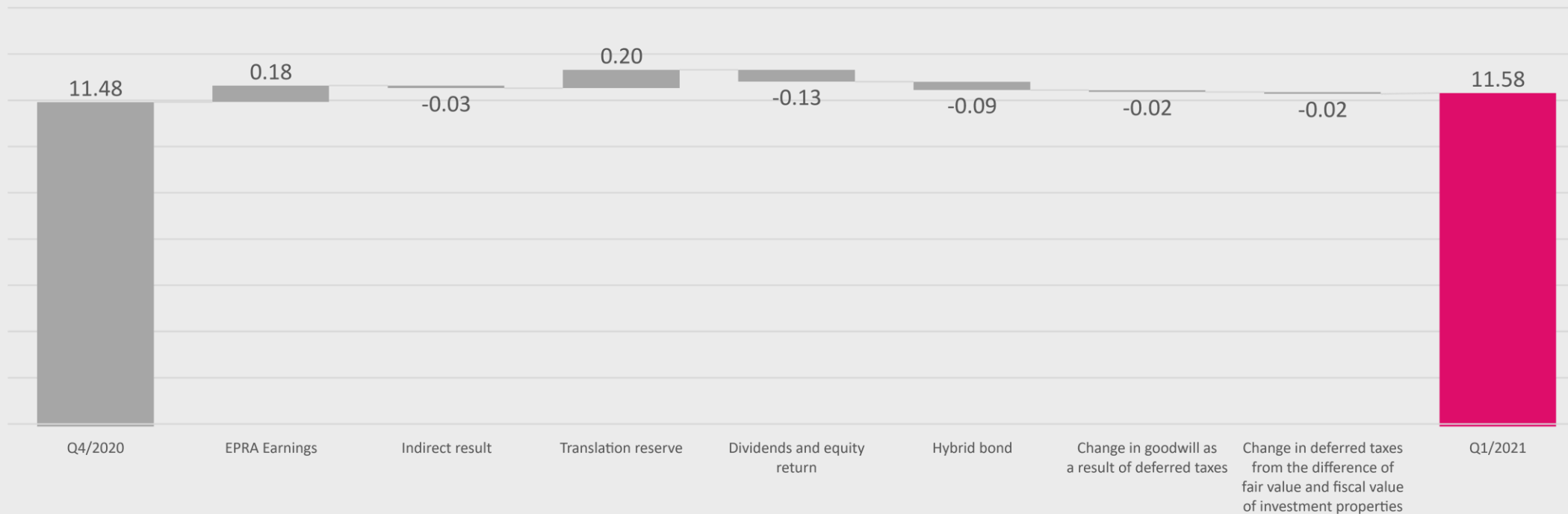


FAIR VALUE CHANGES

FAIR VALUE CHANGES. MEUR	Q1/2021	Q1/2020
Finland & Estonia	3.1	-12.5
Norway	-1.3	11.2
Sweden & Denmark	8.1	-9.1
Investment properties. total	10.0	-10.4
Right-of-use assets classified as investment properties (IFRS 16)	-1.5	-1.4
Investment properties in the statement of financial position. total	8.5	-11.8
Kista Galleria (50%)	-0.6	-11.2
Investment properties and Kista Galleria (50%). total	7.9	-23.1

AVERAGE YIELD REQUIREMENT. %	31 MARCH 2021	31 MARCH 2020
Investment properties and Kista Galleria (50%), average	5.5%	5.4%

EPRA NET REINSTATEMENT VALUE (NRV)



	31 MARCH 2021	31 MARCH 2020
EPRA NRV PER SHARE, EUR	11.58	11.53
EPRA NTA PER SHARE, EUR	10.19	10.15
EPRA NDV PER SHARE, EUR	9.92	9,83

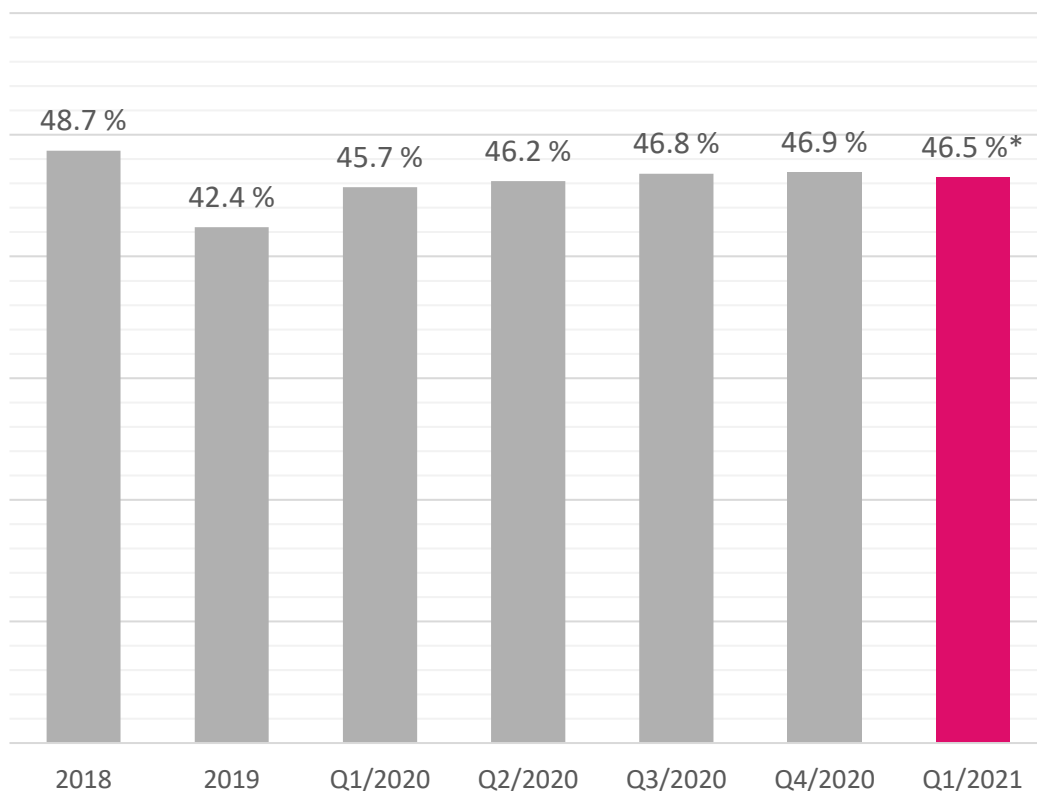


MAIN FINANCING METRICS

▪ Fixed interest rate ratio	95.6%
▪ Investment-grade credit ratings	BBB-/Baa3/BBB-
▪ Financing mainly unsecured	100%
▪ Substantial liquidity buffer	MEUR 564.3
▪ Loan to Value	46.5%*
▪ Average maturity of loan portfolio	4.5

FINANCING KEY FIGURES

LTV DEVELOPMENT



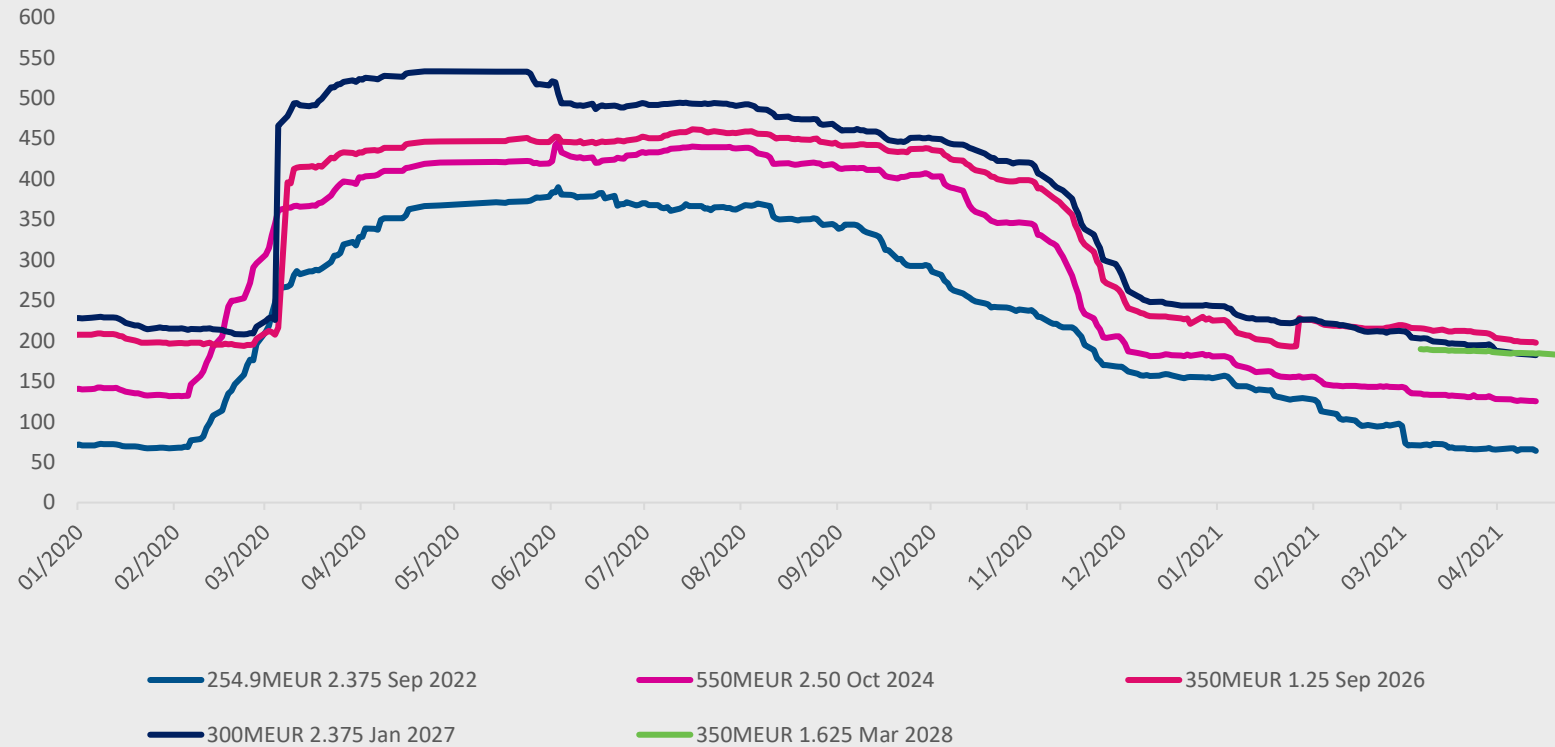
FINANCING KEY FIGURES		31 MAR 2021	31 MAR 2020
Interest bearing debt, fair value	MEUR	2,115.7	2,034.4
Available liquidity	MEUR	564.3	516.8
Average loan maturity	years	4.5	4.0
Fixed interest rate ratio	%	95.6	75.8
Weighted average interest rate	%	2.41	2.19
Loan to Value (LTV)*	%	46.5	45.7
Financial covenant: Interest cover ratio (> 1.8)	%	4.0	4.3

*The Q1/2021 LTV calculation is adjusted for a EUR 29 million deferred payment in other receivables related to asset disposals



BOND SPREADS ARE BACK ON THE PRE-COVID LEVELS

CITYCON BOND SPREAD DEVELOPMENT



SUCCESSFUL EUR 350 MILLION BOND ISSUANCE AND TENDER OFFER IN MARCH 2021

EUR 350 million Green Bond

- Issued on 4 March 2021
- The 7-year senior unsecured fixed rate EUR-denominated Bond matures on 12 March 2028 and pays a fixed coupon of 1.625%.
 - The new issue premium is one of the lowest for any corporate Eurobond in 2021 and the coupon is the second lowest in the company's history.
- The net proceeds from the offering will be used to finance and re-finance Eligible Green Assets and Projects in accordance with Citycon's established Green Finance Framework (GFF).
- As a result of this successful issuance, our debt maturity profile is significantly improved, refinancing risk is further reduced, and net liquidity improved as we used the net proceeds to partially pay back the bond maturing 2022 and pay down other short-term debt.

Tender offer for Bond maturing in 2022

- Approx. EUR 93 million in aggregate nominal amount of the Notes was validly tendered pursuant to the Tender Offer

The transactions demonstrate the strength of Citycon's credit profile and Citycon's access to the capital markets even in a challenging environment.



GOOD LIQUIDITY POSITION

AVAILABLE LIQUIDITY, MEUR	31 MARCH 2021	31 DEC 2020	30 SEP 2020	30 JUNE 2020	31 MAR 2020
Syndicated revolving credit facilities unutilized	500.0	405.7	527.0	402.5	376.1
Cash pool overdraft limits unutilized	25.0	24.6	24.2	24.3	23.4
Nonrestricted cash and cash equivalents	39.3	16.7	37.4	156.1	117.3
Available Liquidity	564.3	447.0	588.6	582.9	516.8
Commercial Paper	93.8	218.1	174.0	125.9	127.2
Bank loans maturing < 1 year	0.0	0.0	90.1	115.0	109.1
Bonds maturing < 1 year	0.0	33.4	31.5	32.1	105.9
Net Available Liquidity	470.5	195.5	293.0	309.9	174.6



OUTLOOK FOR 2021 (UNCHANGED)

Citycon forecasts the 2021 direct operating profit to be in range EUR 170-188 million, EPRA EPS EUR 0.651-0.751 and adjusted EPRA EPS EUR 0.558-0.658.

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. These estimates are based on the existing property portfolio and announced disposals as well as on the prevailing level of inflation, the EUR–SEK and EUR–NOK exchange rates, and current interest rates.



LOOKING FORWARD

CITYCON'S STRATEGY IS BASED ON STABLE CORE BUSINESS WITH ATTRACTIVE GROWTH OPPORTUNITIES

HOW WE CREATE VALUE?

ASSETS IN PRIME LOCATIONS

- Top 2 cities in each country with strong urbanisation
- Connection to public transportation



NECESSITY BASED TENANT MIX

- Grocery anchored centres, a large share of necessity tenants
- Mixed-use hubs with growing share of municipalities



DENSIFICATION POTENTIAL

- Identified residential potential in connection to existing assets
- Developing new residential, office, municipality services space



STRONG SOCIAL AND COMMUNITY RELATIONSHIPS

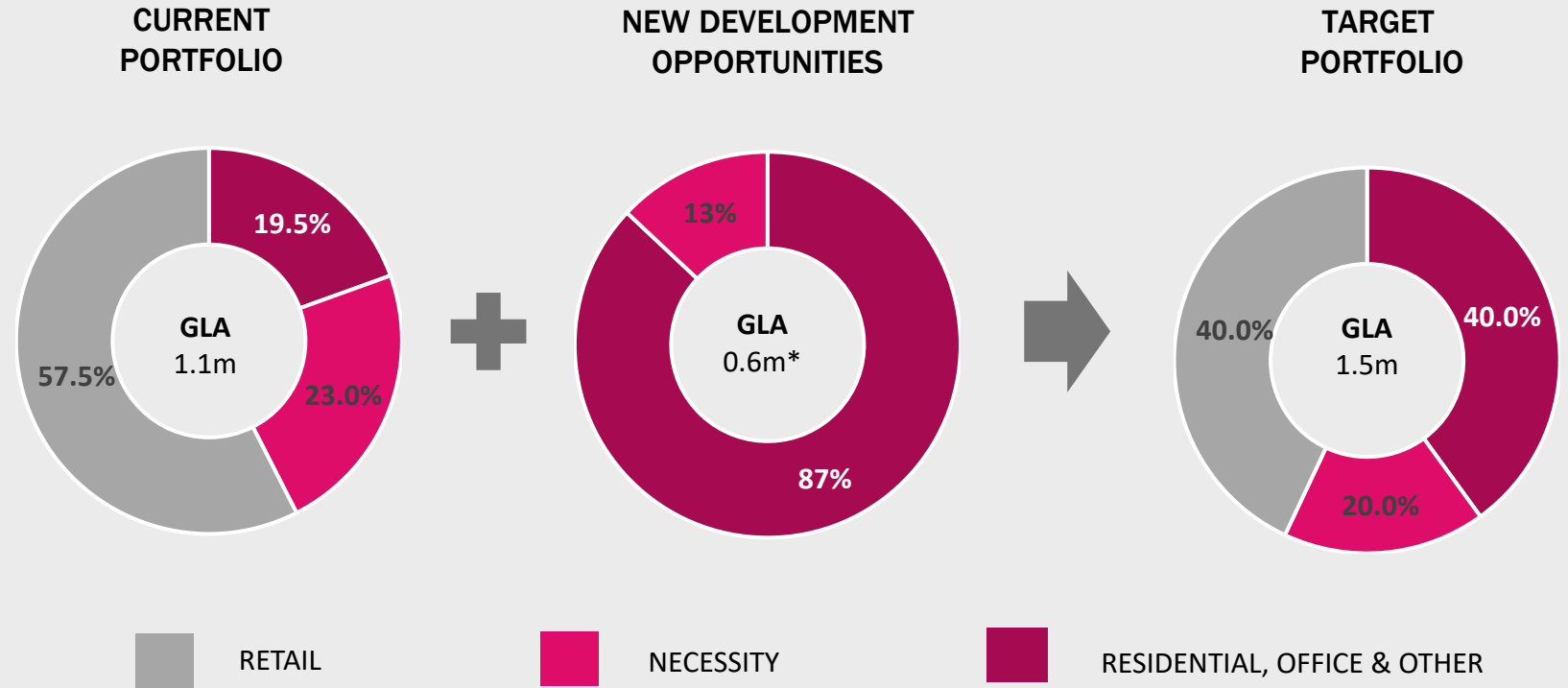
- Long lasting relationship with municipalities
- Continues dialogue with surrounding communities
- Sustainability embedded in the operating model



STABLE CORE BUSINESS WITH ATTRACTIVE GROWTH OPPORTUNITIES AND CLEAR SYNERGIES WITH EXISTING BUSINESS



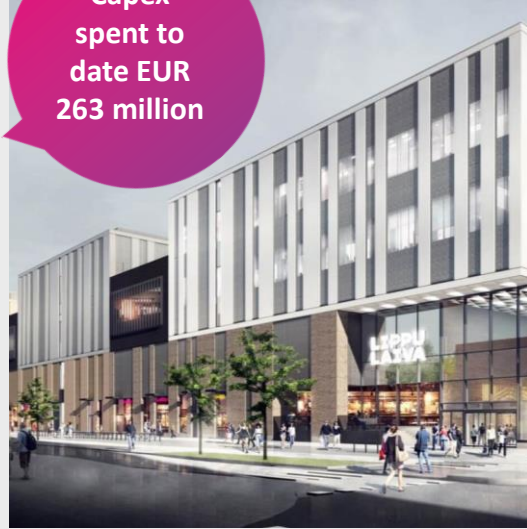
CITYCON CONTINUES TO FOCUS ON PORTFOLIO TRANSFORMATION TOWARDS A MIXED-USE PORTFOLIO



Note: * Includes 0.2 msq.m. of condos; ** Total opportunities of 0.6 msq.m. - 0.2 m.sq.m. of condos sold once completed

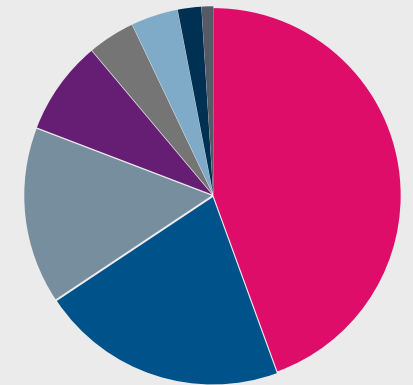


Capex spent to date EUR 263 million



LIPPULAIVA – A PROTOTYPE OF AN URBAN HUB

- **SUPERIOR TENANT MIX** with grocery anchors
 - 45% of the GLA reserved for grocery stores
 - A variety of private and public services — a kindergarten, public library private health services and gym.
- **PRE-LEASED LEVEL OF 76%*** with an average rent of approx. 31 EUR per sq.m.**
- **SIGNIFICANT RESIDENTIAL COMPONENT** attached to the centre
 - 8 high-rise towers attached to the centre
 - In total approximately 550 apartments of which approximately 275 rental apartments are owned by Citycon with anticipated rent of approx. 25 EUR per sq.m.**
- **A CATCHMENT AREA OF 93,000 INHABITANTS**
 - Purchasing power of inhabitants (€/year) clearly higher above the HMA average.
 - Significant residential zoning in the catchment area >10% increase expected in the following ten years.
- Well-connected to the **PUBLIC TRANSPORTATION**
 - Anticipated traffic from metro and bus terminal: 14.000 commuters per day (y2026).



* Of which 71% are contracts signed and 5% are negotiated/ offers accepted by the tenant

** Stabilized rents (Y2026)

CAPITAL RECYCLING CONTINUED WITH 3 ASSETS - THE OUTLOOK FOR THE NORDIC REAL ESTATE TRANSACTIONS HAS IMPROVED

“The Nordic property market is hotter than ever, as a growing number of international investors compete to get a foothold before it’s too late” (Bloomberg article, 9 April 2021)

“(Pan-European) Commercial real estate values expected to increase 0-5% over the next 6-12 months” (GreenStreet Advisors, April 2021)

- Citycon closed the divestment of three of its non-core assets in the Stockholm area for ca 147 MEUR (with net yield of 5.7%) in March 2021 in line with its capital recycling strategy.
- The purchase price confirms both the valuation and the liquidity of Citycon’s portfolio.
- The outlook for the commercial real estate market has improved and Nordics are seen as an attractive region for investments, which has been reflected in the commentary of several leading publications.
- The activity level in the market has increased which is demonstrated e.g. as several reverse inquiries for specific assets.
- Citycon continues to carefully monitor the market and act accordingly to speed-up and fund the transformation strategy to rebalance the retail/residential ratio of the portfolio.

Q1 SUMMARY



- **Stable financial and operational results with quarter over quarter growth.**
- Q1/2021 was in line with our expectations and tracks our full year guidance.
- Leasing activity was strong, and both the number of leases signed and rental level increased year-over-year.
- **The transformation of the portfolio is accelerating:**
- Progress made in densification through diversification strategy. Lippulaiva, which is a prototype of an urban hub, progressed as planned.
- We will seek opportunities to further accelerate our transformation
- Capital recycling continued - divestment of 3 non-core assets was closed with a pricing that validates the value and liquidity of our assets and portfolio.
- The Nordic transaction market outlook is positive. This is demonstrated by increasing market activity and commentary from influential industry analysis providers as well as Citycon's observations from the market.



Q&A



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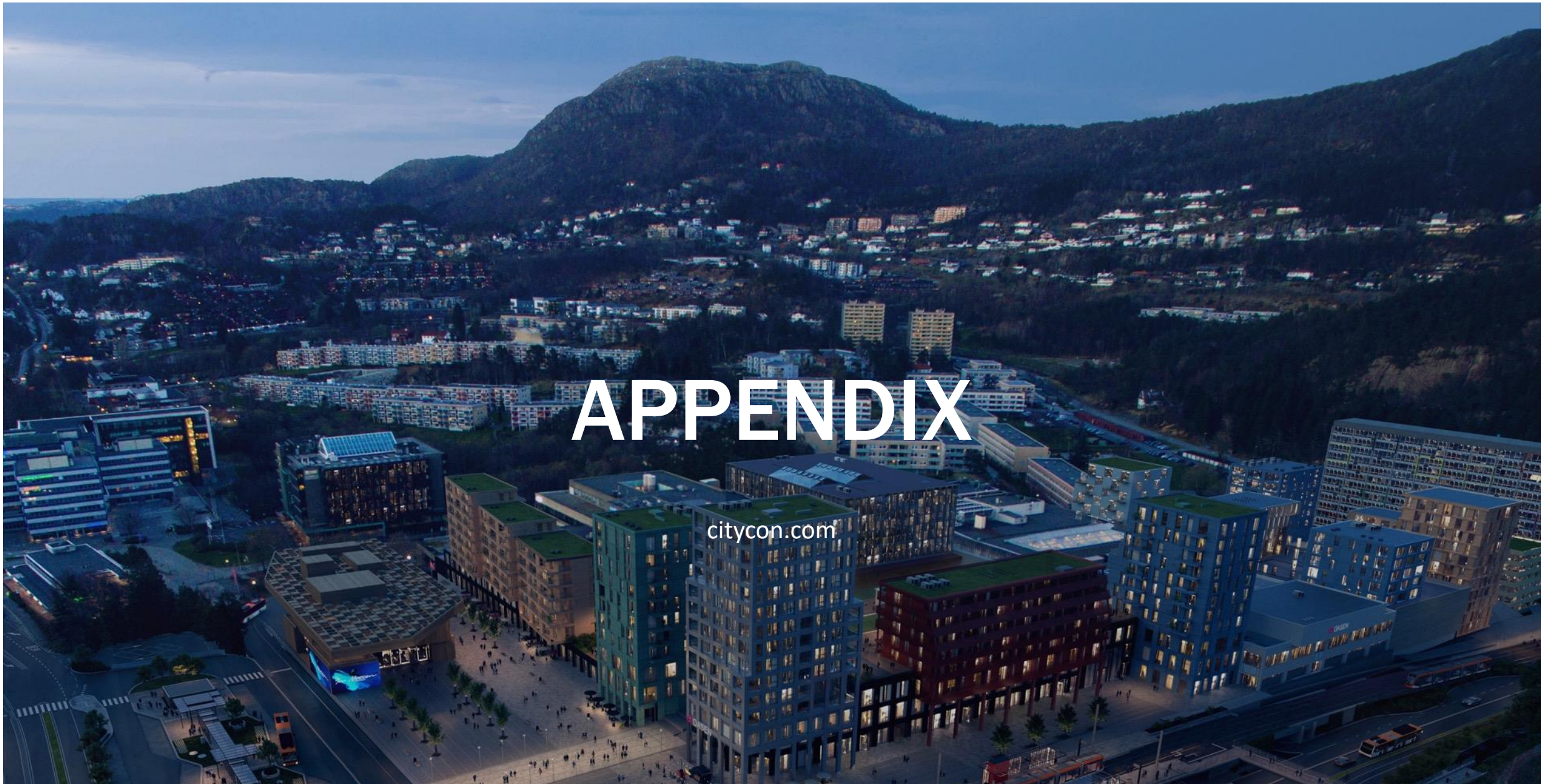


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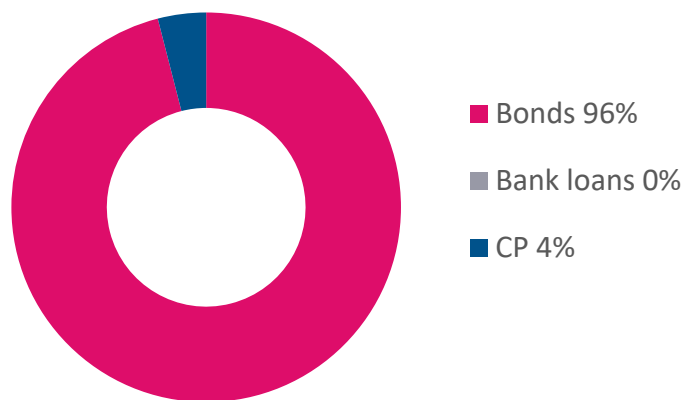


APPENDIX

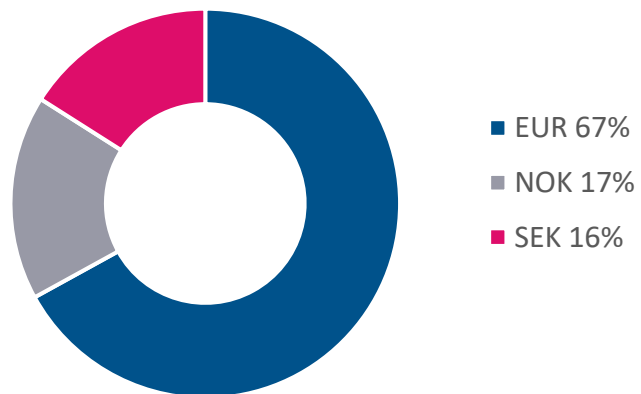
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BALANCED MATURITY PROFILE

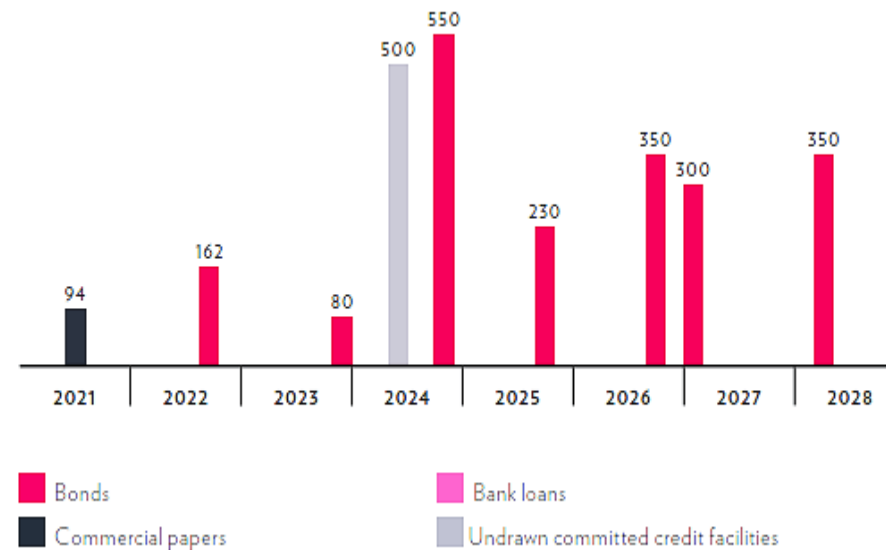
DEBT BREAKDOWN BY TYPE



DEBT BREAKDOWN BY CURRENCY



DEBT MATURITY PROFILE



INCOME STATEMENT

MEUR	Q1/2021	Q1/2020	Change
Gross rental income	57.2	57.9	-1.1 %
Service charge income	18.3	18.1	1.1 %
Property operating expenses	-24.2	-22.6	7.2 %
Other expenses from leasing operations	-0.9	-1.0	-12.1 %
Net rental income	50.4	52.4	-3.8 %
Administrative expenses	-5.6	-6.5	-13.0 %
Other operating income and expenses	-0.4	0.2	-
Net fair value gains/losses on investment property	8.5	-11.8	-
Net gains/losses on sale of investment property	-5.5	1.6	-
Operating profit	47.5	36.0	31.9 %
Net financial income and expenses	-13.6	-12.3	10.8 %
Share of profit/loss of joint ventures	-1.9	-9.1	-79.8 %
Profit before taxes	32.1	14.6	-
Current taxes	-0.8	-0.8	-2.1 %
Deferred Taxes	-5.2	0.3	-
Profit/loss for the period	26.1	14.0	-

BALANCE SHEET

MEUR	31 MARCH 2021	31 MARCH 2020
Investment properties	4 238.4	4 081.5
Total non-current assets	4 569.7	4 398.2
Investment properties held for sale	0.0	0.0
Total current assets	128.0	196.8
Total assets	4 697.7	4 595.0
Total shareholders' equity	2 190.7	2 165.7
Total liabilities	2 506.9	2 429.3
Total liabilities and shareholders' equity	4 697.7	4 595.0



THANK YOU!

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