

AUDIOCAST PRESENTATION Q4/2021







LIKE-FOR-LIKE NRI GROWTH AND NET FAIR VALUE INCREASES

FINANCIAL PERFORMANCE Q4/2021

- Encouraging operating trends, at or approaching 2019 levels
 - LFL NRI growth of 2.9%
 - Retail occupancy 94.2%; +50 bps improvement over Q3/2021 (93.7%)
 - LFL footfall increased 8.2%; +10.5 ppts improvement over Q3/2021 (-2.3%) and higher than Q4/2020
 - LFL tenant sales increased 7.6%; +480 bps improvement over Q3/2021 (2.8%), higher than Q4/2020 and Q4/2019
 - Rent collection held at 96%; prior quarter increased to 97%
 - Net fair value increased 42.7 MEUR, largest quarterly gain in 2021

FINANCIAL PERFORMANCE FY 2021

- Solid operating results in comparison to 2020 which was partially pre-pandemic (Q1/2020)
- Full-year Direct Operating Profit and EPRA EPS in-line with consensus and company guidance
 - LFL footfall improved 14.0 ppts to -1.6% over FY 2020 (-15.6%)
 - LFL tenant sales grew 3.8% and improved +760 bps over FY 2020 (-3.8%)
 - LFL NRI slightly lower at -1.5% vs. 2020, a pre-pandemic comp year
- Fair value gains increased 1.2% to 48.6 MEUR in 2021 with 10 bps reduction in cap rates
 - Without Lippulaiva and Kista, net fair value increased by 2.3% (88 MEUR)
 - **Operating properties increased value for four straight quarters**
- IFRS LTV (40.7%) and Credit Ratings LTV (48.6%) improved by 620 bps and 230 bps, respectively
 - Inclusive of strategic Columbus asset sale and approx. 69 MEUR share repurchase



ACTIVE CAPITAL RECYCLING CONTINUED IN 2021

CAPITAL RECYCLING

- Opportunistically sold 4 non-core assets for 253 MEUR at a premium to book values.
 - In Q4/2021 opportunistically sold Columbus for 106.2 MEUR, +10 MEUR above Q4/2020 valuation.
 - **Portion of Columbus proceeds used to repurchase ~69 MEUR of shares at ~40% discount to NRV.**

FINANCING

- 700 MEUR of financings in 2021.
 - In March 2021, issued 350 MEUR green bond; partial use of proceeds to repay 2022 bonds.
 - In May 2021, issued 350 MEUR green capital securities, further strengthening balance sheet.
- In October 2021, repaid remaining amount of 2022 bonds and 70 MEUR of commercial paper.
 - Citycon has no significant near-term debt maturities until 2024.
 - Investment grade rating with 'stable' outlook from all three major credit rating agencies.

DEVELOPMENT ACTIVITIES

- Great progress on Lippulaiva, which opens in April 2022.
 - 8 residential towers to be completed between 2022-2024 (Citycon will own 6).
 - Anticipated **partial** 2022 NRI contribution between 7-9 MEUR.
 - **Stabilized NRI for full Lippulaiva project estimated at 21 MEUR.**
- Continue to execute on 600,000 sqm development opportunities in multiple locations.
 - Liljeholmen, Oasen, and Trekanten



POST Q4/2021 ACTIVITIES AND OUTLOOK

DIVESTING TWO NON-CORE CENTRES IN NORWAY

- Opportunistic sale ~145.4 MEUR to close Q1/2022 with combined yield of 5.2% and in-line with IFRS book value.
 - Premium to book value when factoring in required near-term capex.
 - Further bolsters portfolio valuations and demonstrates strength of private market.

ACQUIRING RESIDENTIAL PROPERTY IN SWEDEN

- Signed forward commitment to acquire newly developed residential asset in Stockholm, Sweden for ~69.5 MEUR.
 - 200 well-appointed rental and freehold apartments in growing Barkarbystaden.
 - Close proximity to existing necessity-based assets in Kista and Jakobsberg.
- Completed in two construction phases in Q1/2024 and Q2/2024 with closing after completion of each phase
 - Initial deposit of 6.6 MEUR with no additional cash required prior to first closing in 2024.

CONTINUED SHARE REPURCHASE

- Early in Q1/2022, continued open-market repurchase of ~200K of its own shares for ~3.5 MEUR.
 - Completed 10M share repurchase at ~40% discount to NRV.

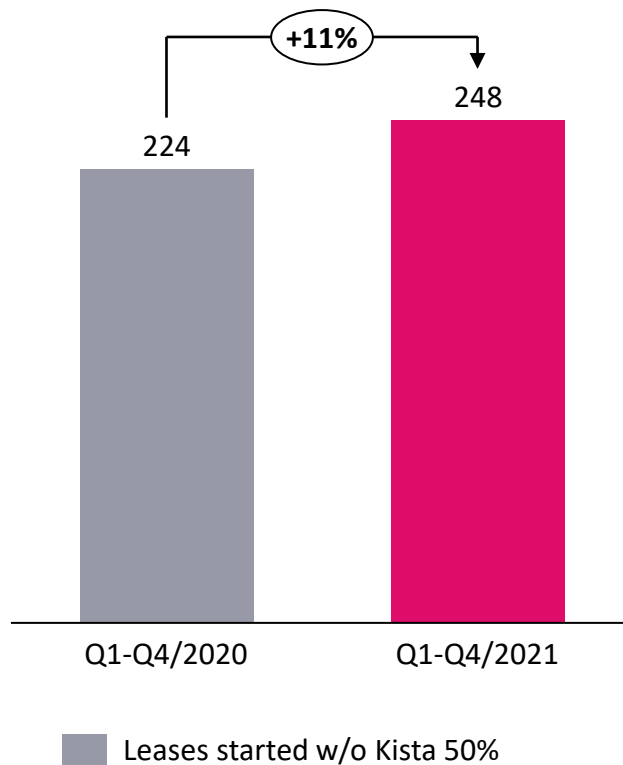
CONTINUED PORTFOLIO EVOLUTION TO NECESSITY-BASED WITH INFLATION PROTECTION AND UPSIDE

- **92% OF RENTS TIED TO INDEXATION**
 - Operational tailwind in a rising inflation environment
- **+35 % OF GRI FROM NECESSITY-BASED TENANTS**
 - Focus on daily needs of customers
 - 4 out of top 5 tenants are grocery stores
 - Since 2015, fashion has declined by 9% to ~21%*
- **PUBLIC SECTOR GROWING**
 - Public sector and healthcare tenants represent ~11% of GLA
 - T-12 months, over 14K sqm in municipalities and health care leases across the Nordics.
- **MINIMAL EXPOSURE TO TURNOVER BASED RENTS**
 - In 2021, under 5% of GRI from turnover based rents
- **RESIDENTIALS COMING ONLINE IN 2022**

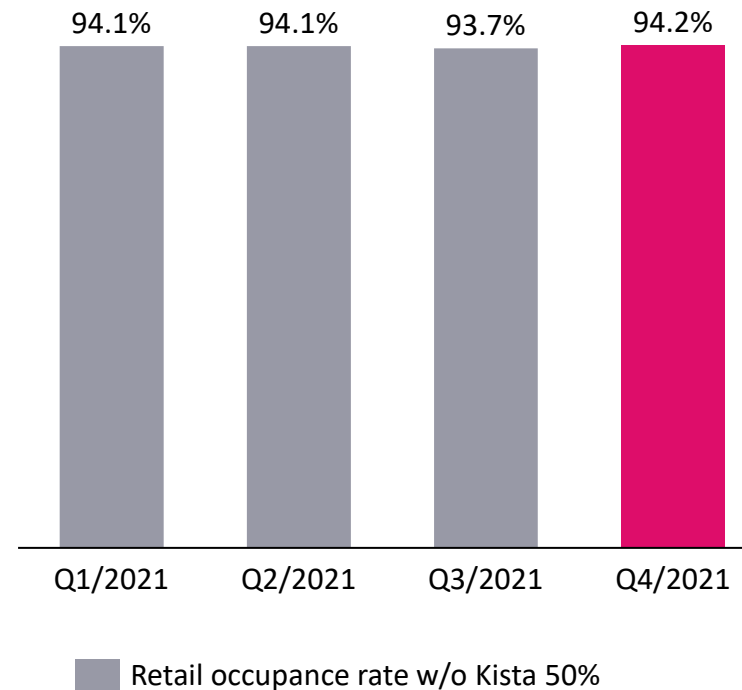


LEASING, OCCUPANCY AND FOOTFALL SIGNIFICANTLY IMPROVING...

LEASES STARTED, SQM in thousands

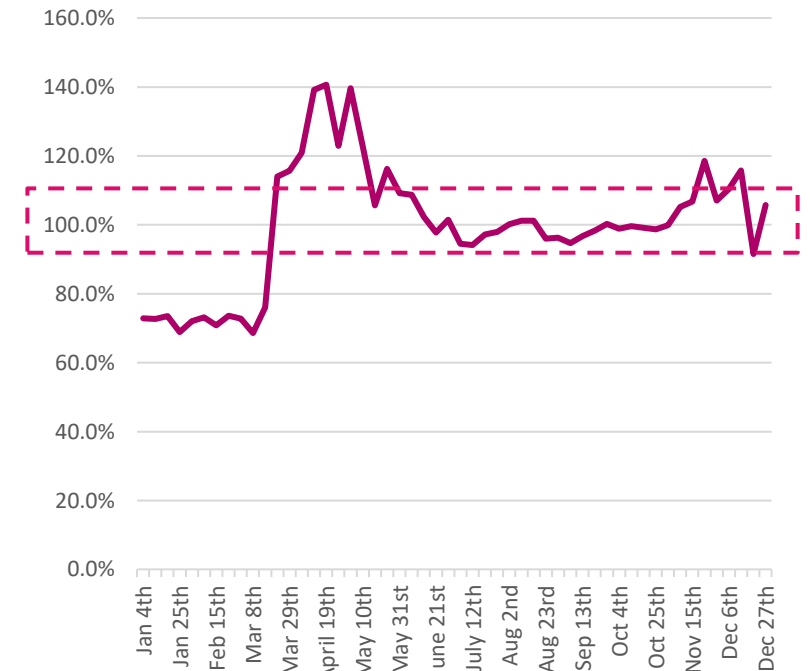


RETAIL OCCUPANCY RATE DEVELOPMENT



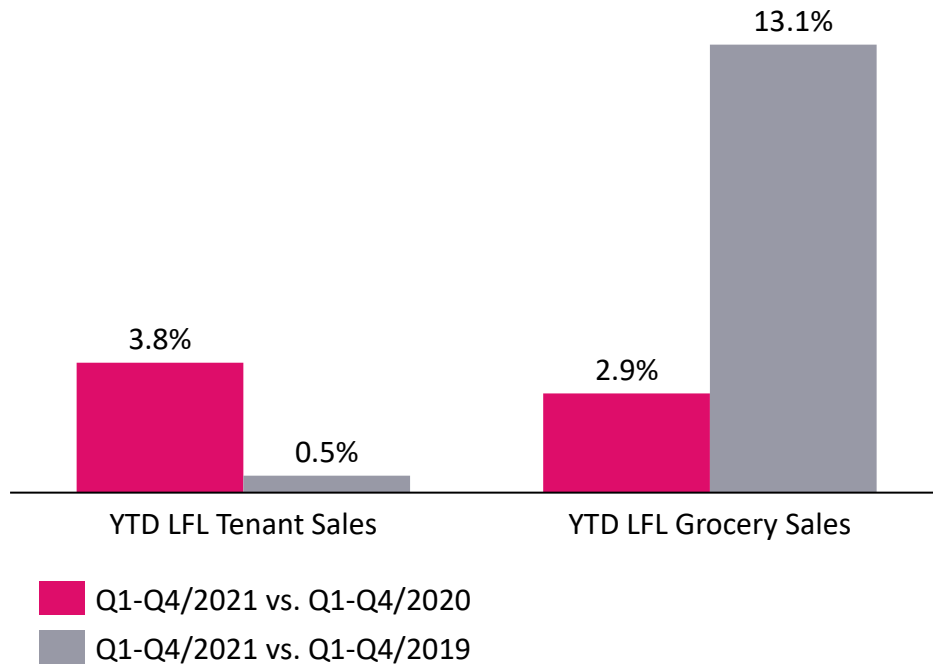
WEEKLY FOOTFALL DEVELOPMENT

2021 vs. 2020

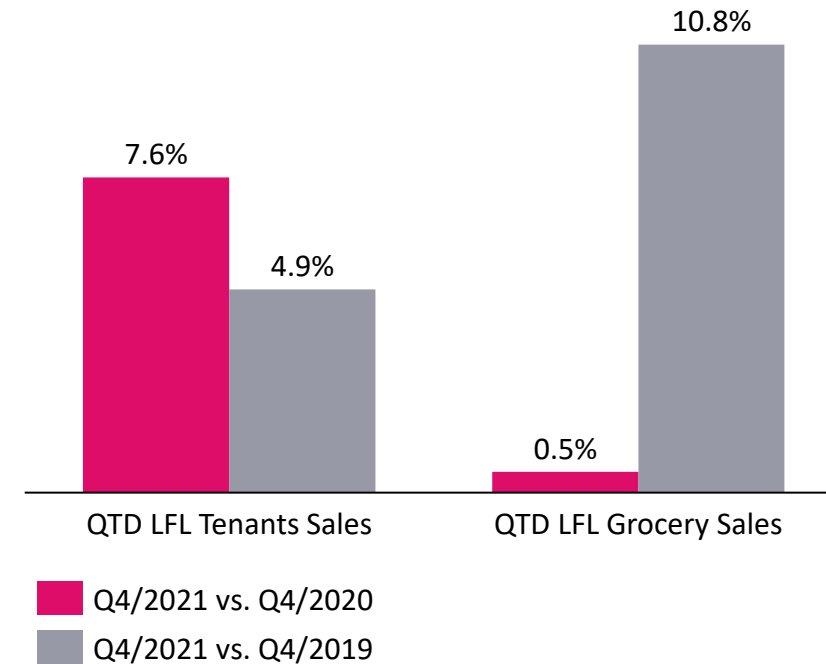


... TENANT SALES STRONG AND ABOVE 2019 LEVELS

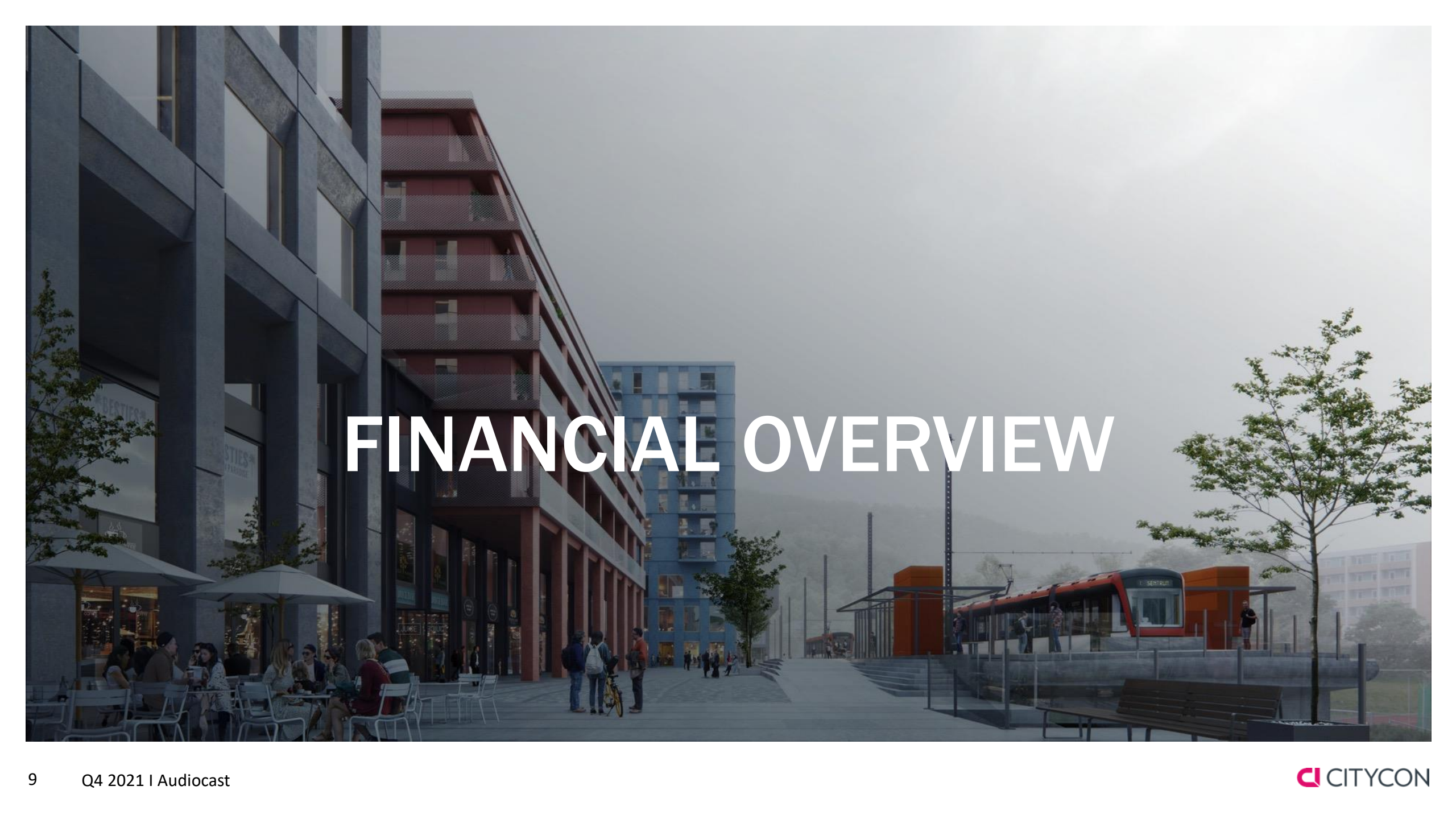
YTD LFL TENANT SALES DEVELOPMENT



QTD LFL TENANT SALES DEVELOPMENT



Strong tenant sales plus improving footfall should yield strong performance

An architectural rendering of a modern urban development. On the left, a multi-story building with a grey facade and large windows has a ground-floor cafe with outdoor seating. Next to it is a building with red balconies. In the background, a blue building with a grid-like facade stands out. To the right, a red and white tram is stopped at a modern station platform. The foreground is a wide, paved pedestrian plaza with some trees and benches. The sky is overcast.

FINANCIAL OVERVIEW

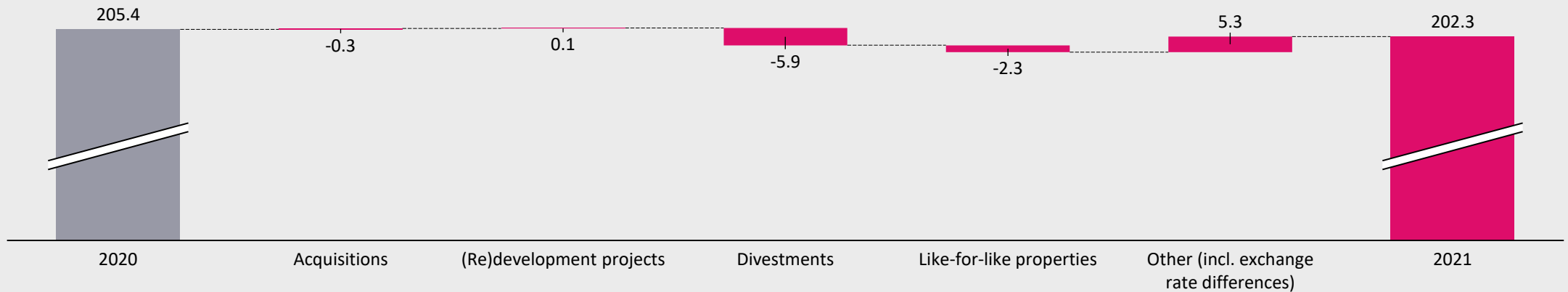
2021 FINANCIALS

MEUR	Q1-Q4/2021	Q1-Q4/2020	Change	Q4/2021	Q4/2020	Change
Gross rental income	222.2	224.3	-1.0 %	55.1	55.8	-1.2 %
Net rental income	202.3	205.4	-1.5 %	49.3	49.9	-1.2 %
Direct operating profit	176.1	180.4	-2.4 %	42.2	43.1	-2.3 %
EPRA Earnings	124.4	136.6	-8.9 %	27.5	32.0	-14.2 %
EPRA EPS (basic)	0.703	0.767	-8.4 %	0.158	0.180	-12.3 %
Adjusted EPRA Earnings *	100.0	120.3	-16.9 %	19.8	28.0	-29.2 %
Adjusted EPRA EPS (basic) *	0.565	0.676	-16.4 %	0.114	0.157	-27.6 %
EPRA NRV per share **	11.54	11.48	0.5 %	11.54	11.48	0.5 %
Adjusted EPRA NRV per share ***	12.15	11.48	5.8%	12.15	11.48	5.8%

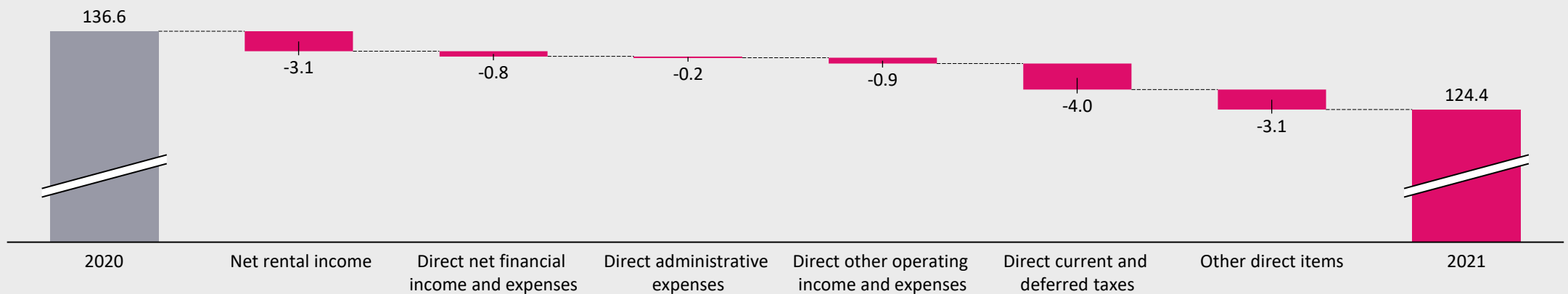
+2.9%
QUARTERLY LIKE-
FOR-LIKE NRI
GROWTH

NET RENTAL INCOME AND EPRA EARNINGS BRIDGE

NET RENTAL INCOME BRIDGE 2020 to 2021



EPRA EARNINGS BRIDGE 2021 to 2020*



PORTFOLIO VALUATIONS

EXCLUDING
LIPPULAIVA, YTD
FAIR VALUE CHANGE
INCREASED 76.6
MEUR

FAIR VALUE CHANGES, MEUR	Q4/2021	Q4/2020	Q1-Q4/2021	Q1-Q4/2020
Finland & Estonia	8.8	-29.3	3.4	-86.8
Norway	15.9	7.7	26.2	-1.3
Sweden & Denmark	19.4	-13.4	30.8	-53.1
Investment properties. total	44.1	-35.0	60.4	-141.2
Right-of-use assets classified as investment properties (IFRS 16)	-1.5	-1.4	-11.8	-5.7
Investment properties in the statement of financial position. total	42.7	-36.5	48.6	-146.9
Kista Galleria (50%)	1.4	-14.6	-1.4	-32.3
Investment properties and Kista Galleria (50%). total	44.0	-51.1	47.2	-179.2

	Adj. Q1-Q4/2021**	Q1-Q4/2021***	Q1-Q4/2020
EPRA NRV PER SHARE, EUR	12.15	11.54	11.48
EPRA NTA PER SHARE, EUR	10.67	10.20	10.09
EPRA NDV PER SHARE, EUR	10.27	9.76	9.69
Average yield requirement,% *	5.4%	5.4%	5.5%

* Investment properties and Kista (50%), average

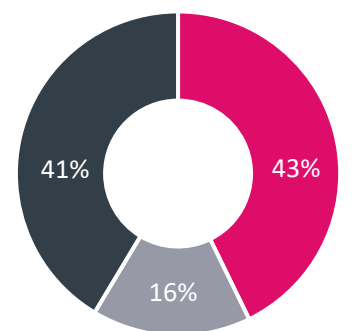
** Adjusted EPRA NRV/NTA/NDV calculated using actual share count as of 31/12/2021

*** Calculated using weighted average share count 2021

STRONG AND FLEXIBLE BALANCE SHEET WITH AMPLE LIQUIDITY

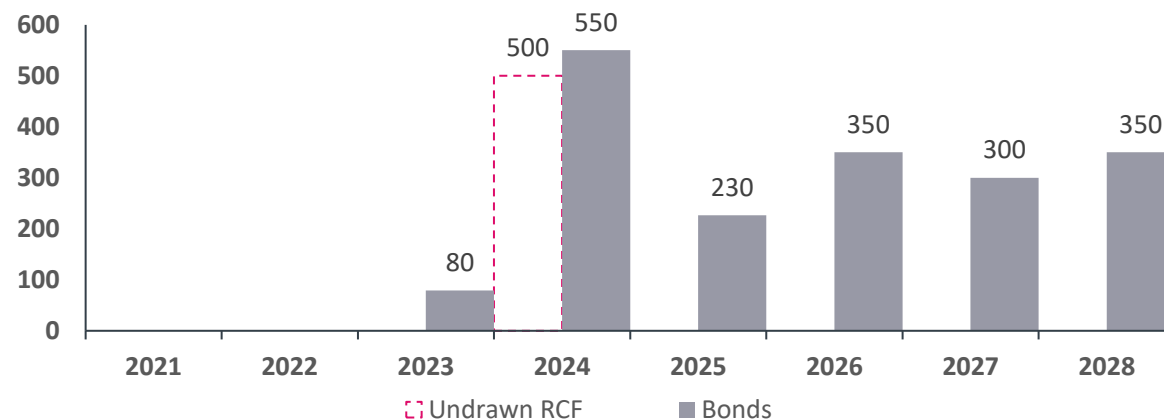
IMPROVED CREDIT PROFILE AND A STRONGER, MORE FLEXIBLE BALANCE SHEET

- No material maturities thru 2024
- 4.2 years weighted avg maturities
- 2.47% weighted avg interest rate



■ Bonds ■ Hybrid bonds ■ Equity

WELL LADDERED MATURITIES (MEUR)



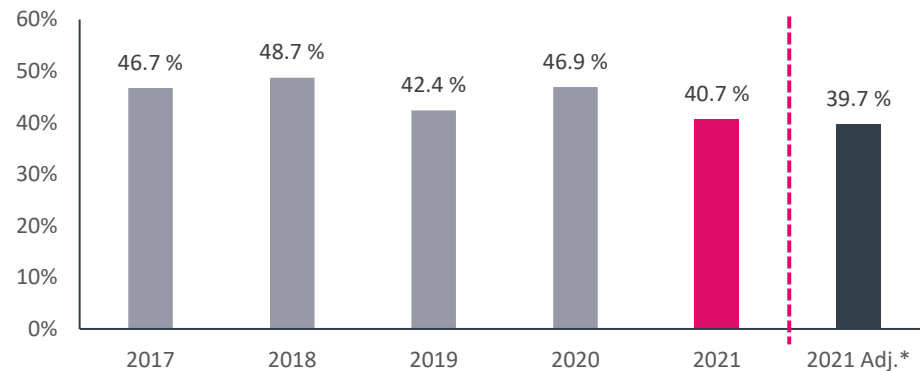
Total available liquidity
662 MEUR*

Investment grade ratings
Moody's - Baa3 (Stable)
S&P - BBB- (Stable)
Fitch - BBB- (Stable)

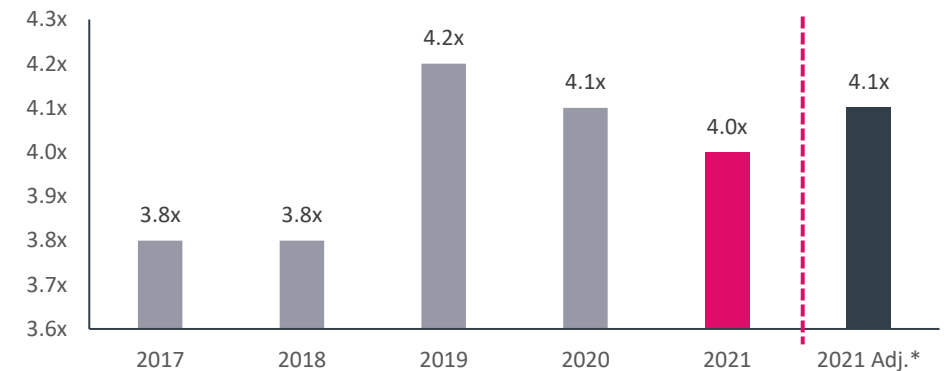
Unencumbered assets
100%**

CREDIT METRICS STRENGTHENING, POST-NORWAY ASSET SALES

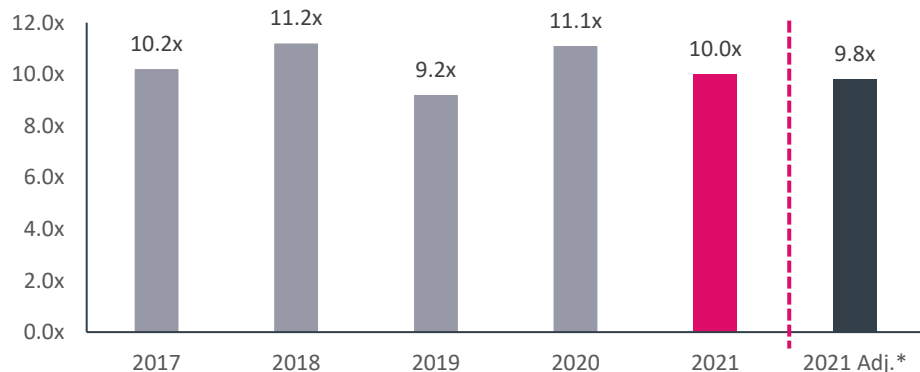
LOAN TO VALUE (IFRS)



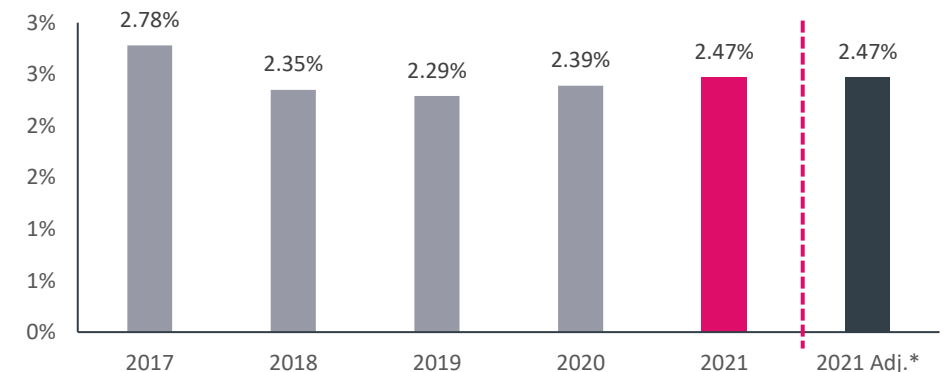
INTEREST COVERAGE RATIO



NET DEBT TO EBITDA



WEIGHTED AVERAGE INTEREST RATE



OUTLOOK FOR 2022

Guidance, Pre-Norway Asset Sales			8-MEUR IMPACT OF ASSET SALES	Adjusted for Impact of Norwegian Asset Sales		
Direct operating profit	MEUR	172-188		Direct operating profit	MEUR	164-180
EPRA Earnings per share (basic)	EUR	0.65-0.75		EPRA Earnings per share (basic)	EUR	0.62-0.72
Adjusted EPRA Earnings per share (basic)	EUR	0.50-0.60		Adjusted EPRA Earnings per share (basic)	EUR	0.48-0.58

- Direct operating profit midpoint, unadjusted for Norway asset sales, 2.3% over 2021A
- Midpoint of adjusted EPRA EPS at 0.53 covers annualized amount of last equity repayment to shareholders on 14/12/2021 of EUR 0.125

Our current guidance assumes that the majority of proceeds from the recently announced Norwegian asset sales are held in cash. To the extent those proceeds are reinvested, our guidance would increase.

This outlook also 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 prevailing levels on inflation, the EUR-SEK and EUR-NOK exchange rates, and current interest rates.



LIPPULAIVA – CITYCON STRATEGY IN ACTION

- **Retail open April 2022**
 - 8 residential towers 2022-2024
 - Metro opening 2023
- **Completely integrated to new metro and bus terminal**
- **44,000 sqm of leasable area**
 - Double amount of demolished center
- **575 total apartments**
 - 400 rentals owned by Citycon
- **Parking for 1,700**
- **~90% leased**
 - Negotiations ongoing for remaining 10%
- **Strong catchment growth fuelled by residential development**





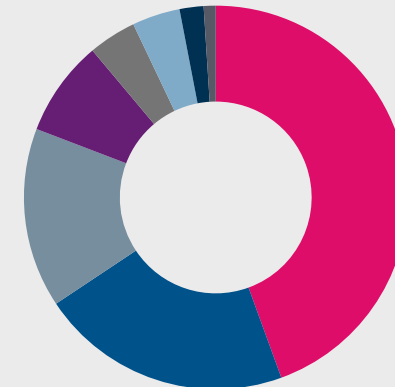
LIPPULAIVA: NECESSITY-BASED TENANT MIX

- **Stabilized net rental income:** ~21 MEUR
- **Groceries:** 4 grocery stores representing 45% of GLA
- **Private and public services:** a kindergarten, public library, private health services and gym
- **F&B:** >20 restaurants
- **Fashion:** 6%, catering to daily needs



TENANT MIX OF LIPPULAIVA

- Groceries 44%
- Services and offices 21%
- Home and sporting goods 15%
- Restaurants 8%
- Wellness 4%
- Fashion 4%
- Cosmetics and pharmacies 2%
- Speciality stores 1%



INVESTMENT MARKET UPDATE

Transaction market in the Nordics during 2021

- The Nordic property markets set a new groundbreaking record with a transaction volume of more than 72 BNEUR in 2021, which is 67% higher than 2020 and by far the highest volume ever recorded for a single year in the Nordics
- The transaction volume in December was 13 BNEUR, the highest volume ever recorded for a single month
- Country-wise, the volume increased in all Nordic countries from 2020 and all-time highs were reached in Sweden (35.0 BNEUR), Denmark (14.0 BNEUR) and Norway (15.8 BNEUR)
- The largest property segment in 2021 was residentials accounting for 32 percent of the volume, followed by office 23 percent, and logistics 17 percent.
- The total number of transactions in the Nordics exceeded 1,400 for the first time and the average deal size increased from 41 MEUR to 50 MEUR
- Despite continued travel restrictions, foreign buyers accounted for 29 percent of the Nordic transaction volume in 2021. Foreign sellers accounted for only 14 percent of the volume, which gave a positive capital inflow to the region for the sixth consecutive year

Country	Prime SC Retail Yield	Δ Q4 2021 (%)	Secondary Retail Yield	Δ Q4 2021 (%)
Sweden	4.25-4.75%	+ 0 bps	5.00-8.50%	- 50 bps
Norway	4.00-4.85%	+ 0 bps	5.25-9.00%	- 50 bps
Finland	4.50-5.00%	+ 0 bps	6.25-10.00%	+ 0 bps

The Nordic property market
YTD 72.2 BNEUR
1,423 deals in 2021
Average deal size 50 MEUR

Volume YTD 35 BNEUR
 511 deals in 2021
 Average deal size 69 MEUR

Volume YTD 15,8 BNEUR
 409 deals in 2021
 Average deal size 38 MEUR

Volume YTD 14 BNEUR
 230 deals in 2021
 Average deal size 61 MEUR

Volume YTD 7.4 BNEUR
 281 deals in 2021
 Average deal size 26 MEUR



DIVESTING TWO NON-CORE CENTRES IN NORWAY

- Citycon has signed an agreement to opportunistically sell two non-core shopping centres Buskerud and Magasinet in Norway, continuing to follow Citycon's strategy to efficiently recycle capital out of non-core assets.
- According to the agreement, Citycon will divest Buskerud centre to Aurora Eiendom AS and Magasinet centre to Oslo Opportunity II AS and Vedal Investor AS. The transaction is estimated to close during Q1/2022.
- Purchase price is approximately 145.4 MEUR (based on exchange rates as of 3 February 2022), which corresponds to a net initial yield of 5.2% and is in line with the latest IFRS valuation of book value.
- This transaction is a further indication of the current strength of the private transaction market and highlights the attractiveness and desirability of high-quality, Nordic retail assets to investors.
- Furthermore, being able to make divest the assets at their current book values further demonstrates the solidity of our IFRS valuations.





AQUIRING RESIDENTIAL PROPERTY IN SWEDEN

- Brand-new property developed by Botrygg will consist of over 200 well-appointed rental and freehold apartments and is located in the growing and dynamic neighbourhood of Barkarbystaden.
- In close proximity to Citycon's existing necessity-based assets in Kista and Jakobsberg.
- Total GLA 12,950 out of which 11,150 residential, and rest commercial.
- The transaction has been structured as a forward commitment, whereby Citycon will make a deposit of 6.6 MEUR once construction begins in February 2022 and fund the remaining purchase price, pro-rata, at the completion of two construction phases in Q1/2024 and Q2/2024. Total value approximately 69.5 MEUR.
- The closing of the transaction will be after the completion of each phase with no additional obligations from Citycon before construction of each phase is complete.



Q&A



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VP, Corporate Finance and Investor Relations

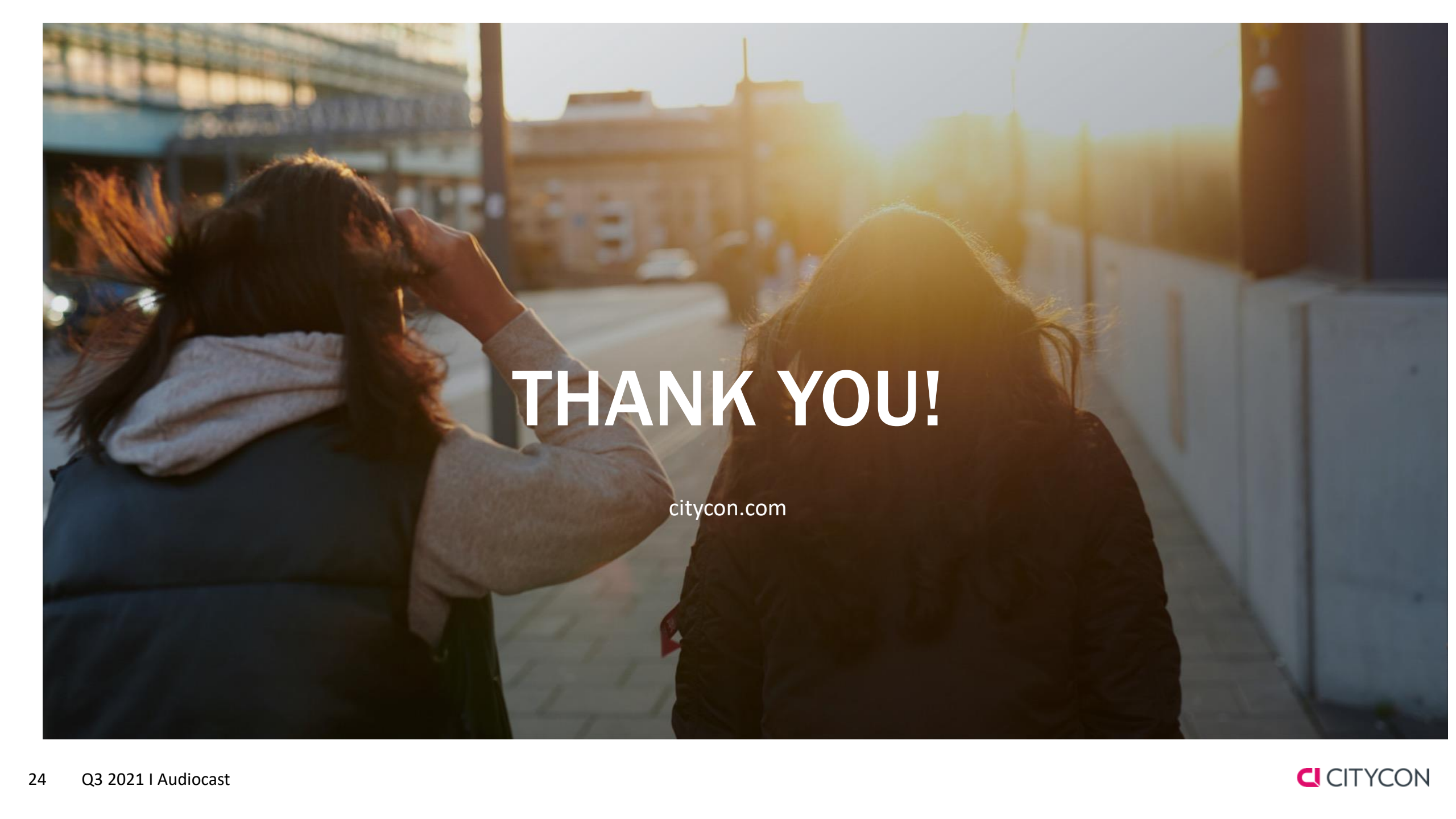


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A photograph of two people walking away from the camera on a city street during sunset. The person on the left is wearing a grey hoodie and a dark vest, with their hand near their head. The person on the right is wearing a dark jacket. The background shows city buildings and a street with a car. The text 'THANK YOU!' is overlaid in large white letters.

THANK YOU!

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