
# H1/2026
# Half-yearly Results

# H1/2026 highlights

| | | | |
|---|---|---|---|
| **+5.6%** ↑<br>LFL NRI growth */** | **94.4%** ↓<br>Retail occupancy rate (sq.m.) | **+1.0%** ↑<br>Retail avg. rent / sq.m. increase*/*** | **28.5 EUR** ↑<br>Retail avg. rent / sq.m. |
| **+3.1%** ↑<br>LFL footfall | **+2.6%** ↑<br>LFL tenant sales | **+2.7 MEUR** ↑<br>Fair value net gain of investment properties*** | **94.2%** ↑<br>NRI margin |

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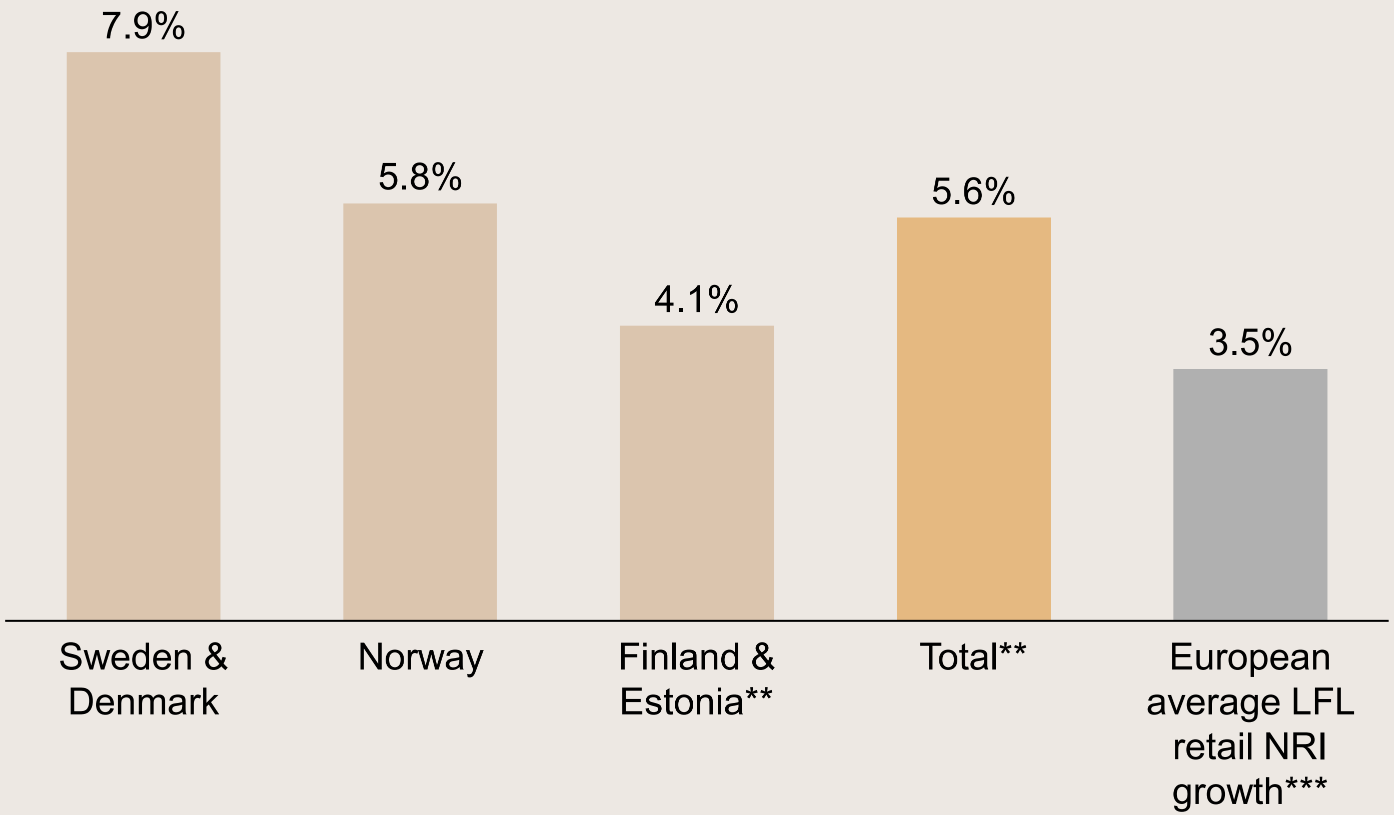
*With comparable FX rates
**Includes a one-time adjustment to Q1/2025 NRI
***Compared to Q4/2025

# Key achievements in Q2/2026

- New leases signed 20,700 sqm
- Leasing spread +9.9%*
- LFL general mall leasing income grew 26.5%** compared to Q2/2025
- Operating expenses 5.5%** lower compared to Q2/2025
- Redemption of the remaining outstanding amounts of the 2026 and 2027 bonds, EUR 252 million in total
- EUR 214 million*** new loan drawn in May

*Leasing spread includes leases signed during the reporting period
**With comparable FX rates
***Based on Q2/2026 exchange rates, the facility was drawn in SEK and NOK

# LFL NRI growth H1/2026*





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*With comparable FX
**Includes a one-time adjustment to Q1/2025 NRI
*** Source: Green Street

# Update on divestments

- Citycon has signed a non-binding LOI for the divestment of Myyrmanni, Koskikeskus and Trio in Finland
  - The deal is a conditional transaction and reflects the latest appraisal value (EUR 422.6 million)
  - Citycon would retain property and asset management of the assets
  - The transaction is subject to the completion of a public offering of securities of a newly established company by G City (“New Entity”) which is planned to be the purchaser of the assets
- Citycon is engaged in discussions with a few potential buyers regarding assets in Sweden and Norway

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# Financial overview

# Key financials

| EUR million | QTD | | | | YTD | | | |
|---|---|---|---|---|---|---|---|---|
| | Q2/2026 | Q2/2025 | *Change* | *FX Adjusted change* | H1/2026 | H1/2025 | *Change* | *FX Adjusted change* |
| **NRI** | **57.5** | **53.3** | **7.8%** | **5.9%** | **109.3** | **103.4** | **5.7%** | **3.9%** |
| **Direct operating profit** | **50.8** | **47.7** | **6.5%** | **4.6%** | **96.6** | **90.4** | **6.8%** | **4.9%** |
| EPRA earnings | 17.6 | 17.5 | 0.7% | -4.1% | 36.6 | 36.9 | -0.8% | -4.6% |
| EPRA earnings excl. Hybrid bond interests | 25.7 | 26.3 | -2.2% | -5.4% | 52.8 | 54.3 | -2.9% | -5.5% |
| **EPRA EPS, EUR** | **0.10** | **0.09** | **1.0%** | **-3.8%** | **0.20** | **0.20** | **-0.4%** | **-4.3%** |
| **EPRA EPS excl. Hybrid bond interests, EUR** | **0.14** | **0.14** | **-1.9%** | **-5.0%** | **0.29** | **0.29** | **-2.5%** | **-5.2%** |
| EPRA NRV per share, EUR | 7.64 | 8.29 | -7.9% | - | 7.64 | 8.29 | -7.9% | |

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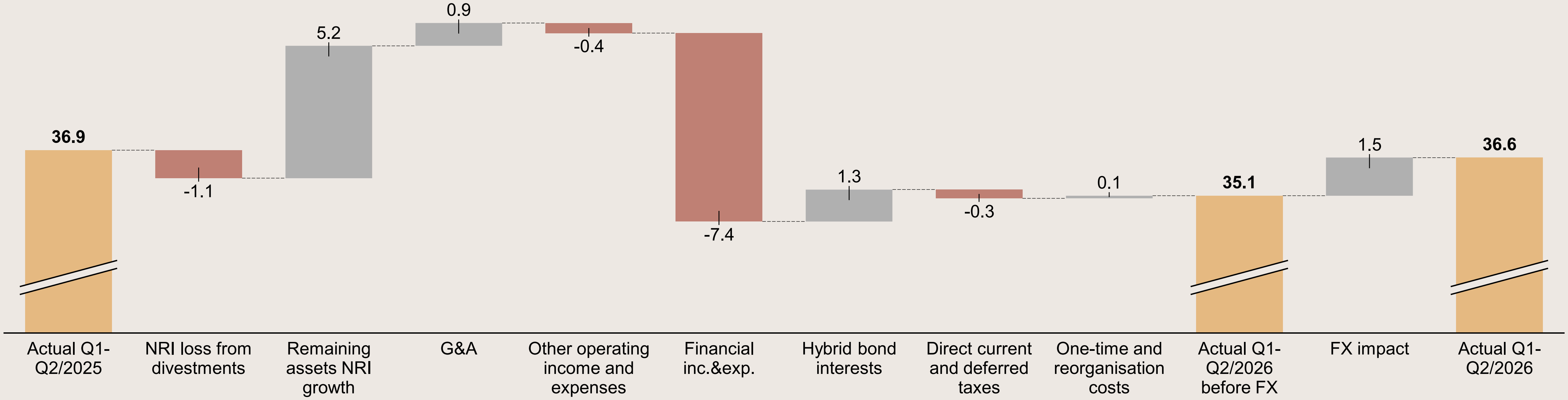
# Detailed EPRA earnings bridge H1/2026



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# Recent financing actions

- Early redemption of the 2026 bond, remaining amount EUR 123.5 million was redeemed
- EUR 214 million* secured loan drawn in May
- Early redemption of the 2027 bond, remaining amount EUR 128.6 million was redeemed
- EUR 200 million related party on-call credit facility signed with G City, under which EUR 70 million loan drawn by G City as of 30 June 2026. The drawn loan carries arm’s length interest of 6.5%

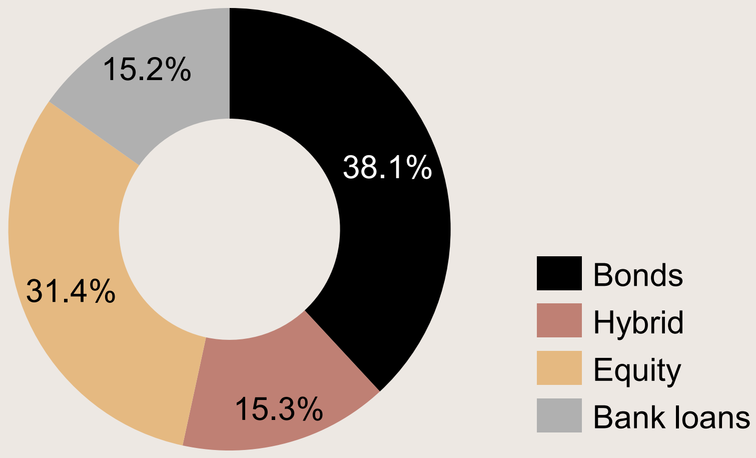



*Based on Q2/2026 exchange rates, the facility was drawn in SEK and NOK

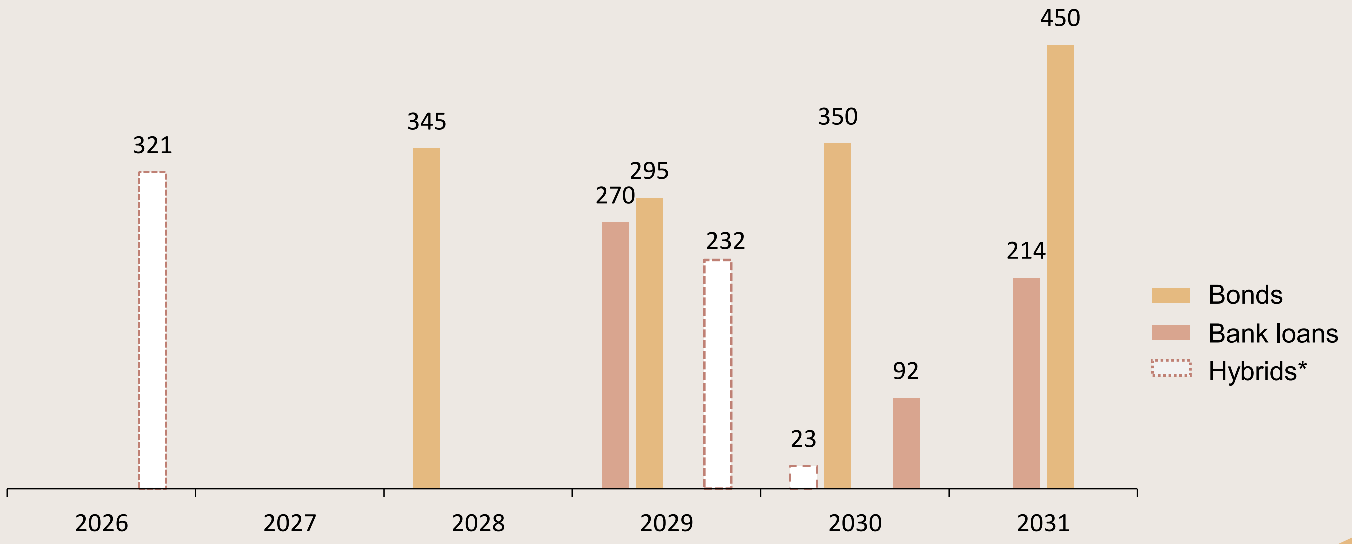
# Well-managed debt maturity profile

| Fixed interest rate ratio<br>*As of 30 June 2026* | Average debt maturity<br>Proforma* | Weighted average interest rate (incl. hedges)<br>*As of 30 June 2026* | Liquidity<br>*As of 30 June 2026* | Share of secured debt<br>*As of 30 June 2026* |
|---|---|---|---|---|
| **84.5%** | **3.5Y** | **4.72%** | **€ 52M** | **~29%** |

## Diversified funding sources



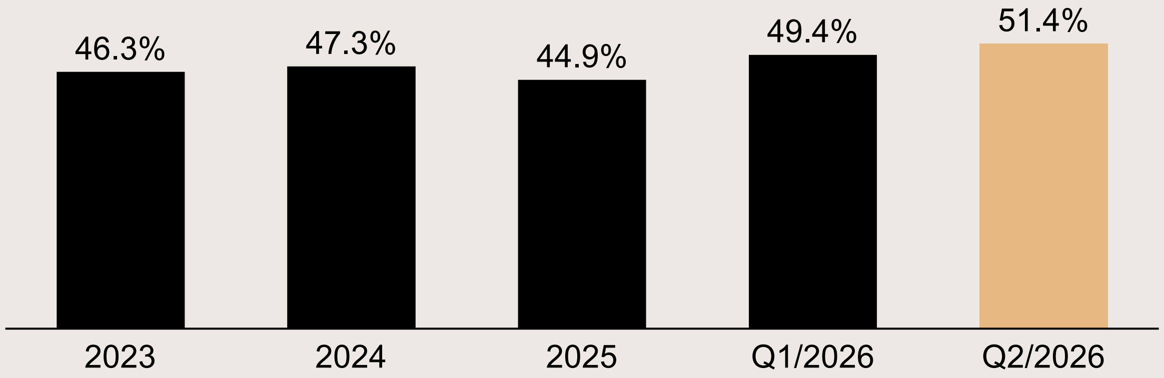

## Maturity schedule (EUR million)



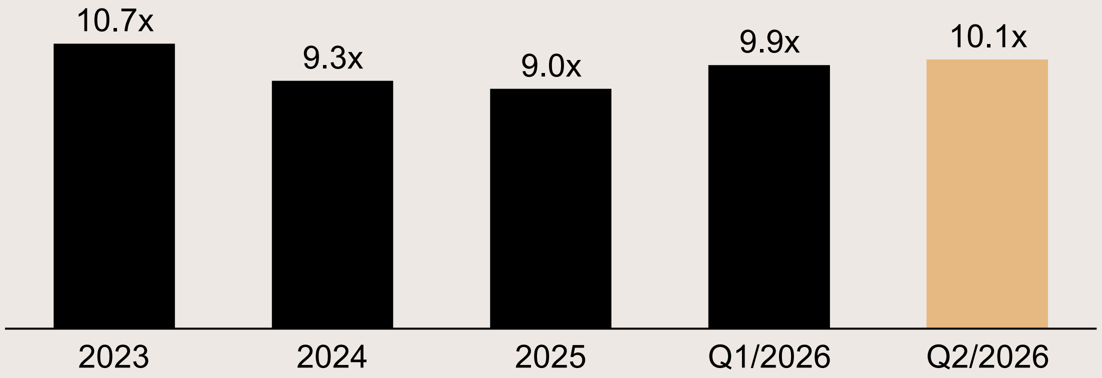

*The presented maturity is the reset date of the instruments

# Key credit metrics

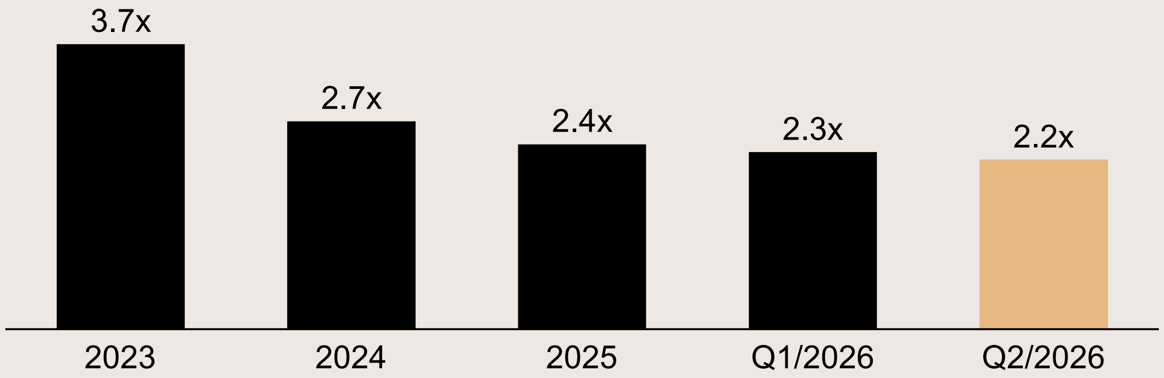
## Loan to value (IFRS)



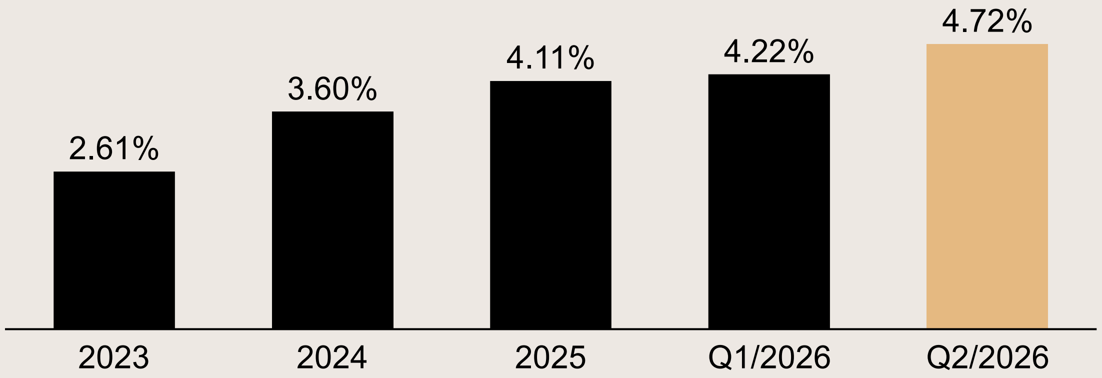

## Net debt to EBITDA (IFRS)




## Interest coverage ratio (IFRS)




## Weighted average interest rate



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# Q&A

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