

EXTRAORDINARY GENERAL MEETING OF CITYCON OYJ

Time: 23 March 2026 at 2:00 p.m.

Place: The facilities of Borenus Attorneys Ltd, at Eteläesplanadi 2, 00130 Helsinki

Present: The shareholders set out in the list of votes (Appendix 1) adopted at the meeting were present at the meeting, in person or represented.

Present at the meeting were, additionally, managing director Eshel Pesti, the company's CFO Hilik Attias, Group Legal Counsel Valteri Piri, paralegal Arina Nogina, Attorney-at-Law Andreas Doepel, representing Borenus Attorneys, as well as technical staff. Of the members of the board of directors Chaim Katzman, F. Scott Ball, Alexandre (Sandy) Koifman, Yehuda (Judah) L. Angster, Adi Jemini, David Lukes, Per-Anders Ovin, Ljudmila Popova, Eero Sihvonen and Keren Kalifa were prevented from attending the meeting.

1 §

Opening of the Meeting

The company's managing director Eshel Pesti opened the meeting.

2 §

Calling the meeting to order

Mr. Andreas Doepel, Attorney-at-Law, was elected Chairman of the General Meeting and he called Mr. Valteri Piri, the company's Group Legal Counsel, to act as secretary.

The Chairman explained the procedures for considering the items on the agenda of the meeting.

It was noted that the meeting was conducted in Finnish, but questions can be posed in Finnish or English.

The Chairman noted that the shareholders registered in the company's shareholder's register on the record date of the General Meeting had had the possibility to vote in advance on agenda item 6. An agenda item subject to advance voting is considered to have been presented unchanged to the General Meeting. Also, account management organizations representing nominee-registered shareholders participated in the advance voting on behalf of the shareholders they represented.

The Chairman noted that no technical or other problems related to advance voting, meeting procedure or logging in had come to knowledge.

It was noted that the summary list of the distribution of advance votes was attached to the minutes (Appendix 2).

3 §

Election of scrutinizer of the minutes and supervisor of the counting of votes

Ms. Arina Nogina, paralegal, was elected to scrutinize the minutes and supervise the counting of votes.

4 §

Recording the legality of the meeting

It was noted that the notice to the meeting had been published on the company's website and as a stock exchange release on 1 March 2026.

It was noted that the documents that must be held on display pursuant to the Companies Act had been published on the company's website at least three weeks before the meeting and were available at the meeting venue.

It was noted that the General Meeting had been convened in accordance with the articles of association and the Companies Act and that the meeting therefore constituted a quorum.

The notice to the meeting was attached to the minutes ([Appendix 3](#)).

5 §

Recording the attendance and adopting the list of votes

It was noted that shareholders who had duly registered for the General Meeting before the end of the registration period and who had the right to participate in the General Meeting pursuant to Chapter 5, Sections 6 and 6 a of the Companies Act and who had either voted in advance during the advance voting period or participated in the General Meeting were deemed as shareholders participating in the meeting.

The list recording the attendance at the beginning of the meeting and the corresponding list of votes, according to which 274 shareholders were represented in the meeting either having voted in advance or in person, or by statutory representative or by proxy, was presented ([Appendix 1](#)). 125,361,904 shares and votes were represented at the meeting at the beginning of the meeting, corresponding to approximately 68.30 per cent of the company's shares and votes.

The list of votes as at the beginning of the meeting was adopted in accordance with the [Appendix 1](#).

It was noted that the list of votes would be adjusted to correspond to the attendance at the beginning of a possible vote.

6 §

Resolution on distribution of funds

It was noted that the Board of Directors had proposed to the General Meeting, in accordance with the proposal attached to the minutes ([Appendix 4](#)), that the meeting resolves to distribute EUR 0.9 per share from the reserve of invested unrestricted equity as return of capital, i.e. a total of approximately EUR 165.21 million, based on the total number of shares issued on the date of the meeting. The funds will be paid to shareholders registered in the register of shareholders maintained by Euroclear Finland Oy on the record day of payment 25 March 2026. The funds will be paid on 1 April 2026.

It was noted that the company had published on 26 February 2026 a financial review, including inter alia the consolidated financial statements and the parent company financial statements for the accounting period 1 January to 31 December 2025. The financial statements for the financial year 2025 are not adopted by General Meeting and the proposed distribution of funds will be based on the

audited and adopted financial statements 31 December 2024. It was recorded that the managing director replied to questions from the shareholders relating to the proposal.

The General Meeting resolved, in accordance with the proposal of the Board of Directors, that the company distributes EUR 0.9 per share from the reserve of invested unrestricted equity as return of capital. The record date of payment is 25 March 2026 and the payment date 1 April 2026.

7 §

Closing of the meeting

It was recorded that all decisions by the General Meeting were unanimous unless otherwise indicated in the minutes.

The Chairman noted that all items on the agenda had been considered and that the minutes of the meeting would be available on the company's website as from 6 April 2026 at the latest.

The Chairman closed the meeting at 2.22 p.m.

MEETING CHAIR:

[Signature]

Andreas Doepel

IN FIDEM:

[Signature]

Valtteri Piri

THE MINUTES ARE SCRUTINIZED AND APPROVED:

[Signature]

Arina Nogina

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APPENDICES

- Appendix 1 List of votes
- Appendix 2 Summary list of the distribution of advance votes
- Appendix 3 Notice to the meeting
- Appendix 4 Board proposal to the meeting