

WHY NORDICS?

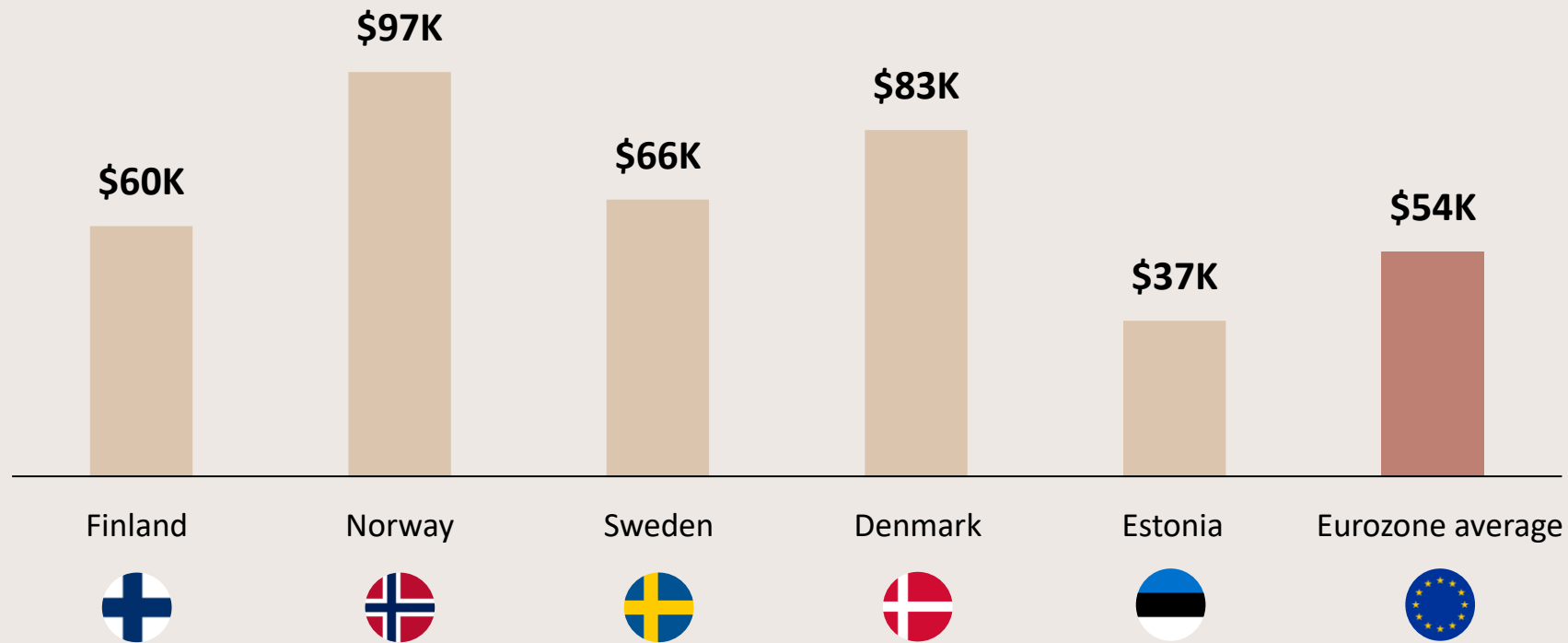
# Credit Ratings

# AAA



WHY NORDICS?

# GDP Per Capita 2026



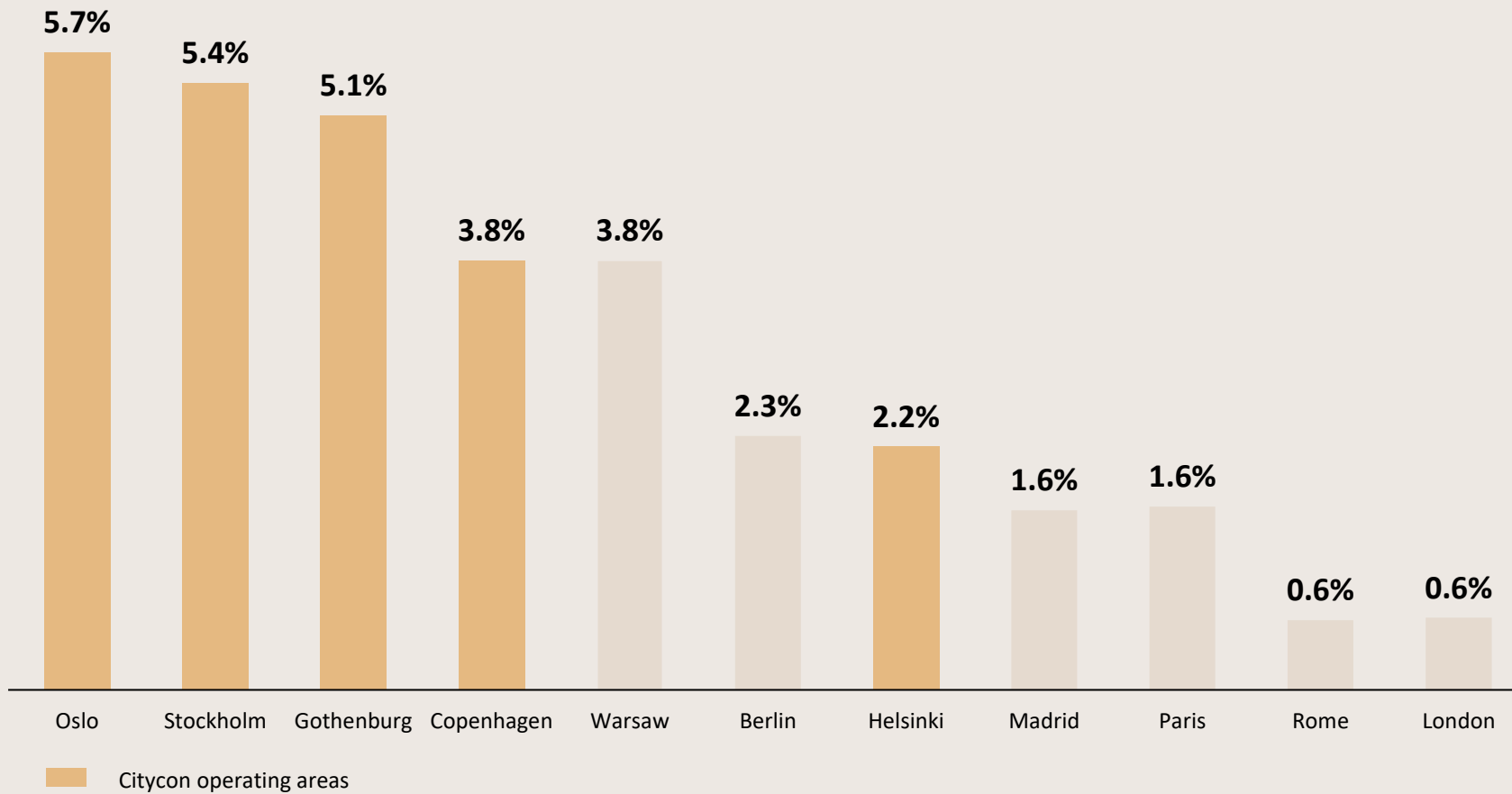
Source: IMF



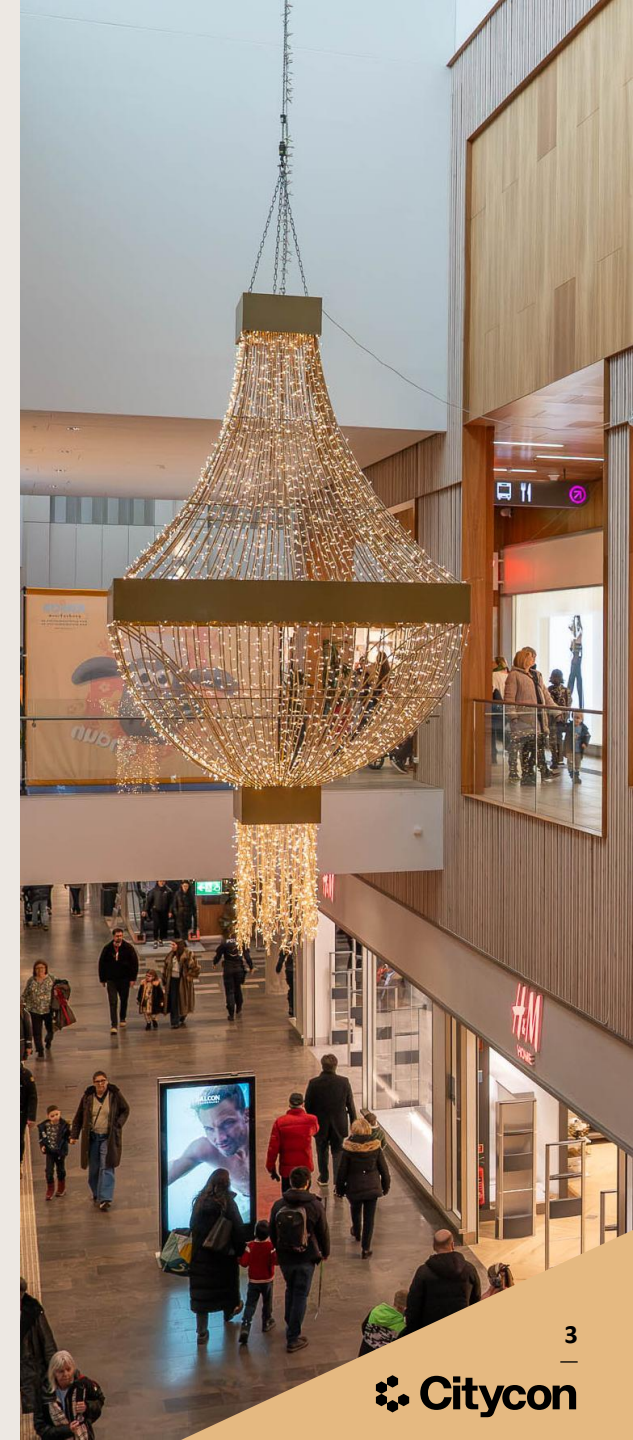
WHY NORDICS?

# Retail spending growth

(Tenant sales growth)



Source: GreenStreet, European Retail Outlook 2026



Assets

28

Annual Visitors

127M

GLA

1M

Retail Economic Occupancy

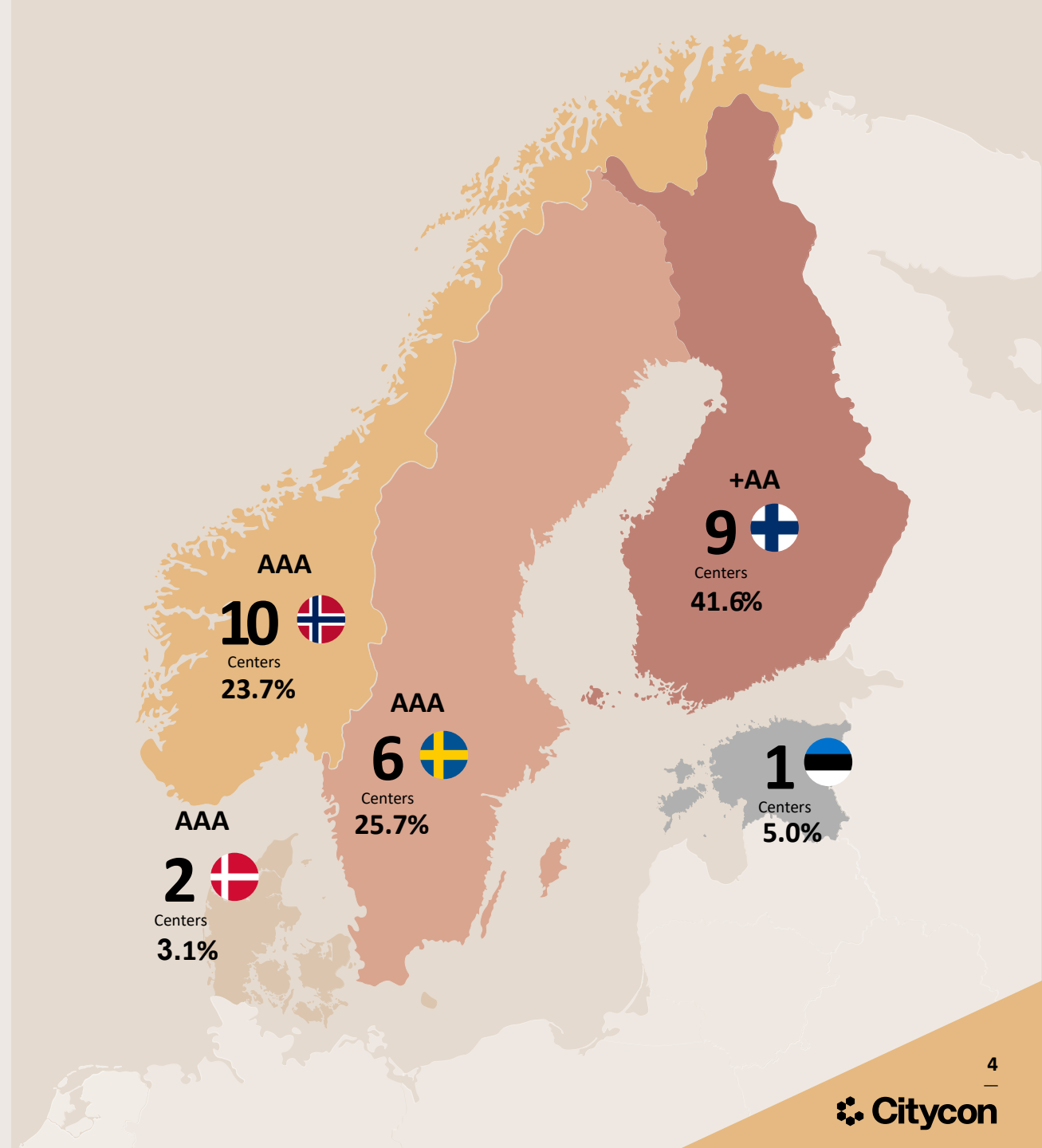
94.8%

Transportation Accessibility

100%



as of March 31, 2026.



# In numbers

Portfolio

€ 3.8B

Average cap rate

6.3%

of Leases is inflation linked

~95%

as of March 31, 2026.

NRI, 2025

€ 209M

EPRA NRV per share

€ 7.61



# The urban hubs

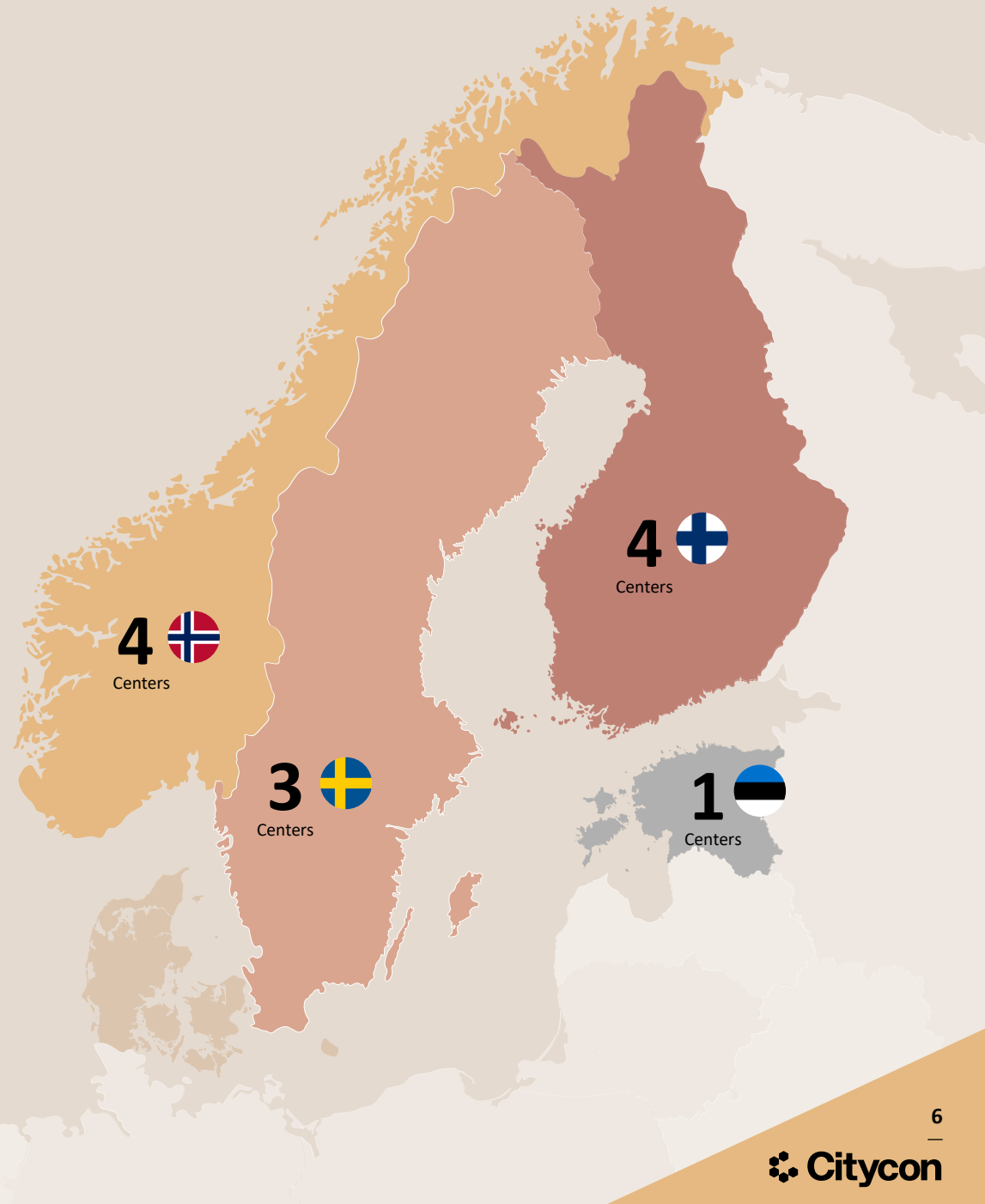
12 Assets Value

~ 79%

as of March 31, 2026.

Prime Necessity  
Based Assets

100%



# Retail tenant mix

based on GLA

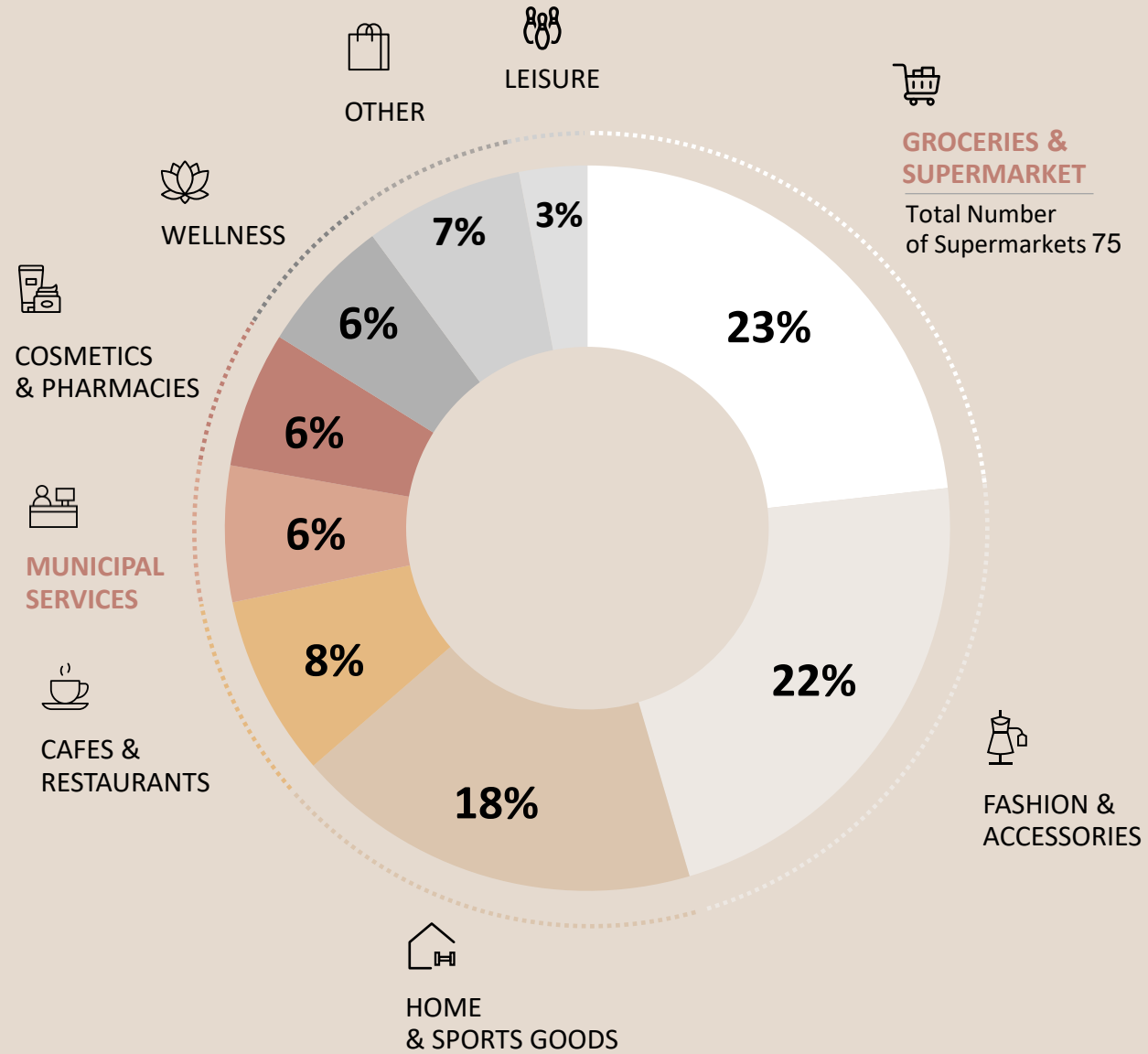
Groceries and services

~29%

Grocery-Anchored Centers

100%

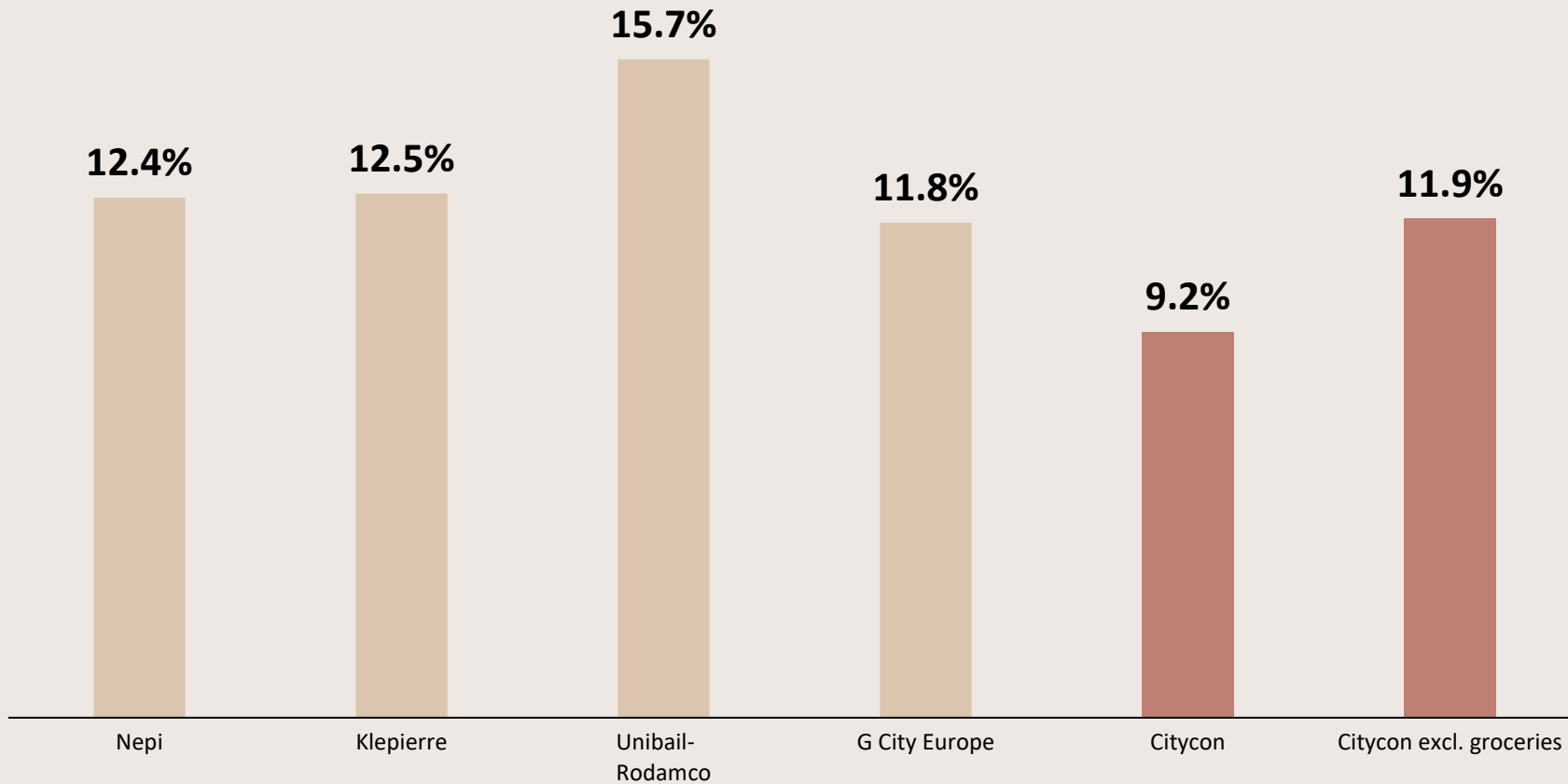
as of March 31, 2026.



RESERVED



# OCR



as of December 31, 2025.





Helsinki metropolitan area, Finland

# Iso Omena



The center is connected to public transportation

GLA (thousand sqm)

**102.1**

Visitors (Millions)

**16.8**

Sales (Euro Millions)

**409**

Tenant sales/retail sqm (Euro)

**4,839**

Number of Stores

**220**

Groceries and services\*

**42%**

as of December 31, 2025.

\*Share of grocery and service tenants based on retail GLA



Stockholm, Sweden

# Liljeholmstorget Galleria



The center is connected to public transportation

GLA (thousand sqm)

**41.3**

Visitors (Millions)

**7.9**

Sales (Euro Millions)

**195**

Tenant sales/retail sqm (Euro)

**7,162**

Number of Stores

**106**

Groceries and services\*

**24%**

as of December 31, 2025.

\*Share of grocery and service tenants based on retail GLA



Helsinki metropolitan area, Finland

# Lippulaiva



The center is connected to public transportation



100% carbon neutral energy consumption

GLA (thousand sqm)

**43.7**

Visitors (Millions)

**9.6**

Sales (Euro Millions)

**197**

Tenant sales/retail sqm (Euro)

**5,222**

Number of Stores

**90**

Groceries and services\*

**58%**

as of December 31, 2025.

\*Share of grocery and service tenants based on retail GLA



Helsinki metropolitan area, Finland

# Myyrmanni



The center is connected to public transportation

GLA (thousand sqm)

**41.7**

Visitors (Millions)

**10.2**

Sales (Euro Millions)

**194**

Tenant sales/retail sqm (Euro)

**5,721**

Number of Stores

**70**

Groceries and services\*

**65%**


as of December 31, 2025.

\*Share of grocery and service tenants based on retail GLA



Stockholm, Sweden

# Kista Galleria

 The center is connected to public transportation

GLA (thousand sqm)

**91.9**

Visitors (Millions)

**15.7**

Sales (Euro Millions)

**171**

Tenant sales/retail sqm (Euro)

**2,923**

Number of Stores

**134**

Groceries and services\*

**20%**

as of December 31, 2025.

\*Share of grocery and service tenants based on retail GLA



Bergen, Norway

# Oasen



The center is connected to public transportation

GLA (thousand sqm)

**50.0**

Visitors (Millions)

**4.4**

Sales (Euro Millions)

**131**

Tenant sales/retail sqm (Euro)

**4,884**

Number of Stores

**68**

Groceries and services\*

**22%**

as of December 31, 2025.

\*Share of grocery and service tenants based on retail GLA

# Operational results Q1/2026

LFL NRI growth\*/\*\*

**+4.5%**

Retail economic  
occupancy rate

**94.8%**

Retail avg. rent / sq.m.  
(Euro)

**28.4**

Retail avg. rent / sq.m.  
increase\*/\*\*\*

**+0.9%**

LFL footfall

**+2.1%**

LFL tenant sales

**+3.5%**

Fair value net gain of  
investment properties\*\*\*  
(Million Euro)

**+2.2**

NRI margin

**89.9%**

\*With comparable FX rates

\*\* Includes a one-time adjustment to Q1/2025 NRI

\*\*\*Compared to Q4/2025

# Well-managed debt maturity profile

Interest rate  
fixed ratio

**74.6%**

Average debt  
maturity, proforma\*

**3.7Y**

Weighted average  
interest rate (incl. hedges)

**4.22%**

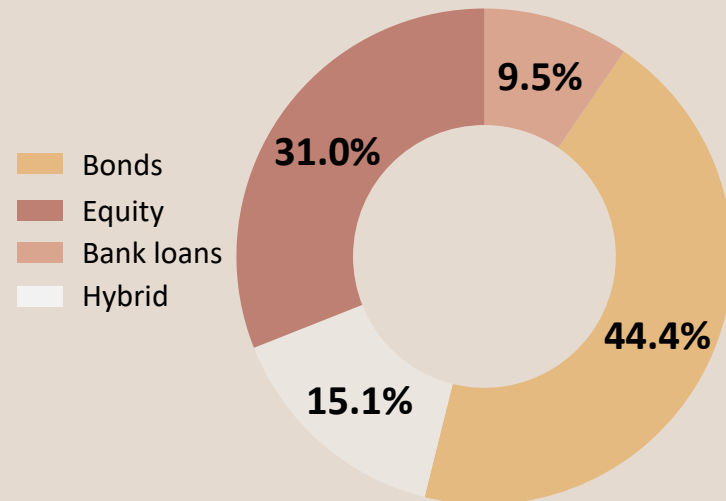
Liquidity

**€ 152.7M**

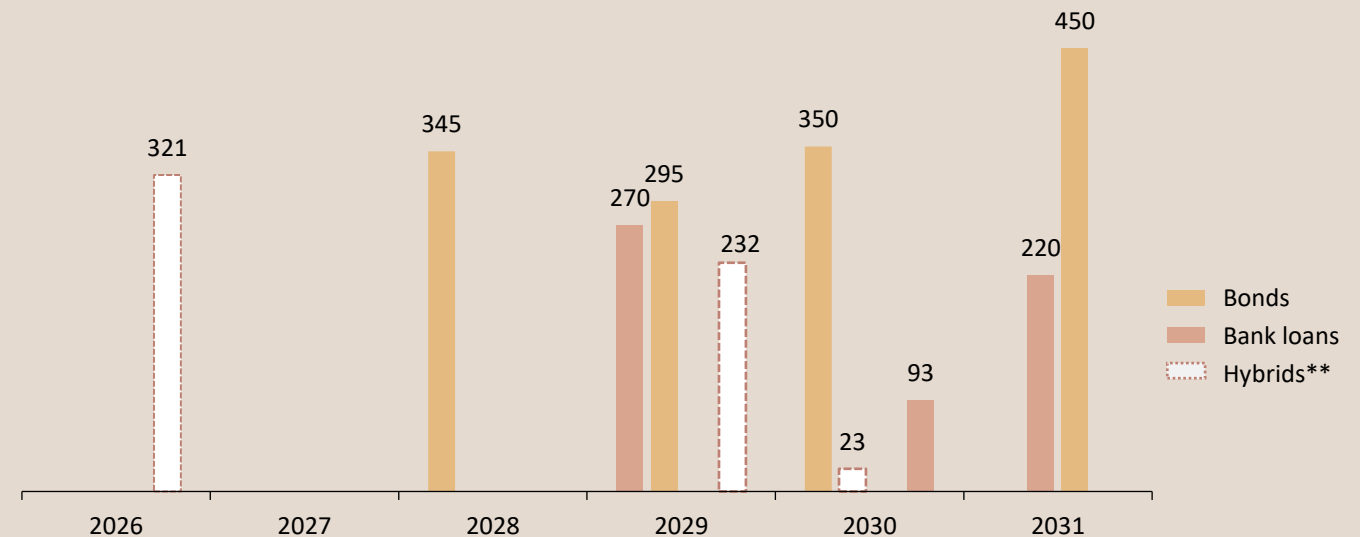
Share of  
secured debt

**~18%**

Diversified funding sources



Debt maturities (EUR million)

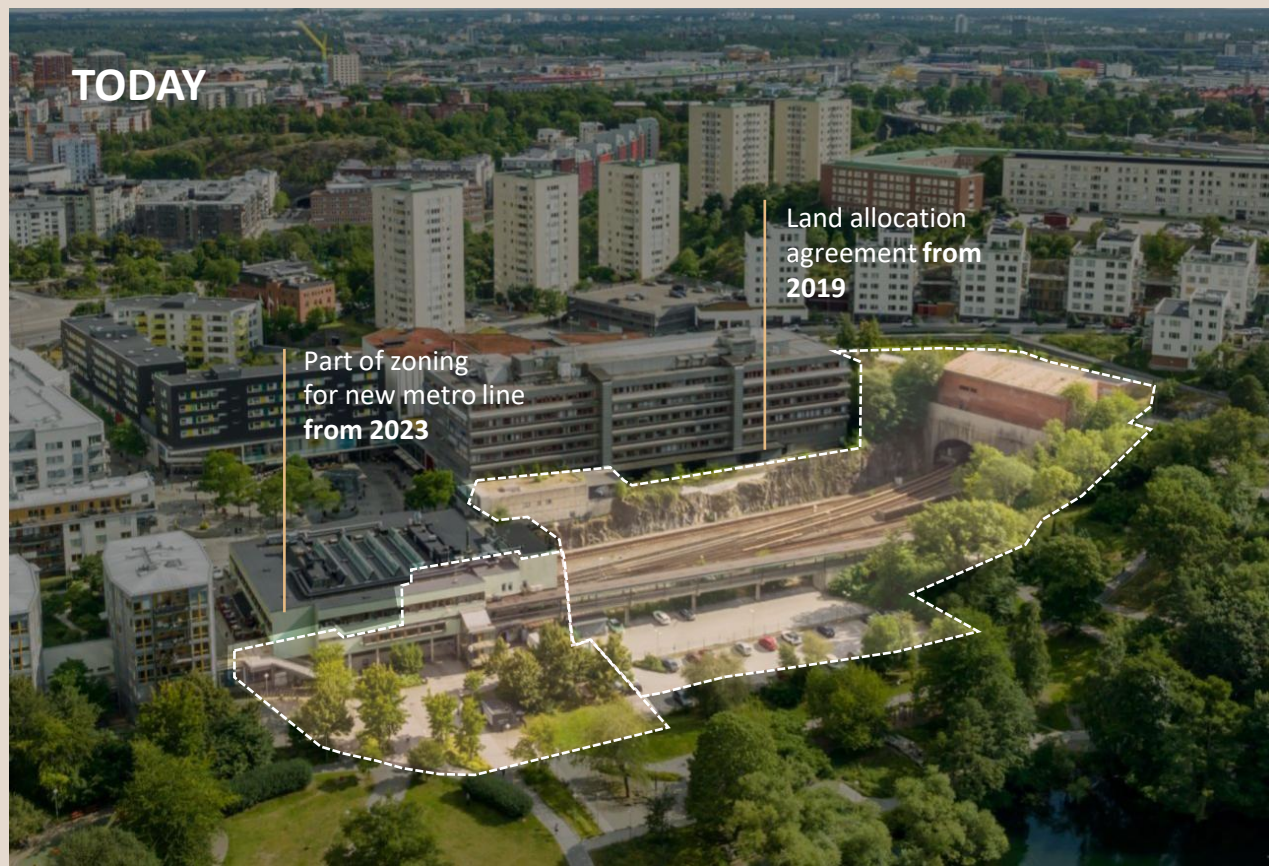


as of March 31, 2026.

\*The proforma average debt maturity including the loan transactions completed post Q1/2026

\*\*The presented maturity is the reset date of the instruments

TODAY



TOMORROW



# Liljeholmen Galleria

Value creation (case study)

Mixed-Used Building Rights, GBA


**+67K** Sqm

 Offices&Healthcare

**+34K** Sqm

 Hotels&Long stay

**+7k** Sqm

 Retail

**+13K** Sqm

Other

**+14K** Sqm



Specialty leasing (case study Sweden)

# Advertising screens

Centers

**6**

Income

**+40%**

New Screens

**+35**

Additional Income

**€600K**

# Citycon's strategy

How we create value



## Prime locations

Top cities

Transportation  
Accessability



## Necessity based tenant mix

Grocery anchored centres

Mixed-use hubs



## Proven asset management

Trusted Long-Term Partnerships with key Tenants & Municipalities

Community Driven

Sustainability



## Recycling of capital

Divestments of around EUR 1 billion in the next 24 months

Strengthen the balance sheet



## Inherent building rights

Value of underlying center

Minimal capex required to get zoning

Multiple value extraction paths via sale, JV or build



THANK YOU!



LIPPU  
LAIVA  
citycon

LIPPU  
LAIVA