14 במאי, 2025

לכבוד
רשות ניירות ערך
<u>באמצעות מערכת המגנ"א</u>

לכבוד
הבורסה לניירות ערך בתל אביב בע"מ
<u>באמצעות מערכת המגנ"א</u>

ג.א.נ.,

הנדון: **<u>ג' סיטי בע"מ ("החברה") - הודעת חברת הבת .Citycon Oyj בעניין דוחותיה הכספיים לרבעון הראשון של שנת 2025</u>**

מצ"ב הודעת חברת .Citycon oyj (חברה בת של החברה המוחזקת בשיעור של כ- 49.5%), שמניותיה נסחרות בבורסה של הלסינקי, בדבר תוצאותיה הכספיות לרבעון הראשון של שנת 2025, כפי שפורסמה על ידה ביום 13 במאי 2025, בפינלנד.

בכבוד רב,

ג'י סיטי בע"מ

Citycon

Q1/2025

Interim report

January–March

Operational performance Q1/2025

+3.5%
Like-for-like NRI growth in Q1/2025[1] (vs. Q1/2024)

94.8%
Retail occupancy rate

+1.5%
Avg. rent / sq.m. increase[1] (vs. Q1/2024)

25.3 EUR
Avg. rent / sq.m.

+1.2%
Like-for-like tenant sales (vs. Q1/2024)

+2.4%
Like-for-like footfall (vs. Q1/2024)

44.2 MEUR
IFRS operating profit Q1/2025

+0.7 MEUR
Fair value change of investment properties in Q1/2025

[1] With comparable FX rates.

CEO Oleg Zaslavsky:

First, I want to say that I am thrilled to step in as the CEO of Citycon. Over the last couple of months, I have had the chance to spend time with our people and visit our assets. I am truly impressed both by the quality of the real estate and commitment of our staff.

Operational highlights

Our operational performance in January–March 2025 was robust:

- Like-for-like net rental income increased by 3.5% supported by indexation, lower operating expenses and improved recovery rate.
- Like-for-like footfall increased 2.4% compared with Q1/2024.
- Like-for-like tenant sales increased 1.2% compared with Q1/2024.
- There was a -50 basis point decline in the retail occupancy rate over the prior quarter due to normal seasonal variation.
- FX adjusted direct operating profit growth was 8.5% compared with Q1/2024.

Debt management

During Q1/2025 we continued to repay debt with proceeds from the bond issued in December 2024 and divestments closed in Q4/2024. In February we prepaid EUR 150 million of the RCF Term Loan maturing in April 2027 and in March we completed a EUR 100 million bond tender of the September 2026 bond, which is our nearest maturity debt.

In March, S&P Global Rating downgraded Citycon Oyj's issuer credit rating from BBB- (negative) to BB+ (stable) while maintaining the issue rating on Citycon's unsecured notes (bonds) at the investment grade rating of BBB-.

Post Q1/2025, we issued a new EUR 450 million bond in April which was more than six times oversubscribed, demonstrating our strong access to the capital market. Proceeds from the new bond will be fully used for repaying outstanding debt. In April we prepaid the remaining EUR 100 million of the RCF Term Loan and completed an additional EUR 100 million bond tender of the September 2026 bond. The remaining amount of the September 2026 bond is now approx. EUR 150 million.

Divestments

Our liquidity position is good and as the transaction markets are gradually improving, we are currently not under pressure to accelerate divestments. We will continue to divest non-core assets; however, we will prioritize making the right deals over fast deals – even if this results in a slower pace of divestments than previously anticipated. We are committed to value creation, not just transaction volume.

Guidance 2025

Operational performance for year 2025 is in line with our expectations and we do not anticipate any significant change in the operations during the year. However, due to the successful new bond issuance in April, our financial expenses for year 2025 are higher than originally forecasted. As a result of the increased financial expenses, we specify our guidance for 2025 by tightening the upper end of the guidance. The specified guidance is EPRA Earnings per share of EUR 0.41–0.50 and EPRA Earnings per share excluding hybrid bond interests of EUR 0.60–0.69.

Looking ahead

Citycon's strategy will continue to rely on necessity-based assets in strong, growing, urban locations across the Nordic region. Our focus remains on managing our debt, improving operational performance and strengthening our balance sheet through strategic divestments and prudent financial management.

I would like to conclude by thanking our people for the hard work completed during this and the past quarters. Together we will continue to create value for all our stakeholders.

Citycon results summary:

Strong operational performance in Q1/2025

- Like-for-like net rental income increased by EUR 1.4 million or 3.5%.
- Total net rental income decreased by EUR 0.9 million or 1.8% compared to the previous year, mainly due to divestments executed during 2024 that impacted EUR -5.2 million to total net rental income. The negative impact of divestments was partly offset by consolidation of Kista, which increased net rental income by EUR 2.2 million.
  - In comparable FX rates, total net rental income decreased by 1.3%.
- Average rent per sq.m. increased by 1.5% with comparable FX to EUR 25.3 per sq.m (vs. Q1/2024).
- Retail occupancy rate 94.8% vs. 94.9% in Q1/2024.
- Like-for-like footfall increased 2.4%.
- Like-for-like tenant sales increased 1.2%.
- Fair value change of investment properties in Q1/2025 was positive EUR 0.7 million.

The strengthening of the balance sheet remains a key priority

Q1/2025

- In January Citycon redeemed the remaining amounts (approximately EUR 4 million) of its NOK bonds maturing in September 2025.
- In February Citycon prepaid EUR 150 million of its outstanding Term Loan maturing in April 2027.
- In March Citycon executed EUR 100 million tender of its bond maturing in September 2026 (remaining amount after the bond tender is approximately EUR 250 million).
- LTV decreased -40 basis points during Q1/2025 to 46.9% (Q4/2024: 47.3%).

Events post Q1/2025

- In April Citycon placed a 6.25-year EUR 450 million green bond with an orderbook more than six times oversubscribed with funds being used to repay debt.
- In April Citycon executed an additional EUR 100 million tender of its bond maturing in September 2026 (remaining amount after the bond tender is approximately EUR 150 million).
- In April Citycon prepaid the remaining EUR 100 million of its outstanding Term Loan maturing in April 2027.
- On 14 May 2025 Citycon is going to prepay its EUR 186 million secured loan maturing in May 2029.

Key figures

Citycon Group		Q1/2025	Q1/2024	%	FX Adjusted Q1/2024	FX Adjusted %[1]	Q1–Q4/ 2024
Net rental income	MEUR	50.1	51.0	-1.8%	50.7	-1.3%	214.7
Like-for-like net rental income development	%	3.5%	6.5%	-	-	-	4.6%
Direct operating profit[2]	MEUR	42.7	39.7	7.7%	39.4	8.5%	183.6
IFRS Earnings per share (basic)[3]	EUR	-0.03	0.33	-	0.34	-	-0.40
Fair value of investment properties	MEUR	3,715.7	4,082.4	-9.0%	-	-	3,627.8
Loan to Value (LTV)[2]	%	46.9	48.3	-2.9%	-	-	47.3
EPRA based key figures[2]							
EPRA Earnings[4]	MEUR	19.4	22.4	-13.4%	22.2	-12.5%	91.9
EPRA Earnings excl. hybrid bond interests[5]	MEUR	28.0	28.8	-2.6%	28.5	-1.8%	122.6
EPRA Earnings per share (basic)[4]	EUR	0.105	0.127	-16.8%	0.125	-15.9%	0.504
EPRA Earnings per share excl. hybrid bond interests (basic)[5]	EUR	0.152	0.163	-6.5%	0.161	-5.7%	0.673
EPRA NRV per share[6]	EUR	8.13	8.96	-9.2%	-	-	7.87

[1] Change from previous year (comparable exchange rates). Change-% is calculated from exact figures.
[2] Citycon presents alternative performance measures according to the European Securities and Markets Authority (ESMA) guidelines. Citycon follows updated EPRA Best Practices Recommendations (BPR) in its reporting starting from the beginning of 2025. More information is presented in section EPRA performance measures.
[3] The key figure includes hybrid bond interests, amortized fees and gains/losses and expenses on hybrid bond repayments.
[4] From the beginning of 2025 the key figure includes hybrid bond interests and excludes reorganisation and one-time costs. The information for the comparison periods has been restated to correspond to the new reporting recommendations.
[5] A new key figure introduced at the beginning of 2025. The key figure excludes hybrid bond interests, and reorganisation and one-time costs.
[6] The development of currency rates improved EPRA NRV/share by EUR 0.16.

OUTLOOK (specified 13 May 2025)

		Current outlook	Previous outlook
EPRA Earnings per share (basic)	EUR	0.41–0.50	0.41–0.53
EPRA Earnings per share excluding hybrid bond interests (basic)	EUR	0.60–0.69	0.60–0.72

The outlook assumes that there are no major changes in macroeconomic factors and no major disruptions from the war in Ukraine. These estimates are based on the existing property portfolio as well as on the prevailing level of inflation, the EUR–SEK and EUR–NOK exchange rates, and current interest rates.

EPRA Earnings per share (basic) and EPRA Earnings per share excluding hybrid bond interests (basic) for 2025 are based on updated EPRA Best Practices Recommendations (BPR) Guidelines published on the 1st of October 2024 and are not fully comparable with previously reported EPRA EPS key figures.

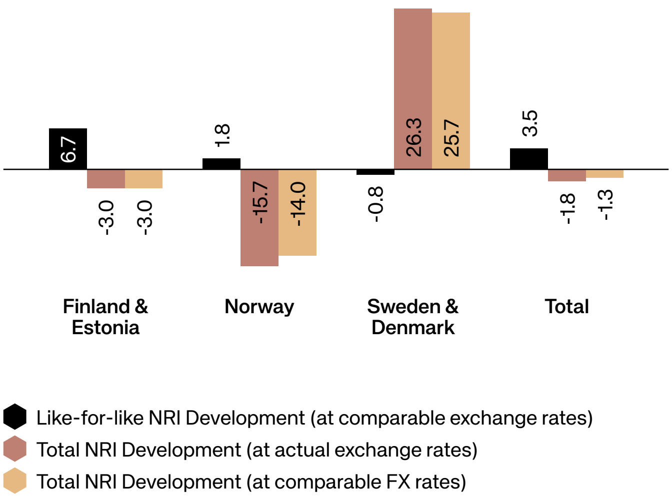
1. Net rental income

Total net rental income in Q1/2025 decreased by 1.8% to EUR 50.1 million (Q1/2024: EUR 51.0 million) and with comparable FX rates by 1.3%. Divestments decreased total net rental income by EUR 5.2 million, while the acquisition of the remaining part of Kista Galleria increased total net rental income by EUR 2.2 million. The like-for-like net rental income in Q1/2025 increased 3.5% compared to Q1/2024.

Following the organizational changes executed in 2024, Citycon has adjusted its operating segments and segment reporting starting from 1.1.2025. The new segments are Finland & Estonia, Norway and Sweden & Denmark. Historical quarterly data from years 2023 and 2024 is available at www.citycon.com/investors/citycon-as-an-investment/key-figures.

Like-for-like and total net rental income development, Q1/2025 vs. Q1/2024

%



Like-for-like net rental income from the Finnish & Estonian operations increased by 6.7% in Q1/2025 due to improved recovery rate of operating expenses and rent indexations. Like-for-like net rental income from Norwegian operations increased by 1.8%. Like-for-like net rental income from the Swedish & Danish operations decreased by 0.8% mainly due to one-time costs of EUR 0.7 million related to previous years.

Net rental income and gross rental income breakdown

	Net rental income					Gross rental income
MEUR	**Finland & Estonia**	**Norway**	**Sweden & Denmark**	**Other**	**Total**	**Total**
Q1/2024	**25.7**	**16.3**	**9.0**	**0.0**	**51.0**	**57.6**
Acquisitions	-	-	2.2	-	2.2	2.9
(Re)development projects	0.6	0.0	0.1	-	0.7	0.2
Divestments	-2.7	-2.6	0.0	-	-5.2	-5.5
Like-for-like properties[1]	1.3	0.2	-0.1	-	1.4	0.0
Other (incl. exchange rate differences)	0.1	-0.2	0.1	0.0	0.0	-0.2
Q1/2025	**24.9**	**13.8**	**11.4**	**0.0**	**50.1**	**54.9**

[1] Like-for-like properties are properties held by Citycon throughout two full preceding periods and exclude properties under (re)development or extension.

2. Occupancy, sales and footfall

The retail occupancy rate was 94.8% (Q4/2024: 95.3%). The economic occupancy rate was 93.9% (Q4/2024: 94.1%). During the same period last year, the retail occupancy rate was 94.9%.

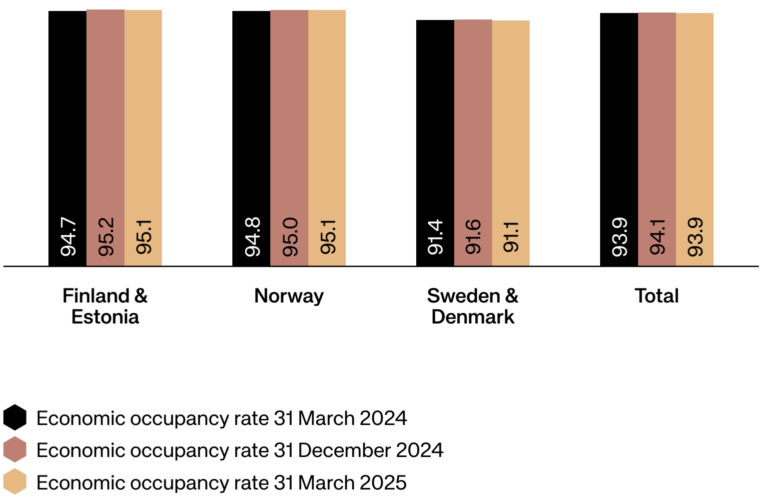
The average rent per sq.m. increased by 1.5% with comparable FX to 25.3 EUR (Q1/2024: 25.0 EUR) as we signed 57 000 sq.m. of renewal and reletting lease agreements during the first quarter of the year.

In Q1/2025, like-for-like tenant sales increased 1.2%.

Like-for-like footfall increased by 2.4% in Q1/2025 compared to the same period last year.

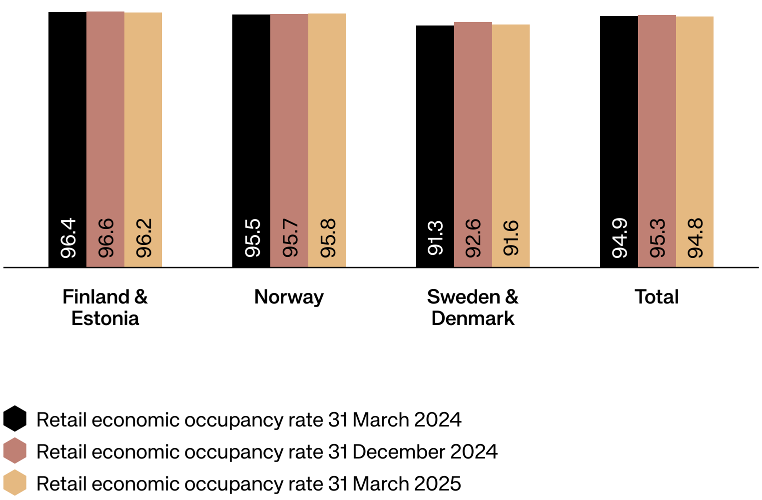
Occupancy rate

%



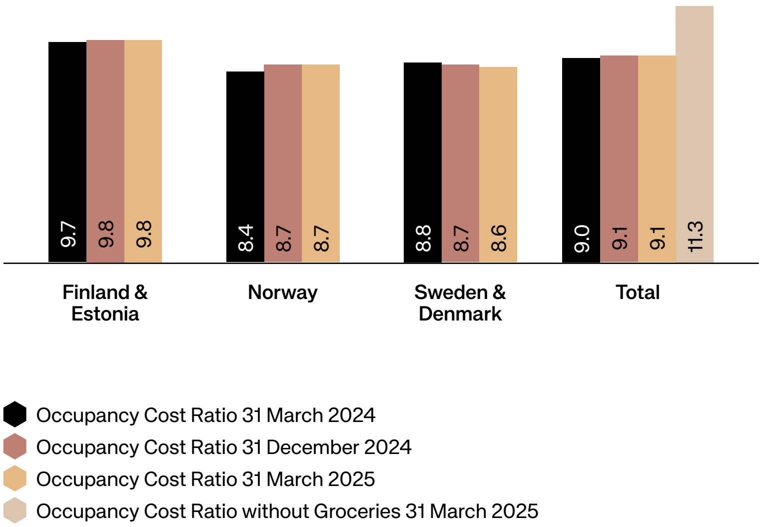
Retail occupancy rate

%



Occupancy Cost Ratio[1]

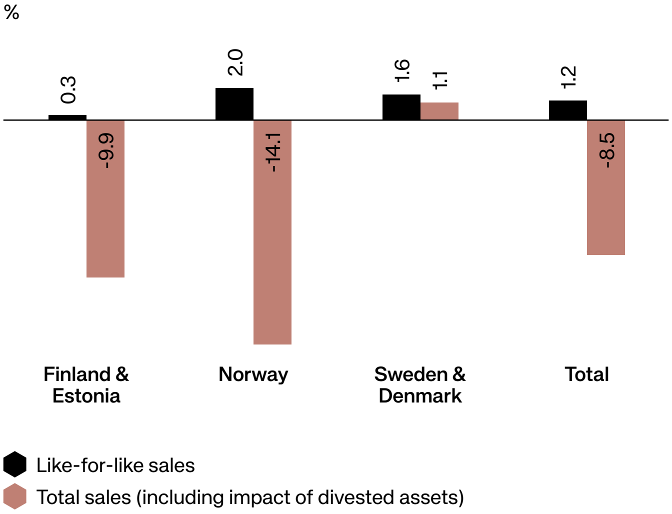
%



[1] The rolling twelve month occupancy cost ratio for like-for-like shopping centres.

Tenant sales development, Q1/2025 vs. Q1/2024[1]

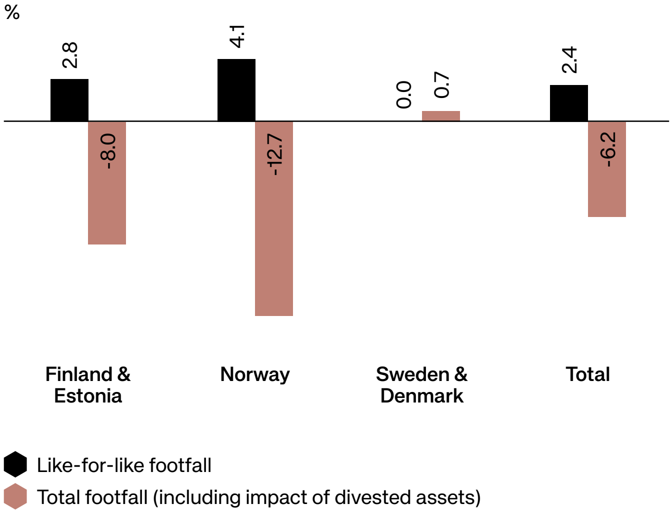
%



[1] Sales figures include estimates. Sales figures exclude VAT and the change has been calculated using comparable exchange rates.

Footfall development, Q1/2025 vs. Q1/2024[1]

%



[1] Footfall figures include estimates.

Lease portfolio summary

		31 March 2025	31 March 2024	31 December 2024
Number of leases	pcs	3,840	4,124	3,831
Average rent[1]	EUR/sq.m./ month	25.3	25.0	25.1
Average remaining length of lease portfolio	years	3.2	3.5	3.3

[1] Comparison periods with comparable FX-rate.

Leasing activity[1]

		Q1/2025	Q1/2024	Q4/2024
Total area of leases started	sq.m.	59,646	78,016	200,342
Total area of leases ended	sq.m.	63,471	84,832	293,406

[1] Leases started and ended do not necessarily refer to the same premises.

3. Financial result

Operating profit (IFRS) was EUR 44.2 million (Q1/2024: EUR 86.1 million).

Administrative expenses were EUR 7.3 million (Q1/2024: EUR 11.3 million) and included EUR 0.6 million of reorganisation and one-time costs (Q1/2024: EUR 4.3 million). At the end of the reporting period, Citycon Group employed a total of 144 full-time employees (FTEs) (31 March 2024: 220 FTE), of whom 33 worked in Finland & Estonia, 43 in Norway, 29 in Sweden & Denmark and 39 in Group functions.

Net financial expenses (IFRS) increased to EUR 35.6 million (Q1/2024: EUR 18.0 million). The increase is primarily due to EUR 21.3 million indirect losses recognized from fair value changes in derivatives not under hedge accounting (Q1/2024: EUR 4.4 million loss), representing an increase of EUR 16.9 million compared to the same period last year. This increase mainly relates to hedging foreign currency-denominated equity and was compensated by a positive translation difference EUR 38.2 million. In addition, higher interest costs from bonds also contributed to the overall increase EUR 4.4 million. The company also recorded EUR 1.5 million gains on early redemption of debt (Q1/2024: EUR 0.7 million gain), EUR 0.8 million more than in the corresponding period.

Share of loss of joint ventures and associated companies was EUR 0.0 million (Q1/2024: EUR -0.8 million).

Profit for the period was EUR 4.2 million (Q1/2024: EUR 64.9 million).

4. Property portfolio value development

The asset value of investment properties increased in Q1/2025 by EUR 87.9 million from year-end to EUR 3,715.7 million (31 December 2024: EUR 3,627.8 million). Net investments increased the value by EUR 4.5 million, fair value gains by EUR 0.7 million and changes in right-of-use -assets by EUR 5.0 million. Changes in FX rates increased the value by EUR 77.9 million and transfer into investment properties held for sale decreased the value by EUR 0.3 million.

Property portfolio value development

MEUR	Investment properties
Balance at 1 January 2025	**3,627.8**
Net investments	4.5
Fair value gains/losses on investment property	0.7
Exchange differences	77.9
Transfer into assets held for sale	-0.3
Changes in right-of-use assets classified as investment properties (IFRS 16)	5.0
Balance at 31 March 2025	**3,715.7**

Property portfolio summary

31 March 2025	No. of properties	Gross leasable area	Fair value, MEUR	Properties held for sale, MEUR	Portfolio, %
Shopping centres, Finland & Estonia	10	394,702	1,756.5	67.7	48%
Other properties, Finland & Estonia	2	2,191	6.8	-	0%
Finland & Estonia, total	**12**	**396,893**	**1,763.3**	**67.7**	**48%**
Shopping centres, Norway	9	277,742	845.3	-	22%
Rented shopping centres, Norway[1]	1	14,423	-	-	-
Other properties, Norway	1	8,126	-	14.2	0%
Norway, total	**11**	**300,290**	**845.3**	**14.2**	**23%**
Shopping centres, Sweden & Denmark	8	303,493	1,066.6	-	28%
Sweden & Denmark, total	**8**	**303,493**	**1,066.6**	**-**	**28%**
Shopping centres, total	28	990,359	3,668.5	67.7	98%
Other properties, total	3	10,317	6.8	14.2	1%
Investment properties, total	**31**	**1,000,676**	**3,675.2**	**81.9**	**99%**
Right-of-use assets classified as investment properties (IFRS 16)	-	-	40.5	-	1%
Investment properties in the statement of financial position, total	**31**	**1,000,676**	**3,715.7**	**81.9**	**100%**

[1] Value of rented properties is recognised within IFRS 16 investment properties based on IFRS rules.

The fair value change of investment properties in Q1/2025 amounted to EUR 0.7 million (Q1/2024: EUR 46.2 million) mainly due to improved cash flows. The company recorded a total value increase of EUR 11.0 million (Q1/2024: EUR 67.3 million) and a total value decrease of EUR -8.3 million (Q1/2024: EUR -19.4 million). The application of IFRS 16 standard had an impact of EUR -1.9 million (Q1/2024: EUR -1.7 million) to the fair value change of investment properties during the January-March reporting period.

Fair value changes

MEUR	Q1/2025	Q1/2024	Q1–Q4/2024
Finland & Estonia	2.2	4.2	-66.6
Norway	2.6	1.0	-23.1
Sweden & Denmark	-2.1	42.7	22.4
Investment properties, total	**2.6**	**47.9**	**-67.3**
Right-of-use assets classified as investment properties (IFRS 16)	-1.9	-1.7	-7.4
Investment properties in the statement of comprehensive income, total	**0.7**	**46.2**	**-74.6**

External appraisers, CBRE (in Denmark, Estonia and Norway) and JLL (in Finland and Sweden) measure the fair values for annual financial statements. Citycon measures the fair values of the properties internally in the Q1–Q3. All internal valuation periods are subject to yield and market commentary from Citycon's current external appraisers in its respective markets.

5. Shareholders' equity

Equity per share was EUR 10.32 (EUR 10.09 on 31 December 2024). Translation gains and result for the period increased equity per share.

At period-end, **shareholders' equity** attributable to parent company's shareholders was EUR 1,306.9 million (31 December 2024: EUR 1,265.7 million).

6. Financing

Key financing figures

		Q1/2025	Q1/2024	Q1–Q4/2024
Nominal debt outstanding	MEUR	1,916.2	2,119.7	2,116.3
Interest bearing liabilities, carrying value[1]	MEUR	1,935.9	2,138.8	2,131.5
Available liquidity	MEUR	543.2	535.0	767.2
Average loan maturity	years	3.2	2.9	3.4
Loan to Value (LTV)[2]	%	46.9	48.3	47.3
Interest cover ratio (financial covenant > 1.8)	x	2.6	3.5	2.7
Net debt to total assets (financial covenant < 0.60)	x	0.43	0.45	0.41
Solvency ratio (financial covenant < 0.65)	x	0.44	0.46	0.42
Secured solvency ratio (financial covenant < 0.25)	x	0.09	0.12	0.12

[1] Including EUR 38.4 million (Q1/2024: EUR 36.6 million) IFRS 16 lease liabilities.
[2] Hybrid bond treated as equity as according to IFRS. Excluding both right-of-use assets recognized as part of investment properties, as well as lease liabilities pertaining to these right-of-use assets, which are based on IFRS 16 requirements.

In February, Citycon used proceeds from its December 2024 bond issuance to partially repay EUR 150 million of its EUR 250 million term loan, leaving a remaining nominal balance of EUR 100 million. Following the debt prepayment, Citycon launched a tender offer of its EUR 349.5 million outstanding notes due in September 2026. As a result, the company successfully tendered EUR 100 million of the 2026 notes at a discount below par. Both actions strengthen the company's capital structure and aligns with our ongoing efforts to optimize the balance sheet.

In March, S&P Global Rating published that it has decided to downgrade Citycon Oyj's issuer credit rating from BBB- (negative) to BB+ (stable) but to maintain the issue rating on Citycon's unsecured notes (bonds) at the investment grade rating of BBB-.

The General Meeting decided that no dividend is distributed by a resolution of the AGM and authorised the Board of Directors to decide in its discretion on the distribution of assets from the invested unrestricted equity fund. Based on the authorisation, the maximum amount of equity repayment to be distributed from the invested unrestricted equity fund shall not exceed EUR 0.30 per share. The authorisation is valid until the opening of the next AGM. As announced by Citycon on 15 November 2024, the Board of Directors does not currently intend to use the authorization until year end 2025. If the Board of Directors, however, would decide to use the authorization, the Board will make separate resolutions on any distribution of equity repayment including on the preliminary record and payment dates for any such equity repayment. The Company shall make separate announcements of any such Board resolution.

Interest-bearing debt

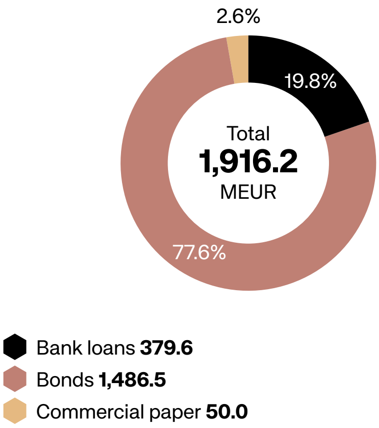
The outstanding amount of interest-bearing debt decreased during the quarter by EUR 200.1 million to EUR 1,916.2 million, mainly following the repayment of the debt EUR 150 million and tender offer of the bond EUR 100 million. The carrying amount of interest-bearing liabilities in the balance sheet was EUR 1,935.9 million including IFRS 16 liabilities of EUR 38.4 million.

The weighted average loan maturity decreased to 3.2 years over the quarter following the prepayment of debt and bond tender offer.

LTV (IFRS) decreased during the quarter to 46.9% mainly as a result of increased asset values.

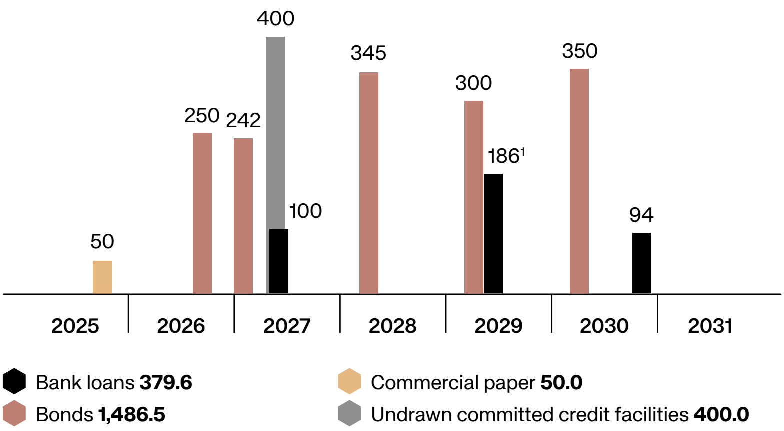
Breakdown of loans

%



Debt maturities

MEUR



[1] Yearly amortizations on Kista term loan, approx. 5 MEUR per year

Financial expenses

Key figures

		Q1/2025	Q1/2024	Q1–Q4/2024
Financial expenses	MEUR	-48.3	-21.3	-100.6
Financial income	MEUR	12.8	3.4	25.3
Net gains/losses on foreign exchange	MEUR	-0.1	-0.1	-0.8
Net financial expenses (IFRS)	**MEUR**	**-35.6**	**-18.0**	**-76.1**
-/+ Early close-out gains/costs of debt and financial instruments	MEUR	1.5	0.7	0.8
-/+ Fair value gains/losses of financial instruments	MEUR	-21.3	-4.4	-8.9
Direct net financial expenses (EPRA)	**MEUR**	**-15.8**	**-14.3**	**-68.0**
Weighted average interest rate[1]	%	3.61	3.18	3.60
Weighted average interest rate excluding derivatives	%	3.91	3.88	3.93
Year-to-date weighted average interest rate[1]	%	3.53	2.74	3.17

[1] Including interest rate swaps, cross-currency swaps and interest rate options.

The direct net financial expenses (EPRA) Q1/2025 were EUR 1.6 million higher than last year, mainly following increased cost of bonds debt by EUR 4.4 million. These were partially offset by EUR 2.2 million gains on close out on equity FX hedges and interest income on cash balances EUR 0.7 million increase compared to corresponding period.

Net financial expenses (IFRS) increased to EUR 35.6 million (Q1/2024: EUR 18.0 million). EUR 3.8 million increase relates to higher interest expenses on refinanced debt. Furthermore, an amount of EUR 21.3 million indirect losses was booked related to fair value changes of cross-currency swaps not under hedge accounting, whereas the corresponding period Q1/2024 carried a EUR 4.4 million loss from fair value of swaps. In addition, EUR 1.5 million of gains related to redemption of debt was recorded, whereas the corresponding period recorded EUR 0.7 million of buy-back gains.

Financial income mainly consisted of fair value gains on hedging derivatives and gains on debt repurchased at a discount.

The period-end weighted average interest rate was 3.61%.

Financial risk management

Citycon uses interest rate swaps and caps to hedge the floating interest rate risk exposure. According to the company's treasury policy, the currency net transaction risk exposure with profit and loss impact is fully hedged through currency forwards and cross-currency swaps that convert EUR debt into SEK and NOK. During the quarter, the company also used currency forwards to hedge its SEK and NOK denominated equity.

Financial risk management

		Q1/2025	Q1/2024	Q1–Q4/2024
Average interest-rate fixing period	years	2.8	2.6	2.8
Fixed interest rate ratio	%	85.1	77.7	85.1

7. Business environment

Business environment key figures

	Finland	Norway	Sweden	Denmark	Estonia	Euro area
GDP growth forecast 2025	1.0%	2.1%	1.9%	2.9%	0.7%	0.8%
Inflation, forecast 2025	2.0%	2.6%	2.1%	1.9%	5.8%	2.1%
Unemployment, 2025	8.1%	3.9%	8.2%	3.0%	7.1%	6.4%
Retail sales growth, Q1 2025[1]	0.9%	5.8%	3.6%	4.1%	4.8%	2.2%

[1] % change compared with the same quarter of the previous year, Euro area data from Q4/2024.
Sources: IMF (April 2025), Eurostat

The Nordic economies, like the rest of the global economy, are impacted by the increase in cost of living and the uncertain economic environment due to inflation, high interest rates, and geopolitical uncertainty. The common denominator for the Nordic countries is their strong financial position, thanks to high personal savings, strong public finances and robust job creation, which continue to persist. This provides these economies a buffer and some degree of resilience during this time of inflation, and rising interest rates.

The grocery and services-oriented tenant mix of Citycon's necessity-based urban hubs is less reliant on consumer discretionary spending. In addition, 96% of the Company's leases are tied to indexation.

8. Changes in corporate management

On 26 February 2025 Citycon announced that Erik Lennhammar, Chief Development Officer and member of the Corporate Management Committee, will depart Citycon to pursue new opportunities. Mr. Lennhammar stepped down from the corporate Management Committee but works for the company until 31 May 2025.

In March 2025 Oleg Zaslavsky started as the new CEO of Citycon. As agreed, the interim CEO F. Scott Ball stepped down from his role but will continue as the Vice Chairman of the Company's Board of Directors.

9. Risks and uncertainties

The most significant near-term risks and uncertainties in Citycon's business operations are associated with the general development of the economy and consumer confidence in the Nordic countries and Estonia, and how this affects fair values, occupancy rates and rental levels of the shopping centres and, thereby, Citycon's financial results. Increased competition locally or from e-commerce might affect demand for retail premises, which could lead to lower rental levels or increased vacancy, especially outside capital city regions. Costs of development projects could increase due to rising construction costs or projects could be delayed due to unforeseeable challenges. Rising interest rates could also put pressure on investment yields, which could potentially impact fair values. The war in Ukraine and potential trade war continue to pose risks to economic health in Europe as well.

The main risks that can materially affect Citycon's business and financial results, along with the main risk management actions, are presented in detail on pages 34–35 in the Financial Statements 2024, in Note 3.5 A) as well as on Citycon's website in the Corporate Governance section.

10. General meeting

Citycon's Annual General Meeting 2025 (AGM) was held on 3 April 2025. The Annual General Meeting was held without a meeting venue using remote connection in real time, in accordance with Section 11 of the Articles of Association of the Company and Chapter 5, Section 16 Subsection 3 of the Finnish Limited Liability Companies Act. A total of 253 shareholders were presented in the meeting either having voted in advance or via remote connection in person, or by statutory representative or by proxy, representing 64.5% of shares and votes in the company.

The General Meeting approved all the proposals made by the Board of Directors to the General Meeting. The AGM adopted the company's Financial Statements and discharged the members of the Board of Directors and the CEOs from liability for the financial year 2024 and decided to adopt the Remuneration Policy and the Remuneration Report for the governing bodies.

The General Meeting decided that no dividend is distributed by a resolution of the AGM and authorised the Board of Directors to decide in its discretion on the distribution of assets from the invested unrestricted equity fund. Based on the authorisation, the maximum amount of equity repayment to be distributed from the invested unrestricted equity fund shall not exceed EUR 0.30 per share. The authorisation is valid until the opening of the next AGM. As announced by the Company on 15 November 2024, the Board of Directors does not currently intend to use the authorization until year end 2025. If the Board of Directors, however, would decide to use the authorization, the Board will make separate resolutions on any distribution of equity repayment including on the preliminary record and payment dates for any such equity repayment. The Company shall make separate announcements of any such Board resolution.

The AGM resolved the number of members of the Board of Directors to be ten. Chaim Katzman, Yehuda (Judah) L. Angster, F. Scott Ball, Adi Jemini, Alexandre (Sandy) Koifman, David Lukes, Per-Anders Ovin, Ljudmila Popova and Eero Sihvonen were re-elected to the Board of Directors. Ms Keren Kalifa was elected as new member of the Board of Directors.

Deloitte Oy, a firm of authorised public accountants, was elected as the auditor of the company for 2025.

The AGM decisions and the minutes of the AGM are available on the company's website at citycon.com/agm2025.

11. Shares, share capital and shareholders

The company has a single series of shares, with each share entitling to one vote at a General Meeting of shareholders. At the end of March 2025, the total number of shares outstanding in the company was 184,231,295. The shares have no nominal value.

At the end of March 2025, Citycon had a total of 24,466 registered shareholders (31 March 2024: 27,368 shareholders), of which 10 were account managers of nominee-registered shares. Holders of the nominee-registered shares held approximately 114.7 million shares (31 March 2024: 126.8), or 62.3% (31 March 2024: 69.0%) of shares and voting rights in the company. The most significant registered shareholders at period-end can be found on company's website citycon.com/major-shareholders.

Shares and share capital

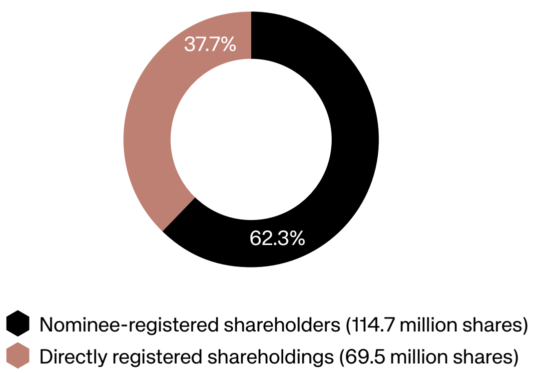
		Q1/2025	Q1/2024	Q1–Q4/2024
Share capital at period-start	MEUR	259.6	259.6	259.6
Share capital at period-end	MEUR	259.6	259.6	259.6
Number of shares at period-start		184,231,295	171,994,204	171,994,204
Number of shares at period-end		184,231,295	183,894,204	184,231,295

Share price and trading

		Q1/2025	Q1/2024	%	Q1–Q4/2024
Low	EUR	3.10	3.74	-17.1%	3.13
High	EUR	3.54	5.22	-32.2%	5.22
Average	EUR	3.32	4.44	-25.2%	4.03
Latest	EUR	3.28	3.83	-14.4%	3.22
Market capitalisation at period-end	MEUR	604.3	703.6	-14.1%	592.9
Number of shares traded	million	15.9	24.0	-33.8%	75.5
Value of shares traded	MEUR	52.1	103.3	-49.6%	299.4

Shareholders 31 March 2025

% of shares and voting rights



Dividend and equity repayment

The General Meeting decided that based on the balance sheet to be adopted for the financial period ended on 31 December 2024, no dividend is distributed by a resolution of the General Meeting.

Nonetheless, the Board of Directors is authorized to decide, in its discretion and based on an assessment of the Company's financial position, on the distribution of assets from the invested unrestricted equity fund in the manner set forth below.

Based on this authorization, the maximum total amount of equity repayment distributed from the invested unrestricted equity fund shall not exceed EUR 0.30 per share. Based on the current total number of issued shares in the Company, the authorization would equal to a maximum of EUR 55,269,388.50 in equity repayment.

The authorization is valid until the opening of the next Annual General Meeting.

As announced by the Company on 15 November 2024, the Board of Directors does not currently intend to use the authorization until year end 2025. If the Board of Directors, however, would decide to use the authorization, the Board will make separate resolutions on any distribution of equity repayment including on the preliminary record and payment dates for any such equity repayment. The Company shall make separate announcements of any such Board resolution.

Board authorisations

In addition to the above explained asset distribution authorisation of the Board of Directors, the Board of Directors of the company had two valid authorisations at the period-end granted by the AGM held on 3 April 2025:

- The Board of Directors may decide on an issuance of a maximum of 16 million shares or special rights entitling to shares referred to in Chapter 10 Section 1 of the Finnish Companies Act, which corresponded to approximately 8.68% of all the shares in the company at the period-end. The authorisation is valid until the close of the next AGM, however, no longer than until 30 June 2026.
- The Board of Directors may decide on the repurchase and/or on the acceptance as pledge of the company's own shares in one or several tranches. The amount of own shares to be repurchased and/or accepted as pledge shall not exceed 30 million shares, which corresponded to approximately 16.28% of all the shares in the company at the period-end. The authorisation is valid until the close of the next AGM, however, no longer than until 30 June 2026.

During January–March 2025, the Board of Directors did not use the authorizations granted by the AGM.

Own shares

During the reporting period, the company did not hold company's own shares. At the end of the period, the company or its subsidiaries held no shares in the company.

Flagging notices

Citycon received one flagging notification on 28 January 2025 according to which Phoenix Financial Ltd.'s holding of shares in Citycon has increased over five (5) percent on 24 January 2025.

Incentive plans

Long-term Share-based Incentive Plans

Citycon has currently the following long-term share-based incentive plans for the Group key employees:

- Option Plan 2025A-C (CEO)
- Option Plan 2024 A-C (CEO)
- Restricted Share Unit Plan 2025–2028 (CEO)
- Option Plan 2024 (Corporate Management Committee)
- Performance Share Plan 2023–2025 (Corporate Management Committee excl. the CEO) and
- Restricted Share Plan 2023–2025 (Key employees, excl. Corporate Management Committee)

Post quarter-end, the company made the final reward payments under the following plans: 1) CEO Restricted Share Plan 2024–2027 2) Performance Share Plan 2020–2022 3) Matching Share Plan 2022–2024 and 4) Restricted Share Plan 2020–2022. Following the reward payments all allocated shares were delivered from those plans. Additionally, CFO Performance Share Plan 2024–2026 expired in January 2025 in line with the CFO termination agreement.

Post quarter end, the Board of Directors established an Option Plan 2025A-C and Restricted Share Unit Plan 2025–2028 directed to the new Chief Executive Officer of the company.

Further information on Citycon's share-based incentive plans is available on the company's at citycon.com/remuneration.

12. Events after the reporting period

In April 2025 Citycon placed a 6.25-year EUR 450 million green bond with an orderbook more than six times oversubscribed with funds being used to repay debt.

In April Citycon executed an additional EUR 100 million tender of its bond maturing in September 2026 (remaining amount after the bond tender is approximately EUR 150 million).

In April Citycon prepaid the remaining EUR 100 million of its outstanding Term Loan maturing in April 2027.

On 13 May 2025 Citycon published a stock exchange release where it announced that it considers repurchasing its own shares.

On 14 May 2025 Citycon is going to prepay its EUR 186 million secured loan maturing in May 2029.

For more investor information, please visit the company's website at www.citycon.com.

Helsinki, 13 May 2025
Citycon Oyj
Board of Directors

For further information, please contact:
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Citycon is a leading owner, manager and developer of mixed-use real estate featuring modern, necessity-based retail with residential, office and municipal service spaces that enhance the communities in which they operate. Citycon is committed to sustainable property management in the Nordic region with assets that total approximately EUR 3.8 billion. Our centres are located in urban hubs in the heart of vibrant communities with direct connections to public transport and anchored by grocery, healthcare and other services that cater to the everyday needs of customers.

Citycon's shares are listed on Nasdaq Helsinki Ltd.

www.citycon.com

EPRA performance measures

Citycon applies to the best practices policy recommendations of EPRA (European Public Real Estate Association) for financial reporting. More information about EPRA's performance measures is available in Citycon's Financial Statements 2024 in section "EPRA performance measures".

On the 1st of October 2024, EPRA published updated EPRA Best Practices Recommendations (BPR) that Citycon will follow in its reporting starting from the 1st of January 2025. The new recommendations affect the following previously presented performance measures: EPRA Earnings, EPRA EPS (basic), Adjusted EPRA Earnings and Adjusted EPRA EPS (basic).

Hybrid bond interests are included in EPRA Earnings and EPRA Earnings per share (basic), and reorganisation and one-time costs are excluded. Adjusted EPRA Earnings and Adjusted EPRA Earnings per share (basic) are no longer presented. New performance measures are EPRA Earnings excl. hybrid bond interests and EPRA Earnings per share excl. hybrid bond interests (basic). Hybrid bond amortized fees are no longer included in EPRA performance measures.

The information for the comparison periods has been restated to correspond to the new reporting recommendations.
These tables include actual FX rates.

EPRA performance measures

		Q1/2025	Q1/2024	%	Q1–Q4/2024
EPRA Earnings[1]	MEUR	19.4	22.4	-13.4%	91.9
EPRA Earnings excl. hybrid bond interests[2]	MEUR	28.0	28.8	-2.6%	122.6
EPRA Earnings per share (basic)[1]	EUR	0.105	0.127	-16.8%	0.504
EPRA Earnings per share excl. hybrid bond interests (basic)[2]	EUR	0.152	0.163	-6.5%	0.673
EPRA NRV per share	EUR	8.13	8.96	-9.2%	7.87

[1] From the beginning of 2025 the key figure includes hybrid bond interests and excludes reorganisation and one-time costs. The information for the comparison periods has been restated to correspond to the new reporting recommendations.
[2] A new key figure introduced at the beginning of 2025. The key figure excludes hybrid bond interests, and reorganisation and one-time costs.

The following tables present how EPRA performance measures are calculated.

1) EPRA earnings

MEUR	Q1/2025	Q1/2024	%	Q1–Q4/2024
Earnings in IFRS Consolidated Statement of Comprehensive Income	**4.2**	**64.9**	**-93.5%**	**-37.9**
+/- Net fair value losses/gains on investment property	-0.7	-46.2	98.4%	74.6
-/+ Net gains/losses on sale of investment property	-0.7	-0.2	-	79.3
+ Indirect other operating expenses	0.0	0.0	-	-0.1
+/- Early close-out costs/gains of debt and financial instruments	-1.5	-0.7	-	-0.8
-/+ Fair value gains/losses of financial instruments	21.3	4.4	-	8.9
+/- Indirect losses/gains of joint ventures and associated companies	-	0.0	-	0.0
-/+ Change in deferred taxes arising from the items above	4.3	2.2	92.7%	-11.1
-/+ Hybrid bond interests	-8.6	-6.4	-35.2%	-30.7
+ Reorganisation and one-time costs	1.2	4.3	-71.8%	9.6
EPRA Earnings	**19.4**	**22.4**	**-13.4%**	**91.9**
-/+ Hybrid bond interests	8.6	6.4	35.2%	30.7
EPRA Earnings excl. hybrid bond interests	**28.0**	**28.8**	**-2.6%**	**122.6**
Weighted average number of ordinary shares, million	184.2	177.0	4.1%	182.3
EPRA Earnings per share (basic), EUR	**0.105**	**0.127**	**-16.8%**	**0.504**
EPRA Earnings per share excl. hybrid bond interests (basic), EUR	**0.152**	**0.163**	**-6.5%**	**0.673**

The table below presents an alternative calculation of EPRA Earnings from the statement of comprehensive income from top to bottom.

MEUR	Q1/2025	Q1/2024	%	Q1–Q4/2024
Net rental income	50.1	51.0	-1.8%	214.7
Direct administrative expenses	-7.3	-11.3	35.4%	-33.2
Direct other operating income and expenses	-0.1	-0.1	-3.8%	2.2
Direct operating profit	**42.7**	**39.7**	**7.7%**	**183.6**
Direct net financial income and expenses	-15.8	-14.3	-10.9%	-68.0
Direct share of profit/loss of joint ventures and associated companies	0.0	-0.7	-	-0.7
Direct current taxes	-0.4	-0.5	13.9%	-2.1
Direct deferred taxes	0.3	0.3	-4.4%	0.1
Hybrid bond interests	-8.6	-6.4	-35.2%	-30.7
+ Reorganisation and one-time costs	1.2	4.3	-71.8%	9.6
EPRA Earnings	**19.4**	**22.4**	**-13.4%**	**91.9**
+ Hybrid bond interests	8.6	6.4	35.2%	30.7
EPRA Earnings excl. hybrid bond interests	**28.0**	**28.8**	**-2.6%**	**122.6**
EPRA Earnings per share (basic), EUR	**0.105**	**0.127**	**-16.8%**	**0.504**
EPRA Earnings per share excl. hybrid bond interests (basic), EUR	**0.152**	**0.163**	**-6.5%**	**0.673**

2) EPRA NRV, NTA and NDV per share

The Best Practice Recommendations ('BPR') by The European Public Real Estate Association ('EPRA') include three measures of net asset value: EPRA Net Reinstatement Value (NRV), Net Tangible Assets (NTA), and Net Disposal Value (NDV).

Citycon considers EPRA NRV to be the most relevant measure for its business.

The EPRA NRV scenario, aims to represent the value required to rebuild the entity and assumes that no selling of assets takes place.

The EPRA NTA is focused on reflecting a company's tangible assets and assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax liability.

EPRA NDV aims to represent the shareholders' value under an orderly sale of business, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax.

The tables below present calculation of the new EPRA net asset value measures NRV, NTA and NDV.

	31 March 2025			31 March 2024			31 December 2024		
	EPRA NRV	**EPRA NTA**	**EPRA NDV**	**EPRA NRV**	**EPRA NTA**	**EPRA NDV**	**EPRA NRV**	**EPRA NTA**	**EPRA NDV**
Equity attributable to parent company shareholders	1,306.9	1,306.9	1,306.9	1,428.1	1,428.1	1,428.1	1,265.7	1,265.7	1,265.7
Deferred taxes from the difference of fair value and fiscal value of investment properties[3]	213.2	106.6	-	243.8	121.9	-	203.8	101.9	-
Fair value of financial instruments	0.4	0.4	-	0.4	0.4	-	1.3	1.3	-
Goodwill as a result of deferred taxes	-46.2	-	-	-59.1	-	-	-44.7	-	-
Goodwill as per the consolidated balance sheet	-	-91.2	-91.2	-	-109.0	-109.0	-	-89.9	-89.9
Intangible assets as per the consolidated balance sheet	-	-9.3	-	-	-9.5	-	-	-9.7	-
The difference between the secondary market price and carrying value of bonds[1]	-	-	11.9	-	-	94.9	-	-	22.2
Real estate transfer taxes[2]	23.7	-	-	33.9	-	-	23.5	-	-
Total	**1,498.1**	**1,313.5**	**1,227.7**	**1,647.1**	**1,431.8**	**1,414.0**	**1,449.6**	**1,269.3**	**1,198.0**
Number of ordinary shares at balance sheet date, million	184.2	184.2	184.2	183.9	183.9	183.9	184.2	184.2	184.2
Net Asset Value per share	**8.13**	**7.13**	**6.66**	**8.96**	**7.79**	**7.69**	**7.87**	**6.89**	**6.50**

[1] When calculating the EPRA NDV in accordance with EPRA's recommendations, the shareholders' equity is adjusted using EPRA's guidelines so that bonds are valued based on secondary market prices. The difference between the secondary market price and the carrying value of the bonds was EUR 11.9 million (secondary market price lower) as of 31 March 2025. In the comparison period 31 March 2024, the difference was EUR 94.9 million (secondary market price lower).
[2] The real estate transfer tax adjustment in EPRA NRV calculation is based on the transfer tax cost for the buyer for share deal in Finland. Share deals are not subject to transfer tax in other group operating countries.
[3] In the EPRA NTA formula, 50% of the deferred tax liability related to investment property fair value is added back, according to EPRA guidelines.

Condensed consolidated interim financial statements 1 January–31 March 2025

Condensed consolidated statement of comprehensive income, IFRS

MEUR	Note	Q1/2025	Q1/2024	%	Q1–Q4/2024
Gross rental income	3	54.9	57.6	-4.6%	235.4
Service charge income	3,4	21.7	21.5	0.7%	85.9
Property operating expenses		-25.8	-28.0	7.7%	-104.5
Other expenses from leasing operations		-0.7	-0.1	-	-2.1
Net rental income	**3**	**50.1**	**51.0**	**-1.8%**	**214.7**
Administrative expenses		-7.3	-11.3	35.4%	-33.2
Other operating income and expenses		0.0	-0.1	20.4%	2.3
Net fair value gains/losses on investment property	3	0.7	46.2	-98.4%	-74.6
Net gains/losses on sale of investment properties and subsidiaries		0.7	0.2	-	-79.3
Operating profit/loss	**3**	**44.2**	**86.1**	**-48.6%**	**29.8**
Net financial income and expenses		-35.6	-18.0	-98.0%	-76.1
Share of profit/loss of joint ventures and associated companies		0.0	-0.8	-	-0.7
Result before taxes		**8.6**	**67.3**	**-87.2%**	**-47.0**
Current taxes		-0.4	-0.5	13.9%	-2.1
Deferred taxes		-4.0	-1.9	-	11.2
Result for the period		**4.2**	**64.9**	**-93.5%**	**-37.9**
Result attributable to					
Parent company shareholders		4.2	64.9	-93.5%	-37.9
Non-controlling interest		0.0	0.0	-	0.0
Earnings per share attributable to parent company shareholders					
Earnings per share (basic), EUR[1]	5	-0.03	0.33	-	-0.40
Earnings per share (diluted), EUR[1]	5	-0.03	0.33	-	-0.40
Other comprehensive income					
Items that may be reclassified subsequently to profit or loss					
Net gains/losses on cash flow hedges		0.8	1.1	-22.3%	0.2
Exchange gains/losses on translating foreign operations		38.2	-37.0	-	-31.1
Net other comprehensive income to be reclassified to profit or loss in subsequent periods		**39.0**	**-35.9**	**-**	**-30.9**
Other comprehensive income for the period, after taxes		**39.0**	**-35.9**	**-**	**-30.9**
Total comprehensive profit/loss for the period		**43.2**	**29.0**	**49.2%**	**-68.8**
Total comprehensive profit/loss attributable to					
Parent company shareholders		43.2	29.0	49.2%	-68.8
Non-controlling interest		0.0	0.0	-	0.0

[1] The key figure includes hybrid bond interests, amortized fees and gains/losses and expenses on hybrid bond repayments.

Condensed consolidated statement of financial position, IFRS

MEUR	Note	31 March 2025	31 March 2024	31 December 2024
Assets				
Non-current assets				
Investment properties	6	3,715.7	4,082.4	3,627.8
Goodwill		91.2	109.0	89.9
Investments in joint ventures and associated companies		3.5	3.4	3.4
Intangible and tangible assets, and other non-current assets[1]		43.9	11.9	43.1
Derivative financial instruments	10, 11	30.5	38.9	30.0
Deferred tax assets		16.7	16.7	16.4
Total non-current assets[1]		**3,901.5**	**4,262.3**	**3,810.7**
Assets held for sale	**8**	**81.9**	**44.8**	**81.1**
Current assets				
Derivative financial instruments	10, 11	1.1	2.9	6.5
Trade receivables and other current assets[1]		48.5	83.4	46.3
Cash and cash equivalents	9	134.3	125.7	358.5
Total current assets[1]		**183.9**	**212.0**	**411.3**
Total assets	**3**	**4,167.2**	**4,519.0**	**4,303.1**
Shareholders' equity and liabilities				
Equity attributable to parent company shareholders				
Share capital		259.6	259.6	259.6
Share premium fund		131.1	131.1	131.1
Fair value reserve		-0.4	-0.4	-1.3
Invested unrestricted equity fund	12	589.4	630.3	589.4
Retained earnings	12	327.3	407.5	286.9
Total equity attributable to parent company shareholders		**1,306.9**	**1,428.1**	**1,265.7**
Hybrid bond		593.8	607.9	592.8
Non-controlling interest		0.0	0.0	0.0
Total shareholders' equity		**1,900.7**	**2,036.0**	**1,858.5**
Long-term liabilities				
Loans		1,879.2	1,990.8	2,110.7
Derivative financial instruments and other non-interest bearing liabilities	10, 11	32.0	10.6	12.8
Deferred tax liabilities		217.3	246.4	208.4
Total long-term liabilities		**2,128.4**	**2,247.7**	**2,331.9**
Short-term liabilities				
Loans		56.8	148.0	20.8
Derivative financial instruments	10, 11	18.4	0.9	3.9
Trade and other payables		62.9	86.4	87.9
Total short-term liabilities		**138.1**	**235.3**	**112.6**
Total liabilities	**3**	**2,266.5**	**2,483.1**	**2,444.6**
Total liabilities and shareholders' equity		**4,167.2**	**4,519.0**	**4,303.1**

[1] Consolidated statement of financial position for 31 March 2024 has been revised by reclassifying a deferred payment of EUR 16.6 million related to asset divested in December 2022 from long-term receivables to short-term receivables due to payment being due for payment at the end of December 2024.

Condensed consolidated cash flow statement, IFRS

MEUR	Note	Q1/2025	Q1/2024	Q1–Q4/2024
Cash flow from operating activities				
Result before taxes		**8.6**	**67.3**	**-47.0**
Adjustments to profit before taxes		34.7	-28.5	233.1
Cash flow before change in working capital		**43.3**	**38.8**	**186.1**
Change in working capital		-8.2	-2.8	2.9
Cash generated from operations		**35.1**	**36.0**	**189.0**
Paid interest and other financial charges		-40.4	-17.8	-63.0
Interest income and other financial income received		2.9	1.2	5.8
Current taxes paid		-1.1	-1.0	-2.2
Net cash from operating activities		**-3.5**	**18.4**	**129.6**
Cash flow from investing activities				
Acquisition of investment properties and subsidiaries, less cash acquired	6,7,8	-	-3.5	-62.7
Capital expenditure on investment properties, investments in joint ventures, intangible assets and tangible assets	6,7,8	-5.4	-13.6	-49.1
Sale of investment properties and subsidiaries	6,7,8	-0.7	-0.1	299.9
Net cash from/used in investing activities		**-6.0**	**-17.2**	**188.1**
Cash flow from financing activities				
Proceeds from short-term loans		48.9	100.4	263.3
Repayments of short-term loans		-13.6	-313.8	-800.5
Proceeds from long-term loans		-	298.4	641.6
Repayments of long-term loans		-248.2	-	-29.9
Payments of lease liabilities and other financing items		-1.8	-2.0	-7.2
Hybrid bond interests and expenses		-1.2	-13.1	-48.7
Proceeds and costs from share issue		-	48.2	46.6
Dividends and return from the invested unrestricted equity fund	12	-	-13.8	-55.2
Realized exchange rate gains/losses		-3.1	-3.1	7.7
Net cash from/used in financing activities		**-218.9**	**101.2**	**17.7**
Net change in cash and cash equivalents		**-228.4**	**102.5**	**335.4**
Cash and cash equivalents at period-start	9	358.5	25.2	25.2
Effects of exchange rate changes		4.2	-2.0	-2.2
Cash and cash equivalents at period-end	**9**	**134.3**	**125.7**	**358.5**

Condensed consolidated statement of changes in shareholders' equity, IFRS

MEUR	Share capital	Share premium fund	Fair value reserve	Invested unrestricted equity fund	Translation reserve	Retained earnings	Equity attributable to parent company shareholders	Hybrid bond	Non-controlling interest	Share-holders' equity, total
Balance at 1 January 2024	**259.6**	**131.1**	**-1.4**	**596.8**	**-240.0**	**634.1**	**1,380.1**	**607.3**	**0.0**	**1,987.5**
Total comprehensive profit/loss for the period			1.1		-37.0	64.9	29.0			29.0
Share issue and costs				47.3			47.3			47.3
Hybrid bond interests and expenses						-13.6	-13.6	0.5		-13.1
Dividends paid and equity return (Note 12)				-13.8			-13.8			-13.8
Share-based payments						-0.9	-0.9			-0.9
Other changes						0.0	0.0			0.0
Balance at 31 March 2024	**259.6**	**131.1**	**-0.4**	**630.3**	**-277.0**	**684.5**	**1,428.1**	**607.9**	**0.0**	**2,036.0**
Balance at 1 January 2025	**259.6**	**131.1**	**-1.3**	**589.4**	**-271.1**	**558.0**	**1,265.7**	**592.8**	**0.0**	**1,858.5**
Total comprehensive profit/loss for the period			0.8		38.2	4.2	43.2			43.2
Hybrid bond interests and expenses						-2.0	-2.0	1.0		-1.0
Share-based payments						0.0	0.0			0.0
Other changes						0.0	0.0			0.0
Balance at 31 March 2025	**259.6**	**131.1**	**-0.4**	**589.4**	**-232.9**	**560.2**	**1,306.9**	**593.8**	**0.0**	**1,900.7**

Notes to the condensed consolidated interim financial statements

1. Basic company data

Citycon is a leading owner, manager and developer of mixed-use centres for urban living including retail, office space and housing. Citycon operates in the business units Finland & Estonia, Norway and Sweden & Denmark. Citycon is a Finnish public limited liability company established under the Finnish law and domiciled in Helsinki. The Board of Directors has approved the interim financial statements on the 13th of May 2025.

2. Basis of preparation and accounting policies

Citycon prepares its consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS). Additional information on the accounting policies are available in Citycon's annual financial statements 2024. Citycon's interim report for the reporting period has been prepared in accordance with the same accounting policies as in annual financial statements 2024 and in accordance with IAS 34 Interim Financial Reporting standard. The figures are unaudited.

Citycon also presents alternative performance measures according to the European Securities and Markets Authority (ESMA) guidelines. These alternative performance measures, such as EPRA performance measures and loan to value, are used to present the underlying business performance and to enhance comparability between financial periods. Alternative performance measures presented in this report should not be considered as a substitute for measures of performance in accordance with the IFRS.

On the 1st of October 2024, EPRA published updated EPRA Best Practices Recommendations (BPR) that Citycon will follow in its reporting starting from the 1st of January 2025. For more information on the updated reporting recommendations, see section "EPRA performance measures".

The consolidated interim financial statements are presented in millions of euros and rounded to hundreds of thousands and consequently the sums calculated from the individual figures may differ from the totals presented.

3. Segment information

Citycon changed its operating segments and segment reporting starting from 1.1.2025. The new segments are Finland & Estonia, Norway and Sweden & Denmark. Previously the segments were Finland, Norway, Sweden and Denmark & Estonia. The comparison period figures have been updated to correspond with the new segments.

Segment assets and liabilities consist of operating items which the segment uses in its operations or which can be allocated to the segment on a reasonable basis. Other items include tax and financial items, as well as corporate items. No internal sales take place between segments.

MEUR	Q1/2025	Q1/2024	%	Q1–Q4/2024
Gross rental income				
Finland & Estonia	24.9	27.6	-9.9%	109.8
Norway	14.7	17.4	-15.7%	65.4
Sweden & Denmark	15.3	12.5	22.5%	60.2
Total Segments	**54.9**	**57.6**	**-4.6%**	**235.4**
Service charge income				
Finland & Estonia	10.3	10.0	3.8%	39.2
Norway	5.9	7.4	-20.0%	26.0
Sweden & Denmark	5.5	4.2	29.5%	20.7
Total Segments	**21.7**	**21.5**	**0.7%**	**85.9**
Net rental income				
Finland & Estonia	24.9	25.7	-3.0%	105.3
Norway	13.8	16.3	-15.7%	60.5
Sweden & Denmark	11.4	9.0	26.3%	49.0
Other	0.0	0.0	78.3%	0.0
Total Segments	**50.1**	**51.0**	**-1.8%**	**214.7**
Direct operating profit				
Finland & Estonia	24.2	24.7	-2.1%	104.7
Norway	12.9	14.7	-11.9%	56.1
Sweden & Denmark	10.4	8.3	25.6%	45.7
Other	-4.8	-8.0	40.2%	-22.8
Total Segments	**42.7**	**39.7**	**7.7%**	**183.6**
Net fair value gains/losses on investment property				
Finland & Estonia	1.8	4.0	-54.8%	-67.9
Norway	1.5	-0.1	-	-27.5
Sweden & Denmark	-2.6	42.3	-	20.8
Total Segments	**0.7**	**46.2**	**-98.4%**	**-74.6**
Operating profit/loss				
Finland & Estonia	26.0	28.9	-10.0%	17.3
Norway	15.1	14.5	4.3%	-21.6
Sweden & Denmark	7.8	50.6	-84.6%	57.1
Other	-4.8	-8.0	40.2%	-23.1
Total Segments	**44.2**	**86.1**	**-48.6%**	**29.8**

MEUR	31 March 2025	31 March 2024	%	31 December 2024
Assets				
Finland & Estonia	1,864.4	2,054.6	-9.3%	1,856.1
Norway	971.8	1,139.8	-14.7%	934.6
Sweden & Denmark	1,091.4	1,061.4	2.8%	1,036.4
Other	239.6	263.2	-8.9%	476.0
Total Segments	**4,167.2**	**4,519.0**	**-7.8%**	**4,303.1**
Liabilities				
Finland & Estonia	15.9	19.9	-20.0%	15.8
Norway	10.9	13.3	-17.8%	10.9
Sweden & Denmark	22.5	27.2	-17.3%	19.6
Other	2,217.2	2,422.7	-8.5%	2,398.3
Total Segments	**2,266.5**	**2,483.1**	**-8.7%**	**2,444.6**

The change in segment assets was mainly due to the disposals of investment properties and the fair value changes in investment properties as well as investments.

4. Revenue from contracts with customers

MEUR	Q1/2025	Q1/2024	%	Q1–Q4/2024
Service charges[1]	18.2	17.3	5.6%	67.7
Utility charges[1]	2.0	2.5	-20.3%	10.8
Other service income[1]	1.5	1.8	-16.9%	7.5
Management fees[2]	0.1	0.1	0.0%	0.2
Revenue from contracts with customers	**21.8**	**21.6**	**0.7%**	**86.1**

[1] Is included in the line item 'Service charge income' in the Consolidated statement of comprehensive income.
[2] Is included in the line item 'Other operating income and expenses' in the Consolidated statement of comprehensive income.

5. Earnings per share

Earnings per share, basic		Q1/2025	Q1/2024	%	Q1–Q4/2024
Result for the period attributable to parent company shareholders	MEUR	4.2	64.9	-93.5%	-37.9
Hybrid bond interests and expenses	MEUR	-9.4	-6.7	-41.4%	-33.1
Gains/losses and expenses on hybrid bond repayments	MEUR	-	-	-	-2.2
Weighted average number of ordinary shares	million	184.2	177.0	4.1%	182.3
Earnings per share (basic)[1]	**EUR**	**-0.03**	**0.33**	**-**	**-0.40**

Earnings per share, diluted		Q1/2025	Q1/2024	%	Q1–Q4/2024
Result for the period attributable to parent company shareholders	MEUR	4.2	64.9	-93.5%	-37.9
Hybrid bond interests and expenses	MEUR	-9.4	-6.7	-41.4%	-33.1
Gains/losses and expenses on hybrid bond repayments	MEUR	-	-	-	-2.2
Weighted average number of ordinary shares	million	184.2	177.0	4.1%	182.3
Adjustment for share-based incentive plans	million	0.3	1.6	-81.2%	1.7
Weighted average number of ordinary shares, diluted	million	184.5	178.6	3.3%	184.0
Earnings per share (diluted)[1]	**EUR**	**-0.03**	**0.33**	**-**	**-0.40**

[1] The key figure includes hybrid bond interests (both paid and accrued not yet recognized), amortized fees and gains/losses and expenses on hybrid bond repayments.

6. Investment properties

Citycon divides its investment properties into two categories: Investment Properties Under Construction (IPUC) and Operative Investment Properties. On reporting date, there were no properties in the first mentioned category. On comparable period 31 March 2024, this category included Barkarby residentials in Sweden.

IPUC-category includes the fair value of the whole property even though only part of the property may be under construction.

31 March 2025

MEUR	Investment properties under construction (IPUC)	Operative investment properties	Investment properties, total
Balance at 1 January 2025	**-**	**3,627.8**	**3,627.8**
Investments	-	4.4	4.4
Capitalized interest	-	0.1	0.1
Fair value gains on investment property	-	11.0	11.0
Fair value losses on investment property	-	-8.3	-8.3
Valuation gains and losses from Right-of-Use-Assets	-	-1.9	-1.9
Exchange differences	-	77.9	77.9
Transfer into assets held for sale	-	-0.3	-0.3
Changes in right-of-use assets classified as investment properties (IFRS 16)	-	5.0	5.0
Balance at 31 March 2025	**-**	**3,715.7**	**3,715.7**

31 March 2024

MEUR	Investment properties under construction (IPUC)	Operative investment properties	Investment properties, total
Balance at 1 January 2024	**6.7**	**3,851.5**	**3,858.2**
Acquisitions	-	280.2	280.2
Investments	0.1	7.5	7.6
Capitalized interest	-	0.1	0.1
Fair value gains on investment property	-	67.3	67.3
Fair value losses on investment property	-	-19.4	-19.4
Valuation gains and losses from Right-of-Use-Assets	-	-1.7	-1.7
Exchange differences	-0.3	-65.0	-65.3
Transfer into assets held for sale	-	-44.8	-44.8
Changes in right-of-use assets classified as investment properties (IFRS 16)	-	0.2	0.2
Balance at 31 March 2024	**6.5**	**4,075.9**	**4,082.4**

31 December 2024

MEUR	Investment properties under construction (IPUC)	Operative investment properties	Investment properties, total
Balance at 1 January 2024	**6.7**	**3,851.5**	**3,858.2**
Acquisitions	-	281.8	281.8
Investments	0.4	38.8	39.2
Capitalized interest	-	0.4	0.4
Fair value gains on investment property	-	51.0	51.0
Fair value losses on investment property	-	-118.3	-118.3
Valuation gains and losses from Right-of-Use-Assets	-	-7.4	-7.4
Exchange differences	-0.2	-70.0	-70.2
Transfer into assets held for sale	-6.9	-404.2	-411.1
Changes in right-of-use assets classified as investment properties (IFRS 16)	-	4.2	4.2
Balance at 31 December 2024	**-**	**3,627.8**	**3,627.8**

The fair value of Citycon's investment properties for the Q1/2025 reporting has been measured internally. The fair value of Citycon's investment properties has been measured by CBRE (Norway, Denmark, Estonia) and JLL (Finland, Sweden) for the Financial statement 2024.

The fair value is calculated by a net rental income based cash flow analysis. Market rents, the yield requirement, the occupancy rate and operating expenses form the key variables used in the cash flow analysis. The segments' yield requirements and market rents used in the cash flow analysis were as follows:

	Weighted average yield requirement, %			Weighted average market rents, EUR/sq.m./mo		
	31 March 2025	31 March 2024	31 December 2024	31 March 2025	31 March 2024	31 December 2024
Finland & Estonia	6.1%	5.9%	6.1%	29.3	28.0	29.3
Norway	6.7%	6.2%	6.7%	21.8	21.0	21.1
Sweden & Denmark	6.0%	5.9%	6.0%	25.9	24.4	24.7
Investment properties, average	**6.2%**	**5.9%**	**6.2%**	**26.0**	**24.8**	**25.4**

7. Capital expenditure

MEUR	Q1/2025	Q1/2024	Q1–Q4/2024
Acquisitions of properties[1]	-	280.2	341.0
Property development	4.5	7.6	40.2
Other investments	0.1	0.2	1.0
Total capital expenditure incl. acquisitions	**4.6**	**288.0**	**382.3**
Capital expenditure by segment			
Finland & Estonia	2.4	4.1	23.0
Norway	1.4	2.0	5.6
Sweden & Denmark	0.7	281.7	352.7
Group administration	0.1	0.2	1.0
Total capital expenditure incl. acquisitions	**4.6**	**288.0**	**382.3**
Divestments[2, 3]	**-**	**-**	**389.9**

[1] Acquisition of properties in 2024 comprise of acquisition of the remaining 50% interest of Kista Galleria and residential property in Sweden. Acquisition of properties takes into account deduction in the purchase price calculations and FX rate changes.
[2] Divestments in 2024 comprise of sale of three non-core centres in Norway and one centre in Estonia as well sale of residential property in Sweden.
[3] Excluding transfers into 'Assets held for sale' -category.

8. Assets held for sale

Assets held for sale consisted of one investment property in Norway segment and one investment property in Finland & Estonia segment on 31 of March 2025 and on 31 December 2024. On the comparison date 31 March 2024 Investment properties held for sale comprised of two properties in Norway segment.

Transfer from investment properties includes also fair value changes of investment properties in assets held for sale.

MEUR	31 March 2025	31 March 2024	31 December 2024
At period-start	**81.1**	**0.0**	**0.0**
Exchange differences	0.5	-	-
Acquisitions	-	-	59.3
Investments	-	-	0.6
Disposals	-	-	-389.9
Transfers from investment properties	0.3	44.8	411.1
At period-end	**81.9**	**44.8**	**81.1**

9. Cash and cash equivalents

MEUR	31 March 2025	31 March 2024	31 December 2024
Cash in hand and at bank	128.2	120.0	352.2
Restricted cash	6.1	5.7	6.2
Total cash	**134.3**	**125.7**	**358.5**

Cash and cash equivalents in the cash flow statement comprise of Total cash presented above. Restricted cash mainly relates to gift cards, tax and rental deposits.

10. Fair values of financial assets and liabilities

Classification of financial instruments and their carrying amounts and fair values

	31 March 2025		31 March 2024		31 December 2024	
MEUR	**Carrying amount**	**Fair value**	**Carrying amount**	**Fair value**	**Carrying amount**	**Fair value**
Financial assets						
I Financial assets at fair value through profit and loss						
Derivative financial instruments	31.7	31.7	41.8	41.8	36.5	36.5
II Derivative contracts under hedge accounting						
Derivative financial instruments	-	-	-	-	-	-
Financial liabilities						
I Financial liabilities amortised at cost						
Loans from financial institutions	374.7	379.6	538.4	544.8	509.5	516.1
Commercial paper	48.9	50.0	44.3	44.7	9.9	10.0
Bonds	1,473.9	1,462.0	1,519.5	1,424.6	1,576.8	1,554.6
Lease liabilities (IFRS 16)	38.4	38.4	36.6	36.6	35.3	35.3
II Financial liabilities at fair value through profit and loss						
Derivative financial instruments	49.8	49.8	10.9	10.9	15.3	15.3
III Derivative contracts under hedge accounting						
Derivative financial instruments	0.4	0.4	0.4	0.4	1.3	1.3

11. Derivative financial instruments

MEUR	31 March 2025 Nominal amount	31 March 2025 Fair value	31 March 2024 Nominal amount	31 March 2024 Fair value	31 December 2024 Nominal amount	31 December 2024 Fair value
Interest rate swaps						
Maturity:						
less than 1 year	-	-	-	-	-	-
1–5 years	50.0	-0.4	125.0	-0.4	125.0	-1.3
over 5 years	-	-	-	-	-	-
Subtotal	**50.0**	**-0.4**	**125.0**	**-0.4**	**125.0**	**-1.3**
Cross-currency swaps						
Maturity:						
less than 1 year	-	-	-	-	-	-
1–5 years	388.8	-5.1	278.3	23.1	388.8	14.9
over 5 years	-	-	-	-	-	-
Subtotal	**388.8**	**-5.1**	**278.3**	**23.1**	**388.8**	**14.9**
Foreign exchange forward agreements						
Maturity:						
less than 1 year	602.7	-17.3	98.0	2.0	924.5	2.5
Interest rate options						
less than 1 year	-	-	-	-	-	-
1–5 years	310.6	3.3	283.8	5.8	302.1	3.2
over 5 years	-	-	-	-	-	-
Subtotal	**310.6**	**3.3**	**283.8**	**5.8**	**302.1**	**3.2**
Total	**1,352.2**	**-19.5**	**785.1**	**30.5**	**1,740.4**	**19.4**

Derivative financial instruments are used in hedging the interest rate and foreign currency risk.

Hedge accounting is applied for interest swaps which have a nominal amount of EUR 50.0 million (Q1/2024: EUR 125.0 million). The change in fair values of these derivatives is recognised under other comprehensive income.

Citycon also has cross-currency swaps and currency forwards to convert EUR debt into SEK and NOK debt and interest rate caps hedging the floating interest of the syndicated term loan and the Kista loan. In Q2/2024 the company started hedging its currency denominated equity with currency forwards. Changes in fair values of these aforementioned derivatives are reported in the profit and loss statement as hedge accounting is not applied.

12. Dividend and equity repayment

Citycon's AGM 2025 decided that no dividend is distributed by a resolution of the Annual General Meeting and authorized the Board of Directors to decide in its discretion on the distribution of assets from the invested unrestricted equity fund. Based on this authorization, the maximum total amount of equity repayment distributed from the invested unrestricted equity fund shall not exceed EUR 0.30 per share. Based on the current total number of issued shares in the Company, the authorization would equal to a maximum of EUR 55,269,388.50 in equity repayment. The authorization is valid until the opening of the next Annual General Meeting.

As announced by the Company on 15 November 2024, the Board of Directors does not currently intend to use the authorization until year end 2025. If the Board of Directors, however, would decide to use the authorization, the Board will make separate resolutions on any distribution of equity repayment including on the preliminary record and payment dates for any such equity repayment. The Company shall make separate announcements of any such Board resolution.

Total amount of equity repayment EUR 55.2 million were distributed during the financial year 2024, of which EUR 13.8 million equity repayment were distributed during the first quarter of 2024.

13. Contingent liabilities

MEUR	31 March 2025	31 March 2024	31 December 2024
Mortgages on land and buildings and pledged shares	892.0	1,019.0	1,021.2
Bank guarantees and parent company guarantees	208.1	223.6	224.7
Capital commitments	17.5	81.2	20.1

The mortgages relate to three separate credit facilities; SEK 1,020 million (EUR 94.0 million) mortgage loan, SEK 2,013.8 million (EUR 185.6 million) mortgage loan and EUR 500 million credit facility, of which the EUR 400 million revolving credit facility tranche is currently fully undrawn, and the term loan tranche of EUR 100 million is drawn. Citycon has also pledged the shares in the mortgaged properties for the term loan in Kista and for the credit facility. At period-end, Citycon had capital commitments of EUR 17.5 million (Q1/2024: EUR 81.2 million) relating to on-going projects.

14. Related party transactions

Citycon Group's related parties comprise the parent company Citycon Oyj and its subsidiaries, associated companies, joint ventures, Board members, the CEO and other Corporate Management Committee members and the company's largest shareholder G City Ltd. In total, G City and wholly-owned subsidiary Gazit Europe Netherlands BV own 49.54% (49.63%) of the total shares and votes in the company.

Over the reporting period, Citycon paid and invoiced no expenses to G City Ltd and its subsidiaries. Citycon invoiced EUR 0.0 million expenses forward to G City Ltd and its subsidiaries in the comparable period Q1/2024.

Report on Review of Citycon Oyj's Interim Financial Information for the period 1.1.–31.3.2025 (Translation)

To the Board of Directors of Citycon Oyj

Introduction

We have reviewed the condensed interim financial information for Citycon Oyj, comprising the consolidated condensed balance sheet as of 31.3.2025, consolidated condensed statement of comprehensive income, con-densed statement of changes in shareholders' equity, condensed cash flow statement and explanatory notes for the three-month period then ended.

The Board of Directors and the Managing Director are responsible for the preparation and fair presentation of the interim financial information in accordance with International Accounting Standard 34 Interim Financial Re-porting. Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements ISRE 2410, "Re-view of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures.

A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information of Citycon Oyj has not been prepared in accordance with International Accounting Standard 34 Interim Financial Reporting

In Helsinki May 13 2025

Deloitte Oy
Audit Firm

Anu Servo
APA
(Authorized Public Accountant)