

WHY NORDICS?

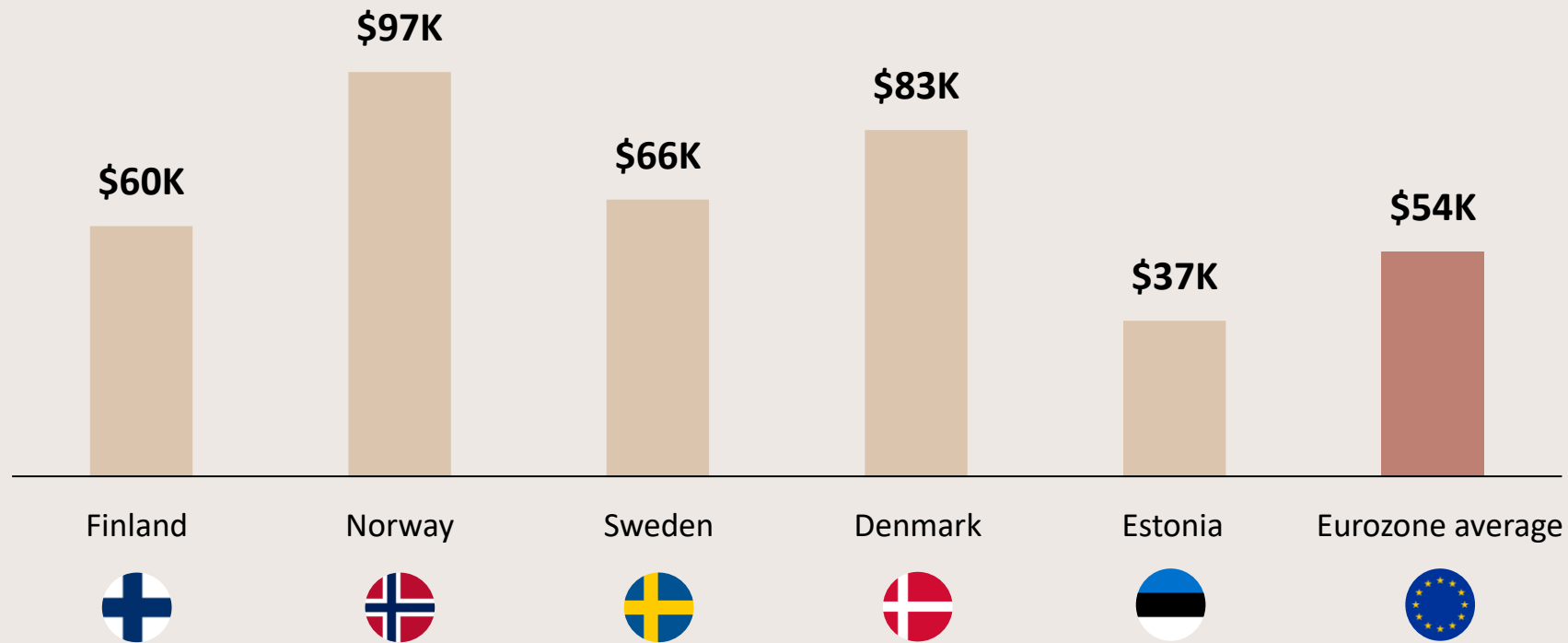
Credit Ratings

AAA



WHY NORDICS?

GDP Per Capita 2026



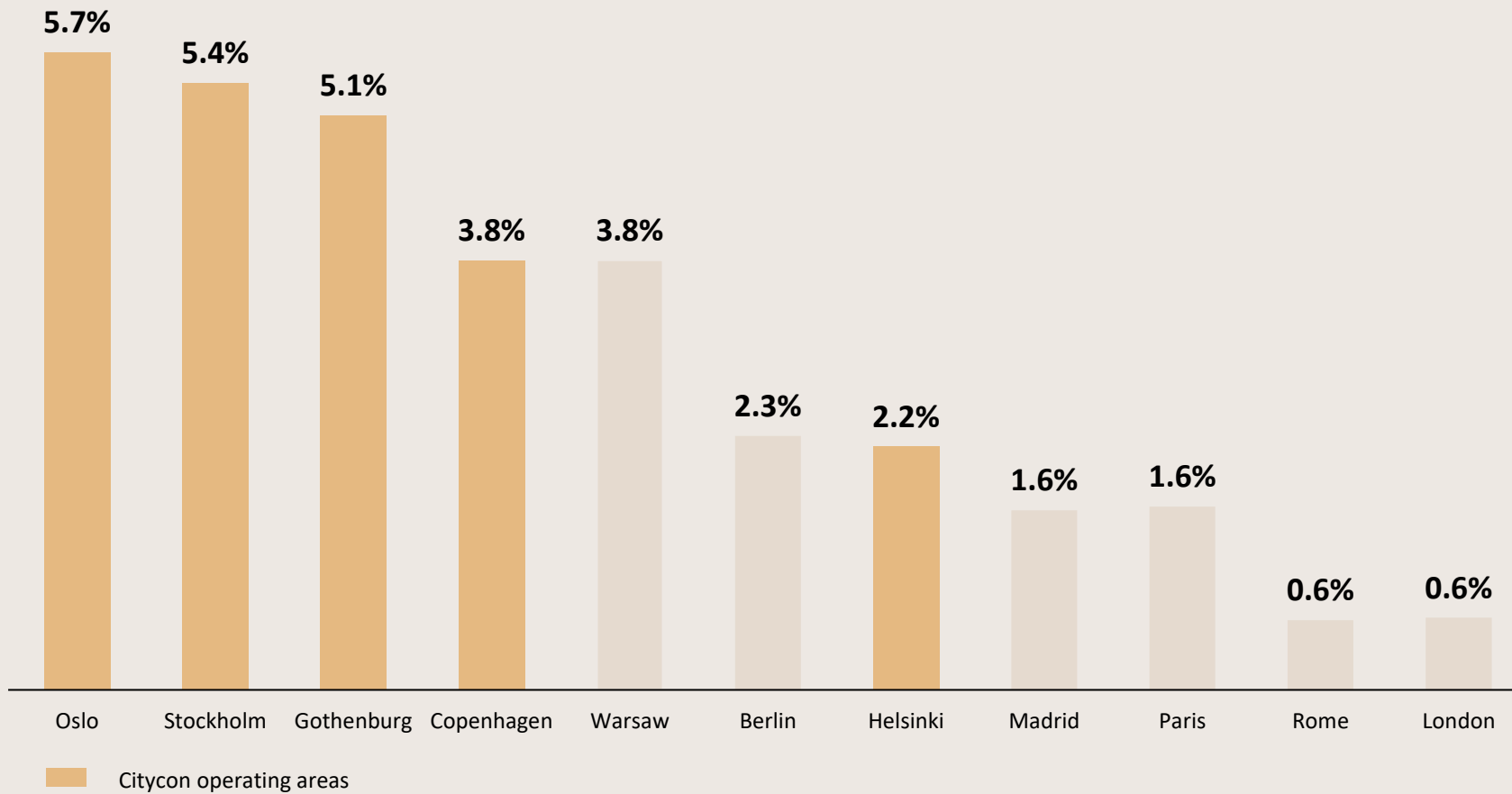
Source: IMF



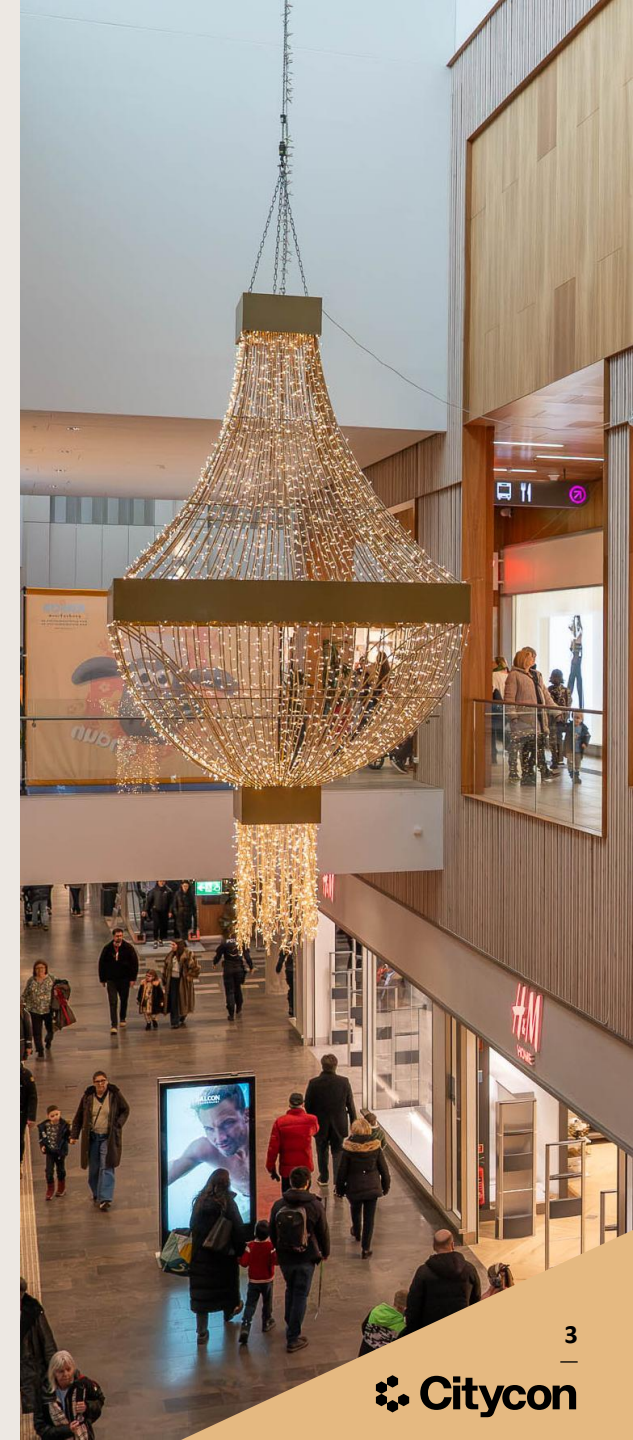
WHY NORDICS?

Retail spending growth

(Tenant sales growth)



Source: GreenStreet, European Retail Outlook 2026



Assets

28

Annual Visitors

127M

GLA

1M

Retail Economic Occupancy

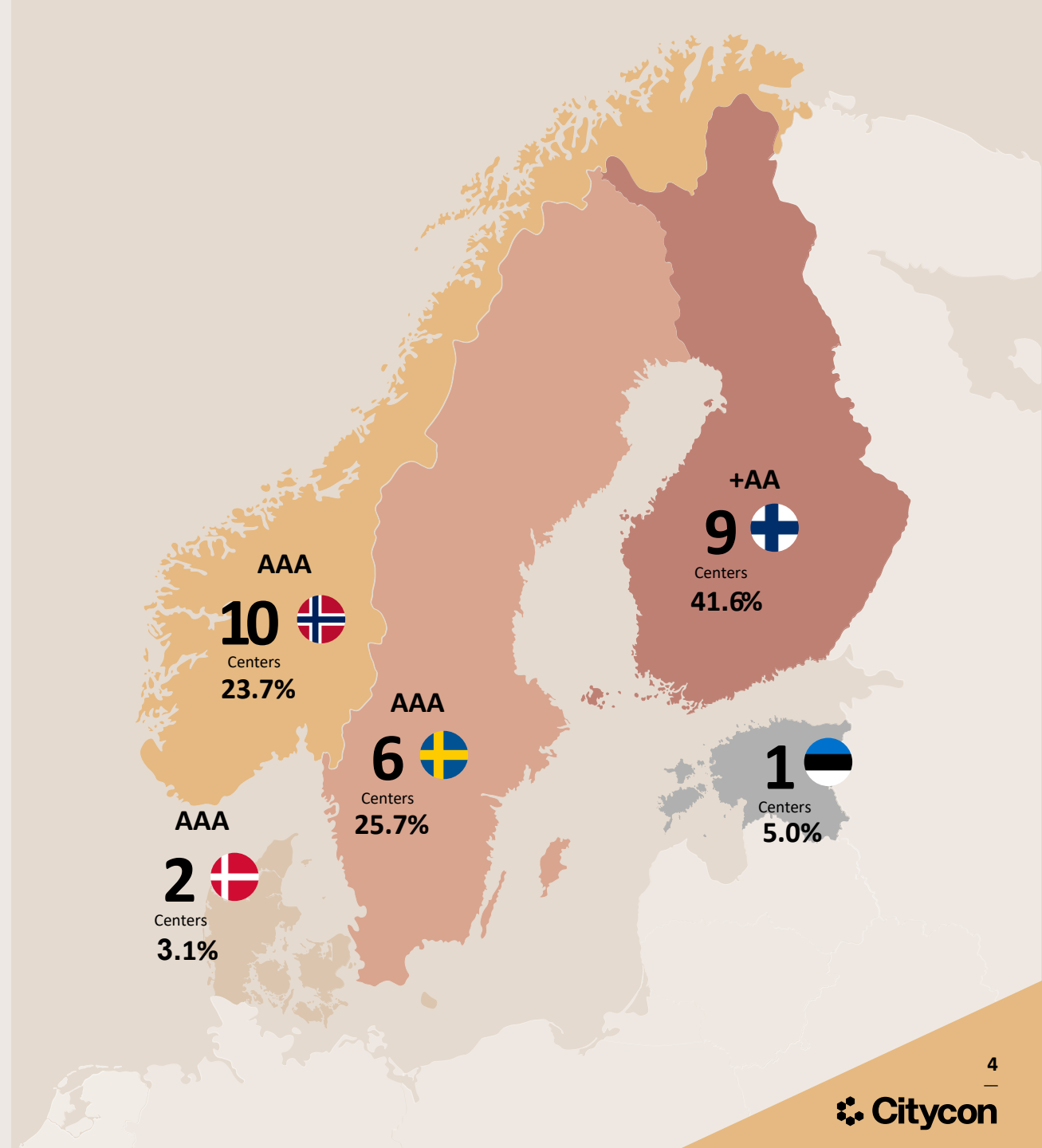
94.8%

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

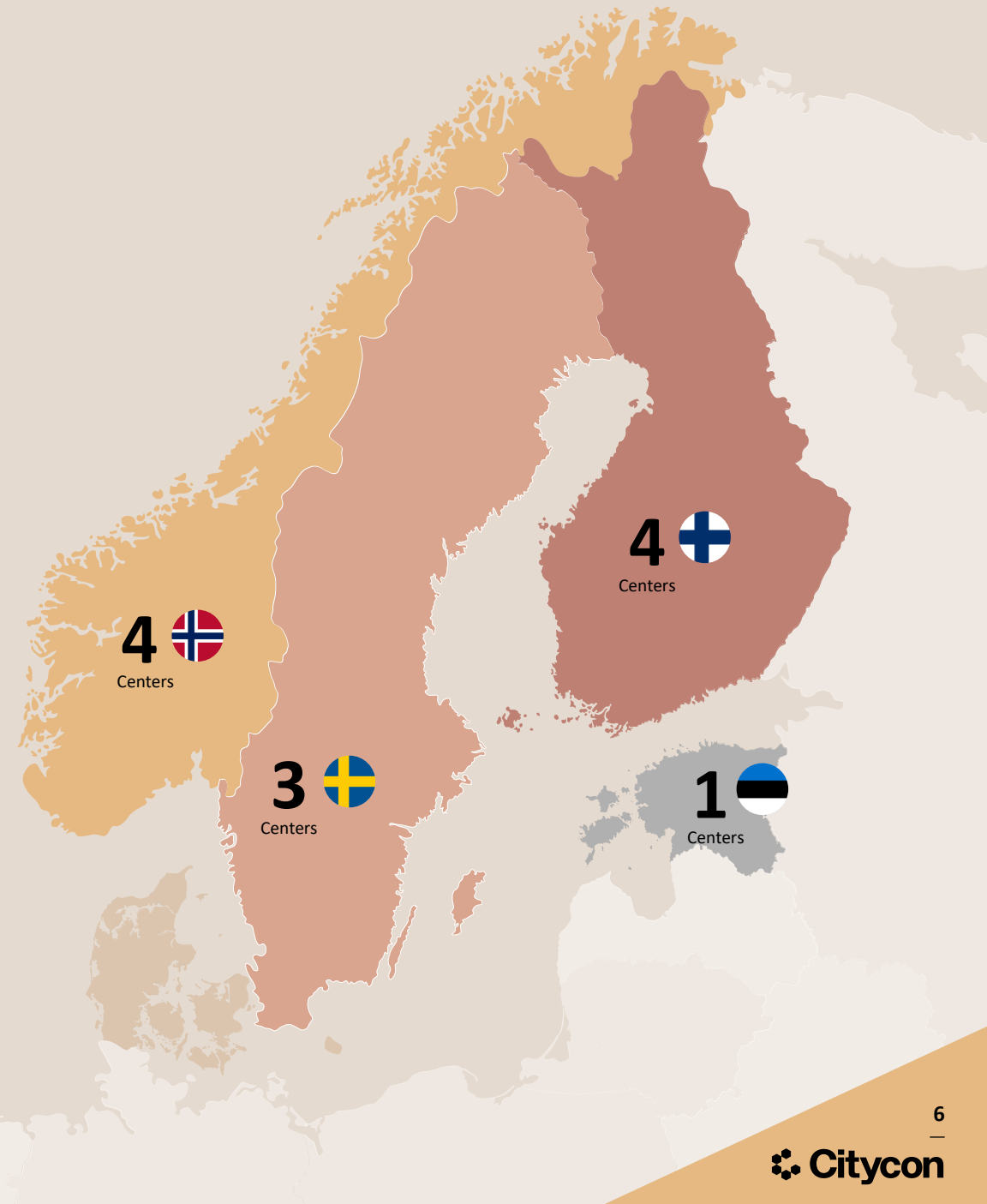
12 Assets Value

~ 79%

as of March 31, 2026.

Prime Necessity
Based Assets

100%



Retail tenant mix

based on GLA

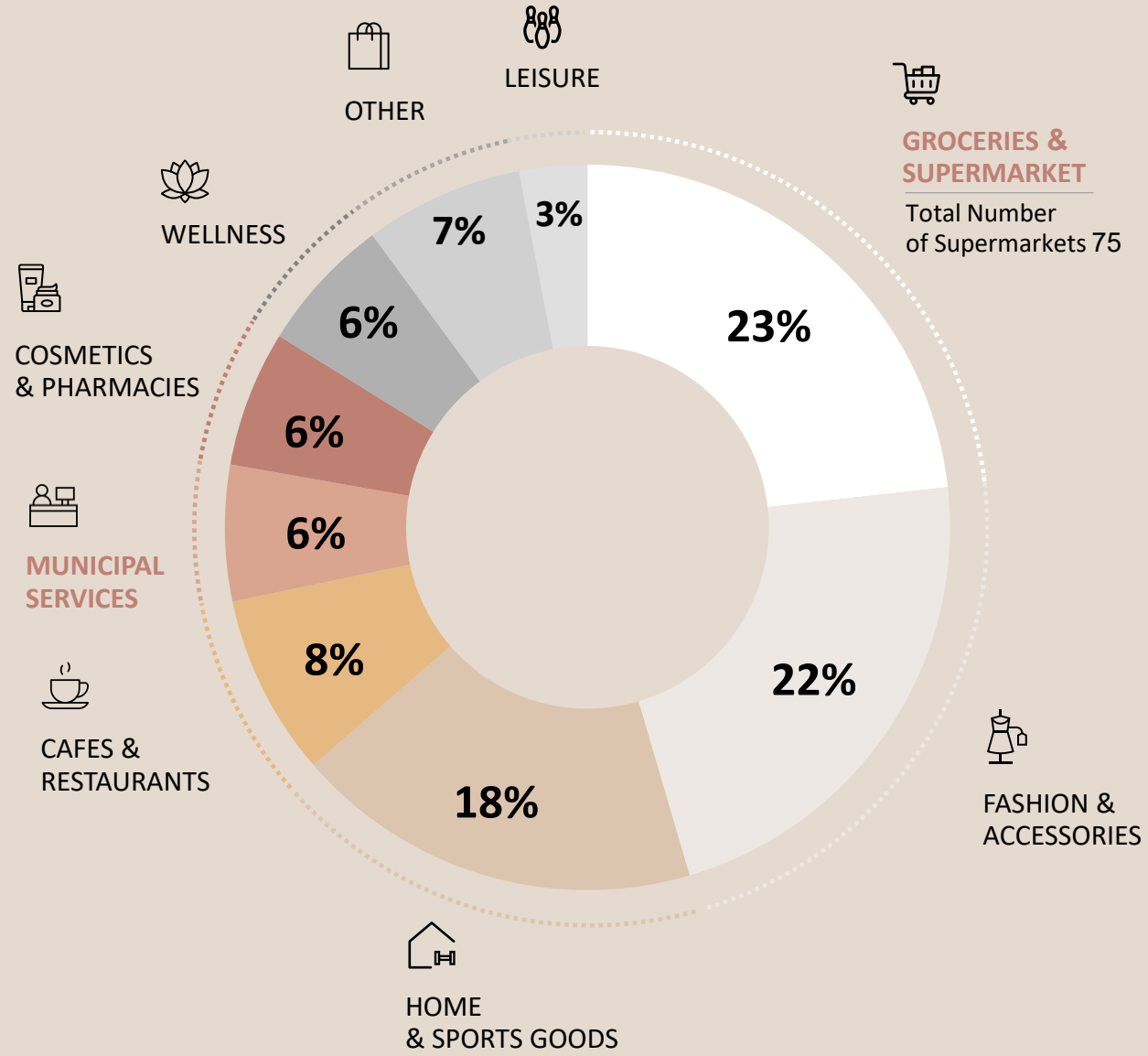
Groceries and services

~29%

Grocery-Anchored Centers

100%

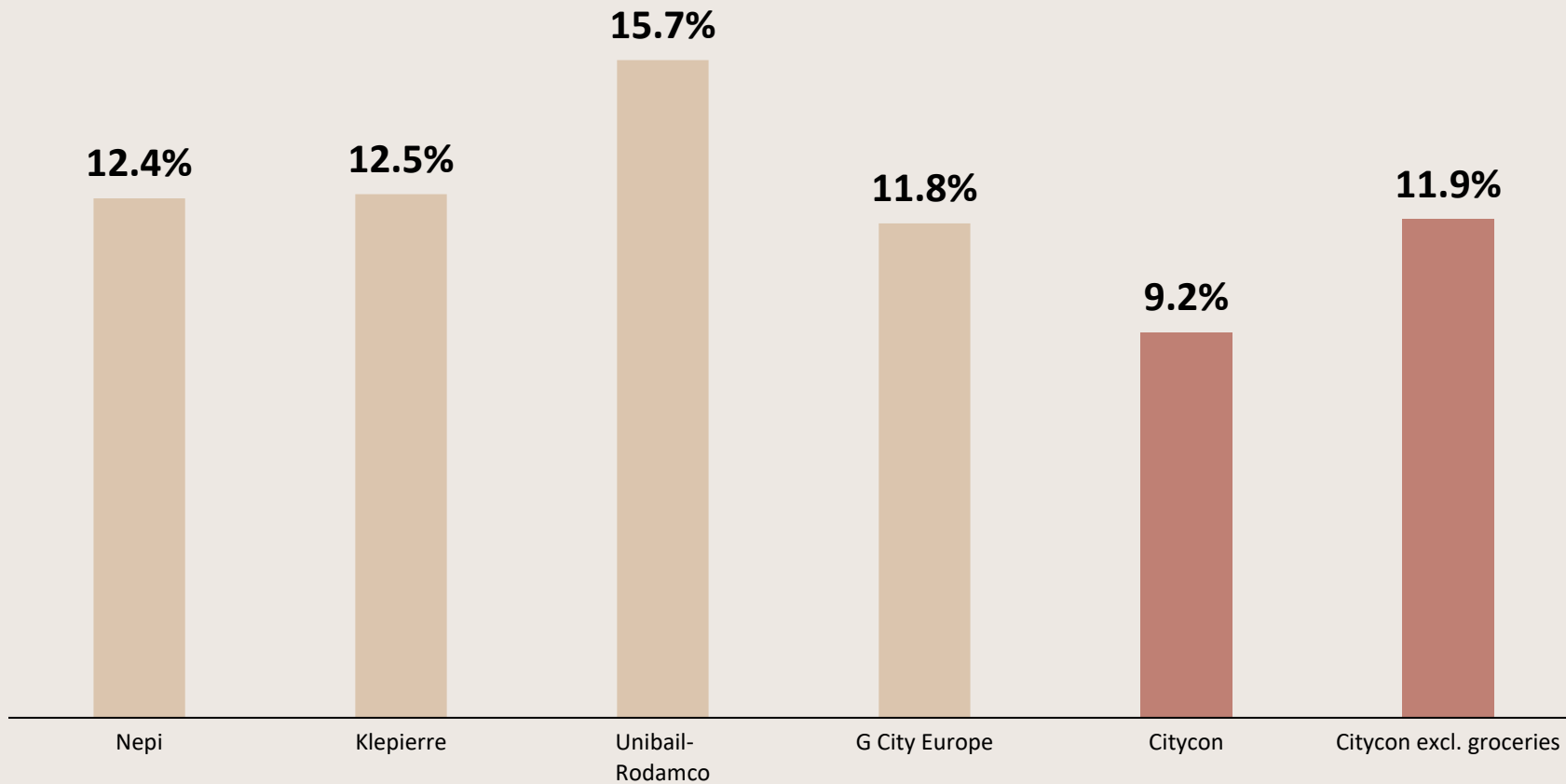
as of March 31, 2026.



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%

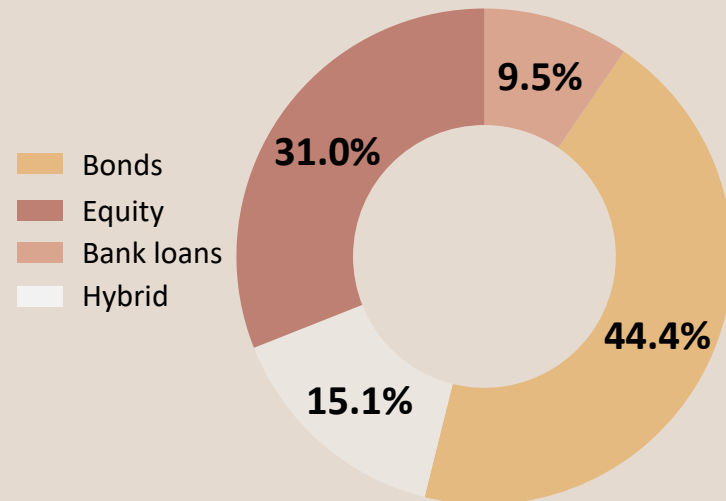
Liquidity

€ 152.7M

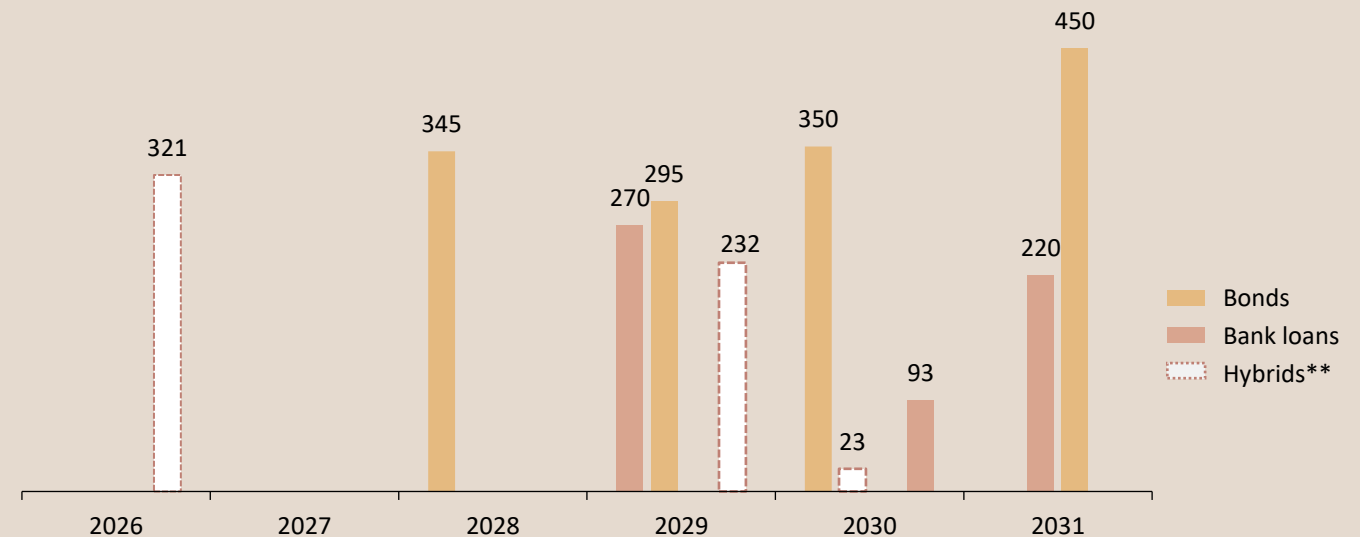
Share of
secured debt

~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!

