

City Europe

9M 2026 RESULTS

5 November 2026

STRONG OPERATIONAL PERFORMANCE 9M 2026



+7.5%
Like-for-Like NRI growth
vs. 9M 2025

+25.4%
Like-for-Like EBITDA growth
vs. 9M 2025

-36.2%
G&A expenses, net
9M 2026: €5.0m
vs. 9M 2025: €7.9m

97.3%
Retail occupancy
as of September 30, 2026

+2.4%
Like-for-Like tenant sales
vs. 9M 2025

3.54
EUR/share
EPRA Net Reinstatement Value
as of September 30, 2026

12.0%
OCR
as of September 30, 2026

89
Contracts signed
in 9M 2026

+14.8%
Leasing spread
YTD September 2026

STRONG OPERATIONAL PERFORMANCE Q3 2026



The value of standing investments portfolio remained stable during the third quarter of 2026.

+6.2%
Like-for-Like NRI growth
vs. Q3 2025

+29.5%
Like-for-Like EBITDA growth
vs. Q3 2025

+0.8%
Like-for-Like tenant sales
vs. Q3 2025

-45.1%
G&A expenses, net
Q3 2026: €1.5m
vs. Q3 2025: €2.8m

+12.7%
Leasing spread Q3 2026

24
Contracts signed
in Q3 2026

Both G City Europe Ltd and its owner G City Ltd publish their financial results on the companies' web sites.

For financial statements of G City Europe Ltd go to the following URL: https://g-cityeu.com/financial-result/

To access its press releases, go to: https://g-cityeu.com/press-release/

G City Ltd is quoted on the Tel Aviv stock exchange. To access G City web site, go to: https://g-city.com/



Dmitrii Gavlik

Chief Financial Officer

dgavlik@g-cityeu.com

City

City Europe



City Europe

G City Europe Limited

TRADING UPDATE 9M 2026



NINE MONTHS 2026 TRADING UPDATE

Limassol, Cyprus, 5 November 2026, G City Europe Limited (the "Company", formerly "Atrium European Real Estate Limited" and together with its subsidiaries, the “Group”) an owner, operator and redeveloper of shopping centres and residential for rent properties in Poland, provides an update on trading for the nine months ended 30 September 2026.

KEY FINANCIAL FIGURES FOR THE PERIOD

		9M 2026	9M 2025	Change
Like-for-like net rental income	€ million	27.8	25.9	7.5%
Like-for-like EBITDA	€ million	22.9	18.3	25.4%
Administrative expenses, net	€ million	5.0	7.9	(36.2%)
Like-for-like tenants sales	€ million	38.1	37.2	2.4%
Contracts signed in the period	unit	89	189	
Leasing spread	%	14.8%	16.1%	

		Q3 2026	Q3 2025	Change
Like-for-like net rental income	€ million	9.3	8.8	6.2%
Like-for-like EBITDA	€ million	7.9	6.1	29.5%
Administrative expenses, net	€ million	1.5	2.8	(45.1%)
Like-for-like tenants sales	€ million	17.3	17.1	0.8%
Contracts signed in the period	unit	24	64	
Leasing spread	%	12.7%	21.7%	

		30/09/26	31/12/25	Change
Retail occupancy	%	97.3%	95.8%	1.6%
OCR	%	12.0%	11.8%	0.2%
EPRA Net Reinstatement Value	€/share	3.54	3.40	0.14

The value of standing investments portfolio remained stable during the third quarter of 2026.

About G City Europe

G City Europe Limited is a member of G City Group, an owner, operator and redeveloper of shopping centers and residential-for-rent properties in Poland. G City Europe specializes in shopping centers anchored by food, fashion and entertainment offerings in prime urban locations, with a focus on Warsaw. As at 30 September 2026, G City Europe owned six income-producing retail properties with a total gross leasable area of 168 thousand sqm and three residential-for-rent properties with a total gross leasable area of over 35 thousand sqm. The total market value of standing investments is approximately €1.1 billion.

Investor relations: Dmitrii Gavlik, dgavlik@g-cityeu.com