WE ARE THE LEADING OWNER, MANAGER AND DEVELOPER OF SHOPPING CENTRES IN THE NORDICS

CITYCON KEY FIGURES

- Market capitalisation of **EUR 1.6 BN**
- Net rental income in 2017 **MEUR 225**
- **250** employees
- Loan to value **47%**
- Credit ratings **BBB/Baa2**
- **41** Shopping centres**¹**
- **12** Managed/rented assets
- **GLA 1.15 million sq.m.**
- **165 million** visitors p.a.

PORTFOLIO VALUE

- **4.5** approx. EUR billion **¹**
- **Finland 34%**
- **Sweden and Denmark ¹)** **30%**
- **Norway 29%**
- **Estonia 6%**

1) Including Kista Galleria

16
8
2
13

Number of shopping centres
WE HAVE GROWN FROM A FINNISH TO A PAN-NORDIC COMPANY

2011

- Finland: 61%
- Sweden: 28%
- Baltics: 11%

2.5 EUR billion

H1/2018

- Finland: 34%
- Norway: 29%
- Sweden and Denmark: 30%
- Estonia: 6%

4.5 EUR billion

1) Including Kista Galleria
WE ARE A TRUE PAN-NORDIC PLAYER

Source: Company reports, Pangea Property Partners analysis, as per June 2018 and Finnish Shopping Centres 2018. Includes only majority-owned shopping centres. Includes some assumptions on retail proportion out of total GLA, where retail data not available.

*Citycon GLA including Mölndal Galleria (24,000 sq.m.) and Globen shopping 100% (~21,000 sq.m.); expected to be closed during second half of 2018.
IRREPLACEABLE

AND

MULTI-FUNCTIONAL

ASSETS

IN

GROWING CATCHMENTS
WE CONTINUE OUR TRANSFORMATION JOURNEY

- Today the TOP 7 assets already account for 50% of the total portfolio
We have disposed MEUR 400 in 2017 and H1/2018.

In 2018 we have divested the following assets:
- Åkermyntan shopping centre in Stockholm
- Retail property in Kuopio, Finland
- Heiane shopping centre in Norway
- Retail property in Bodø, Norway (divested after reporting period)

- Proceeds of approx. EUR 80M used to partially fund development pipeline

- We continue to aim to divest EUR 200 - 400 million in the next few years. Proceeds to be used to strengthen balance sheet and to fund development pipeline.
WHERE WE WANT TO BE?

LARGER ASSETS
CONCENTRATED PORTFOLIO
HIGH-QUALITY URBAN LOCATIONS
EFFICIENT TO MANAGE
DAILY CONVENIENCE & ENTERTAINMENT

GROSS RENTAL INCOME

2017: 55% ONLINE RESILIENT

258 MEUR

- 44%
- 17%
- 14%
- 9%
- 7%
- 4%
- 3%
- 2%
- 1%

GROceries
SERVICES AND OFFICES
CAFés AND RESTAURANTS
COSMETICS AND PHARMACIES
WELLNESS
LEISURE
RESIDENTIALS AND HOTELS
SPECIALTY STORES
MORE EXPOSED TO ONLINE RETAIL (INCLUDING FASHION, HOME GOODS & DEPARTMENT STORES)

AS PER 31 DECEMBER 2017
*INCLUDING KISTA GALLERIA (50%)
ISO OMENA: GREAT CASE STUDY OF AN URBAN MULTI-FUNCTIONAL SHOPPING CENTRE

**FOOTFALL DOUBLED**

- H1/2017: [chart showing footfall]
- H1/2018: [chart showing footfall]

+96%

**TENANT SALES**

- H1/2017: [chart showing tenant sales]
- H1/2018: [chart showing tenant sales]

+30%

**SAME STORE SALES**

- H1/2017: [chart showing same store sales]
- H1/2018: [chart showing same store sales]

+11%
ISO OMENA: GREAT CASE STUDY OF AN URBAN MULTI-FUNCTIONAL SHOPPING CENTRE

~20 million visitors

37% of all visitors walk through M.E.E.T.

16% of all visitors eat at M.E.E.T.

Public service square

1.5 million visitors

96% interaction with shopping centre

62% of all shopping centre visitors visit at least once a week

~20 million visitors

37% of all visitors walk through M.E.E.T.

16% of all visitors eat at M.E.E.T.

Public service square

1.5 million visitors

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62% of all shopping centre visitors visit at least once a week
# More Quality Urban Assets Under Development

## Ongoing Projects

<table>
<thead>
<tr>
<th></th>
<th>City</th>
<th>Area before/ after, sq.m.</th>
<th>Expected investment, MEUR</th>
<th>Cumulative investment, MEUR</th>
<th>Yield on cost(^1), %</th>
<th>Pre-leasing, %</th>
<th>Completion target</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mölndal Galleria</td>
<td>Gothenburg</td>
<td>- /24,000</td>
<td>60.0 (120.0)</td>
<td>47.4</td>
<td>6.0–6.5</td>
<td>Q3/2018</td>
</tr>
<tr>
<td>2</td>
<td>Lippulaiva</td>
<td>Helsinki metropolitan area</td>
<td>19,200/44,300</td>
<td>215.0</td>
<td>62.2</td>
<td>6.25-6.75</td>
<td>55-60</td>
</tr>
</tbody>
</table>

\(^1\) Expected stabilised yield (3\(^{rd}\) year after completion). Calculated on total development costs, also including financing and Citycon internal costs.
MÖLNDAL GALLERIA TO BE OPENED IN Q3

- Part of Mölndal’s new city centre in Gothenburg, 5–6 million expected annual visitors after opening in Q3/2018
- 70 shops, restaurants and cafés
- Strong tenant demand with several major chains signed e.g. H&M, Systembolaget, Lindex, KappAhl and a large ICA grocery store
- 50% JV with NCC PD, Citycon to purchase NCC’s share after completion
Demolition of current shopping centre and rebuilding a completely new, modern and urban shopping centre. Target opening 2021

Temporary 10,000 m² pop-up shopping centre fully leased

Daily shopping concept with strong grocery focus (>35%)

New metro line to be integrated in the centre. Residential units planned around the centre.

Wealthy catchment population with strong population growth (+18% in 10 yrs)
## OPPORTUNITIES TO FURTHER IMPROVE THE PORTFOLIO

<table>
<thead>
<tr>
<th>City Area</th>
<th>Before/after, sq.m</th>
<th>Expected Investment, MEUR</th>
<th>Target Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Kista Galleria</strong></td>
<td>Stockholm</td>
<td>92,600/105,000</td>
<td>80&lt;sup&gt;1)&lt;/sup&gt;</td>
</tr>
<tr>
<td><strong>Oasen</strong></td>
<td>Bergen</td>
<td>57,000/68,800</td>
<td>100</td>
</tr>
<tr>
<td><strong>Liljeholmstorget Galleria</strong></td>
<td>Stockholm</td>
<td>40,600/64,500</td>
<td>100</td>
</tr>
<tr>
<td><strong>Trekanten</strong></td>
<td>Oslo</td>
<td>23,900/45,000</td>
<td>135</td>
</tr>
</tbody>
</table>

<sup>1</sup> Citycon’s share MEUR 40 (50%)

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Development investments of MEUR 100-150 p.a. sourced through capital recycling.
MAIN FINANCING TARGETS

- Loan to Value 40–45%        - 47.0%
- Average maturity of loan portfolio > 5 yrs - 4.7
- Debt portfolio's hedge ratio 70–90% ✓ 95%
- Strong investment-grade credit ratings ✓ BBB/Baa2
- Financing mainly unsecured ✓ 95%
- Substantial liquidity buffer ✓ MEUR 566

Solid business model matched with prudent financing targets
MAJORITY OF FINANCING THROUGH CAPITAL MARKETS

MEUR

2500

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4


Bonds Bank loans CP Other

Moody’s

Baa2

STANDARD &POOR’S

BBB

CITYCON
95% OF DEBT FIXED RATE WITH BALANCED MATURITY PROFILE

DEBT BREAKDOWN BY TYPE

- Bonds: 90% (2,083.6 EUR million)
- CP: 5%
- Bank loans: 5%

DEBT BREAKDOWN BY CURRENCY

- EUR: 55% (2,083.6 EUR million)
- SEK: 17%
- NOK: 29%

Part of EUR debt has been converted to SEK and NOK using cross-currency swaps.

DEBT MATURITIES

- Loans
- Floating to fixed swaps
- Undrawn loan facilities
- Bonds
- Commercial Paper

- 2018: 4
- 2019: 102
- 2020: 237
- 2021: 131
- 2022: 105
- 2023: 32
- 2024: 300
- 2025: 350
- 2026: 242
- 2027: 350
- 2028: 350
THANK YOU.