



City

FINANCIAL RESULTS FIRST QUARTER 2023

MAY 2023

THE HEART OF IT.





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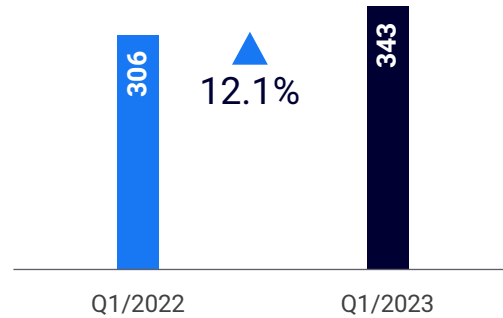
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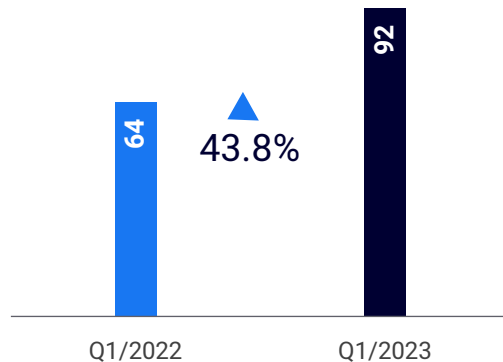
FIRST QUARTER OF 2023

OPERATIONAL AND FINANCIAL PERFORMANCE – MAIN RESULTS

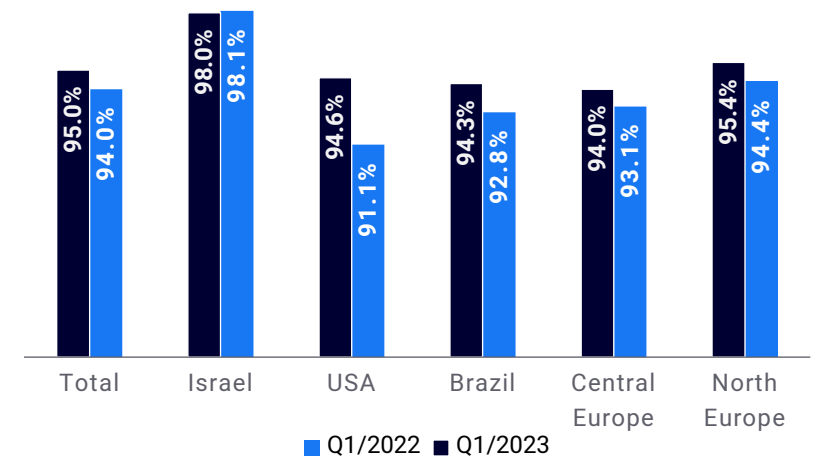
Proportionate NOI (NIS Millions)



The FFO¹ (NIS Millions)



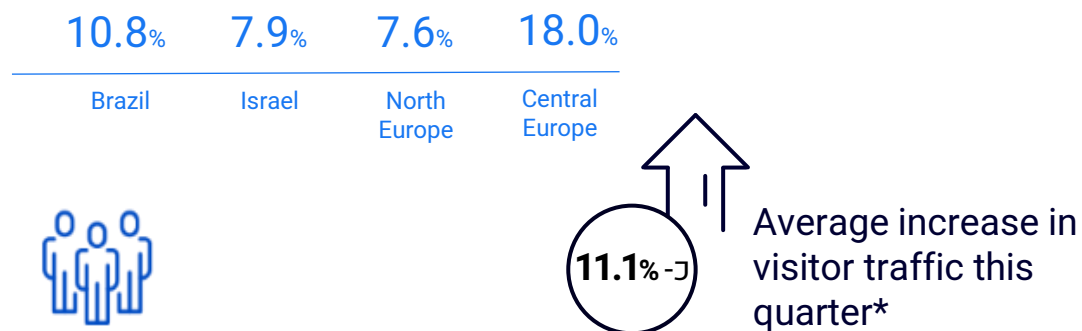
Occupancy Rate As of March 31, 2023



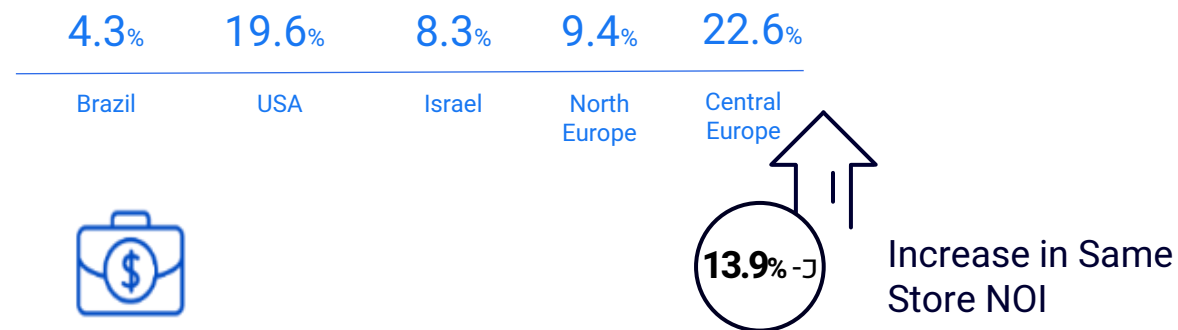
(1) FFO management approach for FFO in ISA approach see p.13.

(2) The figures are after the effect of hedging transactions and without a hybrid bond that is not CPI linked and carried a fixed interest rate.

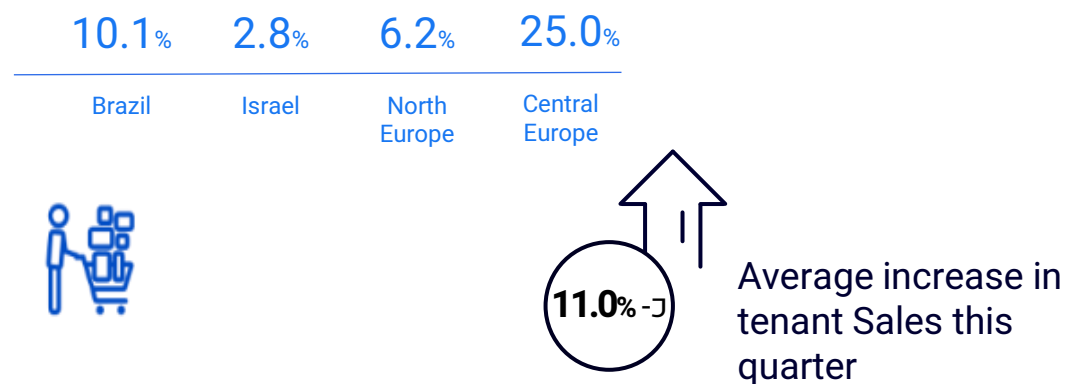
Increase In Visitor Traffic This Quarter*



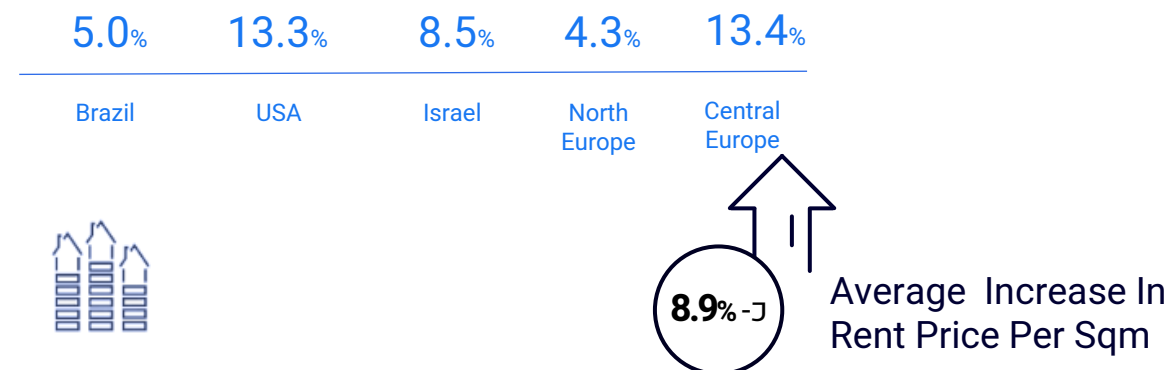
Increase in Same Store NOI this Quarter



Increase In Tenant Sales This Quarter*



Increase In Average Rent Price Per Sqm (In Operational Currency)



*Visitor data and tenant sales are not shown for the US since they are irrelevant to the US portfolio.

Disposition Plan for Non-Core Assets (Expanded Solo)

Status of Asset Sales Since October 2022 until the date of publication of report

NIS Millions	Completed or Under Binding Agreements	In Advanced Stages of Negotiations	In Marketing
G Europe	1,780	1,024	2,073
Israel	154	-	145
Gazit Horizons	528	-	-
Gazit Brazil	-	400	241
Total	2,462	1,425	2,459

Commitment to promotion and completion of the sales process

Reducing the exposure to Brazil and Central Europe

Targeting properties located in the centers of main cities in super urban areas

Binding sales agreements in the amount of approx. NIS 2.5 billion from October 2022 until the date of publication of report

*The data above includes information on an asset realization plan, which is forward-looking information within the meaning of the Securities Law. The aforementioned data are based on the company's estimates as of this date and may change in the future as a result of the realization of various risks as well as a result of macro-economic changes and events, including in the real estate markets. For more details, see slide 2.



About G City 2023

**NIS 37
Million**

Value of Investment and
Development Real Estate

13.9+%

Increase of same
store NOI in 2023

95.0%

Occupancy
Rate



CPI Linked Lease
Agreements

Above 90%

Lease Agreements

~7,000



135

Supermarkets in
Portfolio

101

Assets
As of
March 31, 2023

2,950

Units for Rent in
Different Stages



2.2 Million SQM
GLA



URBAN ASSET PORTFOLIO PROVIDING DAILY NEEDS AND INTEGRATING RESIDENTIAL FOR RENT



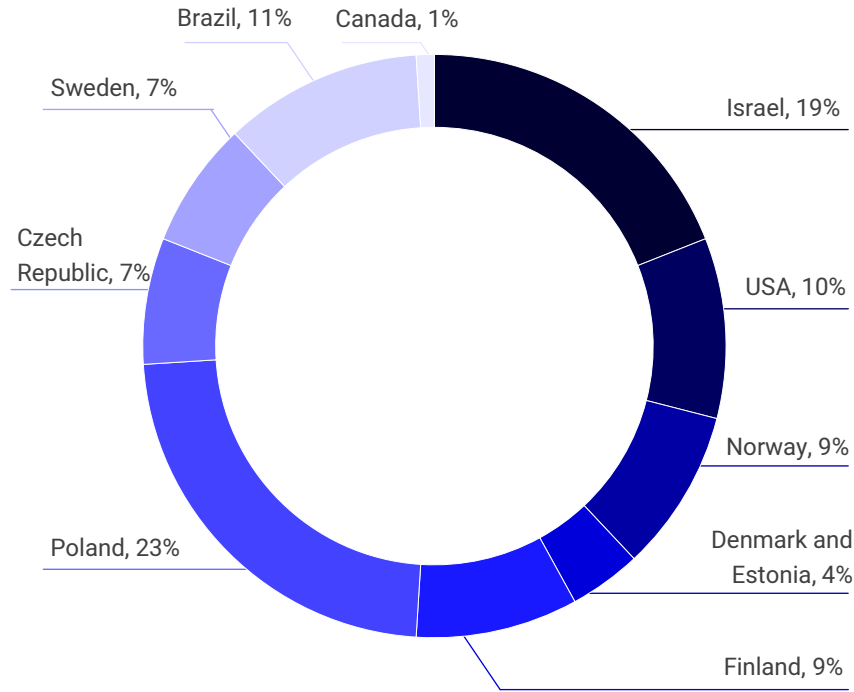
Quality Assets Portfolio
Supermarket Anchored
Assets in Densely Populated
Urban Areas, Not relied On
Dominant Tenants



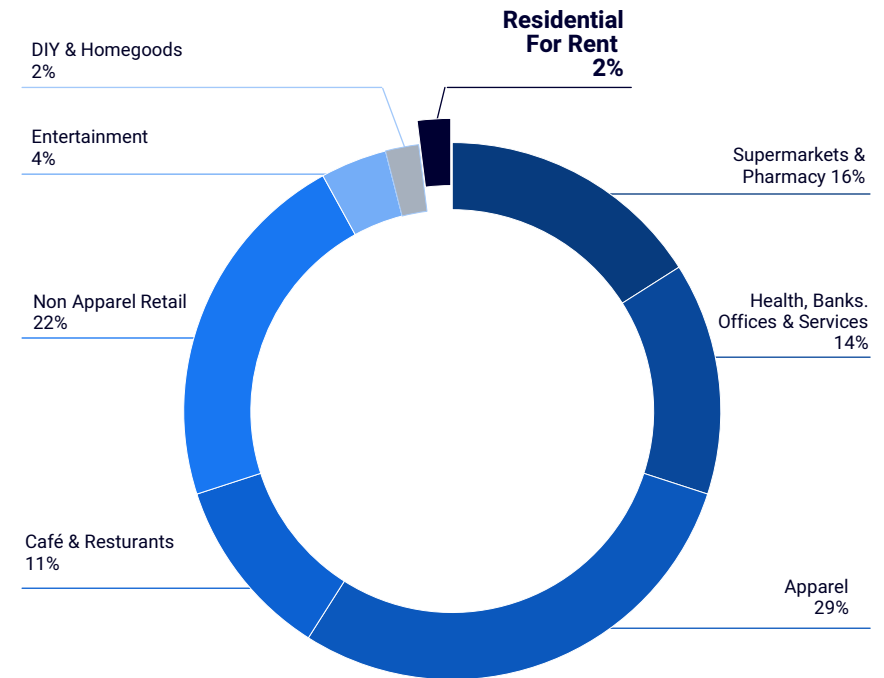
80% Of G City's Assets Are
Located In 16 Metropolitan
Areas

- | | |
|-----------|----------|
| Prague | Tel Aviv |
| Stockholm | Boston |
| Helsinki | New York |
| Sau Paulo | Warsaw |

Geographic Diversification Based on Proportionate Investment Property Value



Tenant Mix Based on Proportionate NOI



*The data above includes subsequent events adjustments: disposition of Russian portfolio and Palace Pardubice in Czech Republic, purchase on the remaining 25% of Arkady Pankrac in Prague.

First Quarter of 2023

Key Items in Wholly Owned Companies



Israel

North America

Brazil

Central Europe

Total

GLA ('000 SQM)	161	118	176	647	1,102
# of Income Producing Assets ¹	13	19	7	22	61
Occupancy Rate	98.0%	94.6%	96.3%	94.0%	94.5%
Investment Property (NIS Million) ¹	3,526	2,463	2,624	8,544	17,151
Investment Property Under Development and Land (NIS Million) ¹	1,262	1,226	64	1,010	3,562
Uses	Commercial, Office, Residential and Services	Commercial, Office, Residential and Services	Commercial, Office & Services	Commercial, Office, Residential and Services	-

(1) Including assets in shared control.

(2) In North America, there were no renewals of commercial land and an increase of approx. 12% in residential land for rent.



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Above 90% of Rental Income are CPI Linked



Israel



Monthly updated

Citycon



Index updated
every year in
November

G City Europe (Formerly Atrium)



Index updated every
year in months
January, February

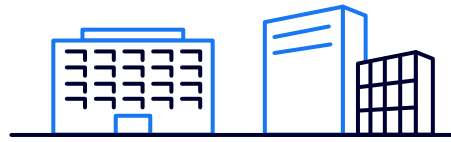
Brazil



Monthly updated

* In North America the leases are not linked to the index but include an annual rent increase mechanism.

Latest Developments



During the Period of the Report Up to the Date of Publication



During the first quarter of 2023 the company has completed a private placement of shares in a scope of approx. NIS 150 million to Migdal, More Investment, Menora, Norstar and Chaim Katzman



At the end of March, G City Europe completed the renovation process in an area of approximately 13k sqm GLA, at Promenada, Warsaw, Poland.



In April, permission to occupy received for the expansion project in G Savyon, in a marketing area of approximately 4,400 sqm.



During the period of the report up to the date of publication, the company executed a bond buy back at a face value of approx. NIS 171 million for approx. NIS 154 million cash consideration.



During the period of the report up to the date of publication, G City Europe executed a bond buy back at a face value of approx. EUR 24.8 million for approx. EUR 20.4 million cash consideration.



During the period of the report up to the date of publication, binding agreements of asset sales were signed in the amount of approx. NIS 1.4 billion, similar to the book price (excluding Russia)



In May 2023, Citycon entered into a credit facility agreement with a syndicate of banks in the amount of Eur 650 million, which will replace CTY's current credit facility in the amount of Eur 500 million



Residential for Rent Activity This Period



Acquiring
262
income producing
units

During the quarter, the average rent price in new lease agreements increased by approx. 12% compared to the former agreements



In planning
Approx. **500**
units destined to
leasing

Approx. 500 units for lease are in planning, Brickell, Miami



In construction
Approx. **344**
units destined
to leasing

Approx. 344 units in Tampa, Florida



Acquiring
243
units in planning

Acquiring land through the 'Rent an Apartment' project in Tel Hashomer before Shabas reliefs (after adding Shabas expected approx. 291 units), in the stages of issuing the permit expect to finish in 4 years



Approx. **800**
units for leasing

G City Europe completed an acquisition of approx. 800 units for rent in:

Warsaw – 541 units
Kraków – 109
Wrocław – 138



In construction
200
units
(adjacent to Promenada asset)

G City Europe has begun first stage construction of 200 units and 400 units are under permitting from 2,000 units adjacent to the asset owned by Atruim Promenada (Warsaw, Poland)



In construction
600
units destined to
leasing

Citycon is in the process of approx. 400 residential units in Finland, the first units were occupied in December 2022. In February 2022, the Company entered Forward Purchase project to build 200 residential units in Stockholm, Sweden.



Total owned by
the Group Approx. **2,950**
Units for leasing in different stages



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Results and Financial Data

First Quarter 2023

First Quarter of 2023

Main Results

NIS Millions	1-3/23	1-3/22	Change
Proportionate NOI	343	306	12.1%
Same Store NOI	285	250	13.9%
FFO according to the management approach	92	64	43.8%
FFO according to the Securities Authority approach	3	(58)	
CPI linkage and exchange rate differences	111	125	
Other adjustments and depreciation*	6	21	
Hybrid Bond Coupon	(28)	(24)	
FFO according to management approach**	92	64	

*Revenues and expenses that were adjusted from the net profit (loss) for the purpose of calculating the economic FFO, which mainly include one-time expenses resulting from the termination of contracts with senior employees in the group, reorganization expenses in the group, share-based salary.

**Starting with this report, the company stopped neutralizing the profit/loss component from the early redemption of interest-bearing debt from the FFO calculation, and this in light of the wide-ranging realization plan announced by the Company and the Company's plan to use part of the proceeds for repurchases of the group's bonds, which are traded at a significant discount in relation to the pledged value (in accordance with the company's own purchase plan). The FFO data shown above in relation to the comparison periods has been adjusted to the updated method of calculation.



Financial Strength

Key Items

As of March 31, 2023

68.0%

Net Debt to Total Assets
(Expanded Solo)

61.0%

Net Debt to Total Assets
(Consolidated)

3.7
Years

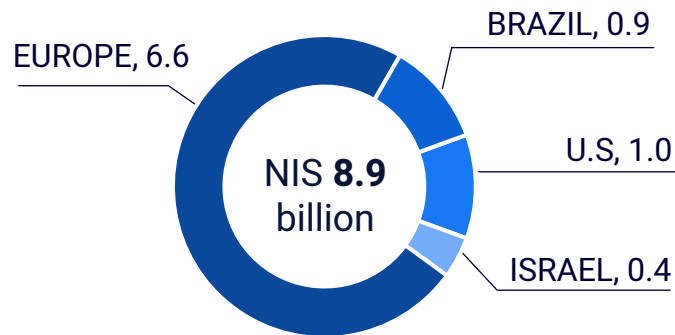
Debt Weighted Duration
(Expanded Solo)

3.69%

Average Interest Rate of Debt
(Expanded Solo)

Financial Flexibility

Unencumbered assets in wholly owned private subsidiaries
(NIS billions)



Liquidity (NIS Billions)

As of March 31, 2023

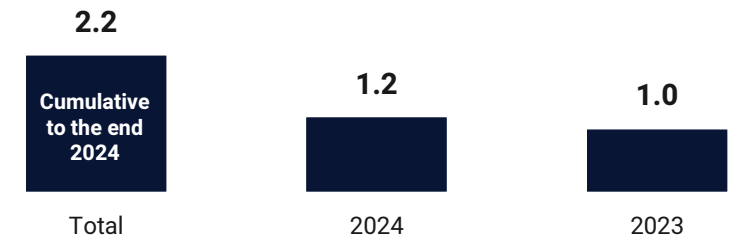
2.4

NIS Billions

Bond Maturity Schedule Until End of 2024 **including G**

Europe (Formerly Atrium)

(NIS Billions, As of March 31, 2023)





Bond Maturity Schedule (Expanded Solo)

Bond Maturity Schedule Inc. G City Europe

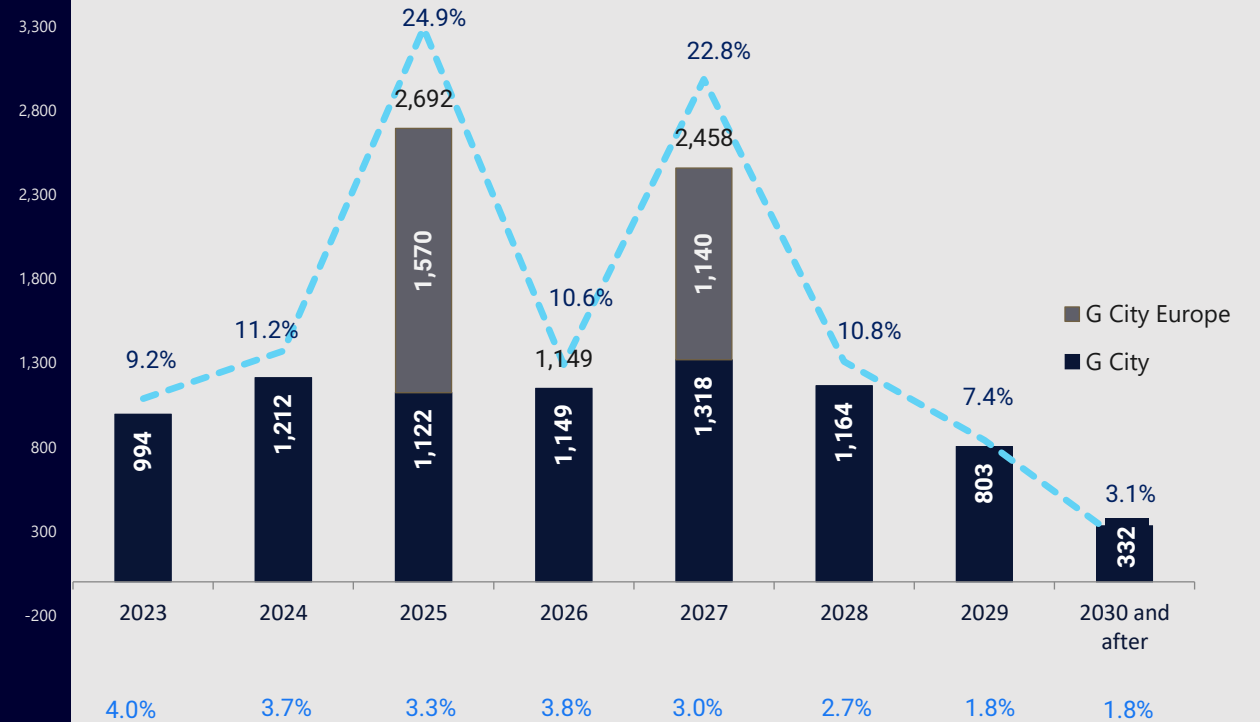
As of March 31, 2023

3.2 Years

Weighted duration (Bonds)

3.0%

Average interest rate of debt (Bonds)



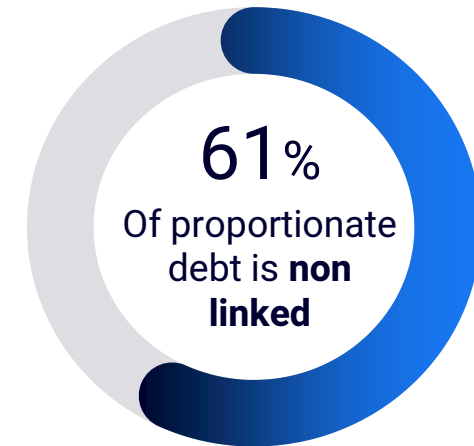
Composition of Financial Debt

Approx. 87% of group financial debt has a **fixed interest rate**

Non linked debt



Proportionate Debt Including Citycon





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