



G City publishes its Q1 2026 results, presenting continued growth across all operating parameters and a significant increase in equity

NOI on a proportionate consolidation basis and excluding exchange rate movements increased by ~14.4% YoY, from ~NIS 278 million to ~NIS 318 million

NOI from like-for-like properties increased by ~5.5% YoY in the quarter

FFO per share from income-producing property activity increased by ~41.0% YoY, from NIS 0.39 per share to NIS 0.55 per share

During the quarter, lease renewals were signed with an average leasing spread increase of ~14.2%

The occupancy rate remained high and stood at 95.2%

3.1% YoY increase in tenant sales at like-for-like properties

0.7% YoY increase in foot traffic at like-for-like properties

Equity based on EPRA NRV as of March 31, 2026 increased and totaled ~NIS 5,528 million, ~NIS 31.3 per share

Equity as of March 31, 2026 increased to ~NIS 4,503 million, ~NIS 25.5 per share, compared with ~NIS 3,920 million, ~NIS 21.1 per share, at the end of 2025

The Company's consolidated liquid balances and unutilized credit facilities totaled ~NIS 2.7 billion as of March 31, 2026

Midroog recently affirmed the Company's A3 rating with a stable outlook

The Company reaffirms its FFO per share forecast from income-producing property activity, expected to be in the range of NIS 1.98-2.08 per share in 2026



Chaim Katzman, Founder and CEO of G City: “We are concluding another quarter with strong results, including growth across all operating parameters, a significant increase in equity and a decline in solo leverage. The strong operating results are the result of the significant efforts we devote to managing the Company’s property portfolio, alongside a variety of actions, including the successful tender offer for the shares of our subsidiary Citycon and the management of the Group’s currency exposure, which, despite the strengthening of the shekel, contributed to the increase in equity. The successful step to significantly increase our control of Citycon, which was completed this past March, allows us to direct its business strategy and to act more vigorously to enhance the value of its core property portfolio, alongside property sales and a significant increase in its liquid balances, as well as the transition to secured financing, which is significantly more favorable and enables the early repayment of unsecured bonds and the distribution of the remaining cash balance as a dividend to Citycon shareholders in accordance with its policy, as has already been done in practice over the past two months. We will continue to act to strengthen property activity across all territories in which we operate in order to maintain the positive trend in operating results, alongside advancing additional measures to reduce leverage, including significant property sales, *inter alia*, in a manner similar to the way in which we sold the Orion properties.”

Q1 2026 financial highlights

- **NOI on a proportionate consolidation basis and excluding exchange rate movements** increased in the quarter by ~14.4% and totaled ~NIS 318 million, compared with ~NIS 278 million in the corresponding quarter YoY. Total NOI in the quarter totaled ~NIS 354 million, a ~8.1% decline YoY.
- **NOI from like-for-like properties increased in the quarter by ~5.5% compared with the corresponding quarter YoY.**
- **FFO** increased in the quarter by ~81.2% and totaled ~NIS 125 million, compared with ~NIS 69 million in the corresponding quarter YoY. **FFO from property activity increased in the quarter by ~26.5% and totaled ~NIS 101 million, compared with ~NIS 78 million in the corresponding quarter YoY.**
- **FFO per share from property activity increased in the quarter by ~41.0% and totaled ~NIS 0.55, compared with ~NIS 0.39 in the corresponding quarter YoY.**



- **Equity based on EPRA NRV** as of March 31, 2026 totaled ~NIS 5,528 million, ~NIS 31.3 per share, compared with ~NIS 4,753 million, ~NIS 25.5 per share, at the end of 2025.
- **Equity attributable to Company shareholders** as of March 31, 2026 increased compared with the previous quarter and totaled ~NIS 4,503 million, ~NIS 25.5 per share, compared with ~NIS 3,920 million, ~NIS 21.1 per share, at the end of 2025. The leverage ratio (expanded standalone) declined to ~66.3%, compared with ~68.4% at the end of 2025. Equity increased primarily due to the completion of the Citycon tender offer, together with the Company's hedging policy, which contributed an additional ~NIS 37 million to the increase.
- **Liquid balances and approved and unutilized credit facilities (consolidated)** totaled ~NIS 2.7 billion as of March 31, 2026.
- **Net profit** attributable to shareholders totaled ~NIS 9 million in the quarter, compared with a loss of ~NIS 246 million in the corresponding quarter YoY.
- The Company reaffirms its FFO per share forecast from income-producing property activity, expected to be in the range of NIS 1.98-2.08 per share in 2026.

Business developments:

- During the quarter, the Company completed the tender offer for the minority shares of its subsidiary Citycon and acquired ~27.3% of its share capital. Following completion of the tender offer, the Company's holding in Citycon stands at ~86.4%. As a result of the transaction, G City's leverage ratio (expanded standalone) declined and its equity increased significantly.
- Thanks to proactive management of the Company's currency exposure, despite the strengthening of the shekel during the quarter, equity increased by ~NIS 37 million as a result of these measures. The Company estimates that the impact on its equity resulting from changes in exchange rates from the beginning of the year through to the publication date of the reports is not material.
- During and subsequent to the quarter, the Company carried out a buyback of bonds totaling ~NIS 747 million.
- During and subsequent to the quarter, the Company carried out a buyback of shares totaling ~NIS 151 million, at an average price of NIS 10.3 per share.
- In May 2026, the Company announced that Midroog had affirmed the Company's A3 rating (iIA2 rating for Series O, R and T) with a stable outlook. In its rating report, Midroog noted, *inter alia*, that strengthening control of Citycon contributes to the Company's liquidity and financial flexibility and that, in its assessment, despite a slight increase in leverage in the Company's consolidated financial statements, with a holding rate of ~86.4%, the acquisition



City

strengthens the Company's control of Citycon, thereby enhancing its direct exposure to the assets and its ability to direct Citycon's business, including the implementation of a plan by Citycon to dispose of non-core assets. In Midroog's assessment, this is expected to contribute to the Company's financial flexibility, as Citycon has a strong financial profile and significant volumes of high-quality unencumbered assets, as well as to the Company's liquidity through increased dividend distributions from Citycon. Midroog also noted as strengths the diversification of the assets across strong and stable economies over time and the Group's high-quality property portfolio, which is characterized by consistently high occupancy rates.

- The Company's board of directors has decided upon a quarterly dividend of 20 agurot per share (totaling ~NIS 34 million), with June 8, 2026 as the date of record, and for the dividend to be distributed on June 16, 2026.

A Zoom conference call to review the results will be held today, Tuesday, May 26, 2026

at 4:30 PM

To join: [Join Webinar](#)

About G City

G City is a global real estate company focused on acquiring, improving, developing, and managing mixed-use income producing real estate including retail, office and residential properties in densely populated urban areas in key cities. As of March 31, 2026, the Group owns and manages 85 properties covering a built-up lettable area of ~1.7 million sqm with a value of ~NIS 29 billion.

Additional information is available on the Company's website: www.G-City.com

Investors and analysts:

Gil Kotler, CFO, G City, Tel: 03-6948000, gkotler@G-City.com

Shiri Barkay, VP Economy and Capital Markets, G City, Tel: 03-6948000, sbarkay@G-City.com