



# Creating cities full of life

We transform unique locations into sustainable communities and cities full of life, serving millions of people each year.



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## Creating cities full of life

Citycon owns and develops urban hubs in the Nordics and Baltics. We bring value to communities by developing urban hubs for living, working, socialising and shopping. We have extensive experience as an urban developer and use our expertise when we create mixed-use centres that include retail, offices, hotels, housing, food & beverage as well as healthcare, culture and leisure services.

At Citycon, we create cities full of life and are committed to sustainable development in everything we do. We have prime locations in the major cities across the Nordic region. Of our 33 centres, 9 are located in Finland, 2 in Estonia, 14 in Norway, 6 in Sweden and 2 in Denmark.

Operating across the Nordic region provides the company with stable conditions and unique opportunities to harmonize best practices when we provide necessities to our customers, build relationships with municipalities, enter into a dialogue with communities, execute on our sustainability strategy and develop urban hubs.

**33** Centres

**1.1** Gross leasable area\* million sq.m.

**3.0** Tenant sales\* EUR billion

**140** Visitors\* million p.a.

**4.0** Portfolio value\* EUR billion

**3.371** Lease agreements\*

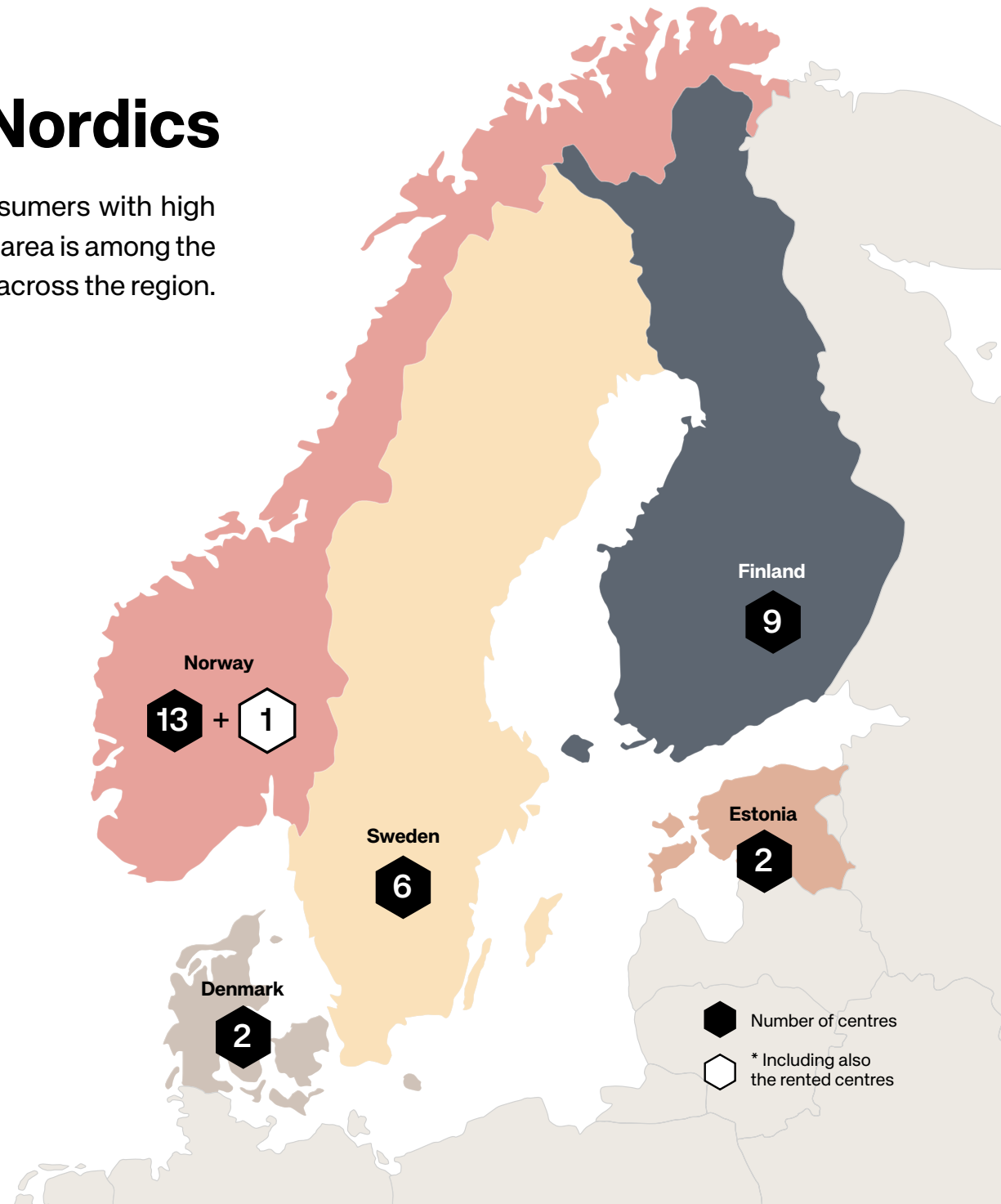
\* Figures are for 2023

# Grow with us in the Nordics

The Nordic region is home to over 25 million consumers with high purchasing power, and the population growth in the area is among the strongest in Europe. We can facilitate your growth across the region.

## Why Nordics?

- Majority of centres located in capital or major cities
- Nordic capitals among the fastest growing cities in Europe
- Strong and stable macro fundamentals
- Consumers with high purchasing power
- Transparent business environment
- International brand penetration below European average





100%  
Linked to public  
transport



Housing & health  
services



Shopping and  
over 100 grocery  
stores

# Creating cities full of life



Municipal  
services



Entertainment  
& fun

Enjoyable  
food & beverage



We create multi-purpose meeting places that include retail, services, residential, culture, offices, health, food and leisure.

SPOT  
LIGHT



Be visible  
on this screen

Spotlight your brand:

**Easy access to  
the Nordic market**

IT'S FRESH  
OR NOTHING



# Step into the Spotlight with our flexible retail spaces across the Nordics and Baltics. Promote your products or services in our centres attracting 140 million visitors every year.



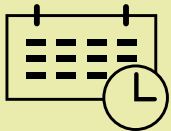
## Promotion spots

Promotion spots offer you prime visibility in the common areas of our centres. These are spots with the highest footfall, ensuring exposure to a large and engaged audience. Promotion spots are ideal for you if you are looking for a shorter-term, prime visibility from one day to some weeks.



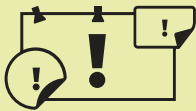
## Pop-ups

Pop-ups offer you flexible short-term leasing in our regular store units. Whether it's for a few weeks or up to a year, you can test a new market or maximize your potential for a certain season.



## Long-term spots

Long-term spots offer you prime visibility in our common areas for a longer period, for several years even. Enjoy consistent exposure as your brand is strategically positioned in the middle of the customer traffic. Long-term spots provide a great possibility for highly visual execution and brand presence.



## Ad surfaces

Ad surfaces offer you brilliant exposure through strategically placed advertising in our busiest areas, through a wide range of options including screens, stickers, banners, boards and foils.



## Vending machines

Vending machines can be hosted in a range of ideal locations in our centres across the Nordics and Baltics. We assist you in pinpointing the perfect location for your vending business.



## Audio

Audio advertising in our centres in Finland and Estonia offers the opportunity to reach our customers in a shopping mindset. Collaborate with our professional audio advertising partners.



## Full-centre takeover

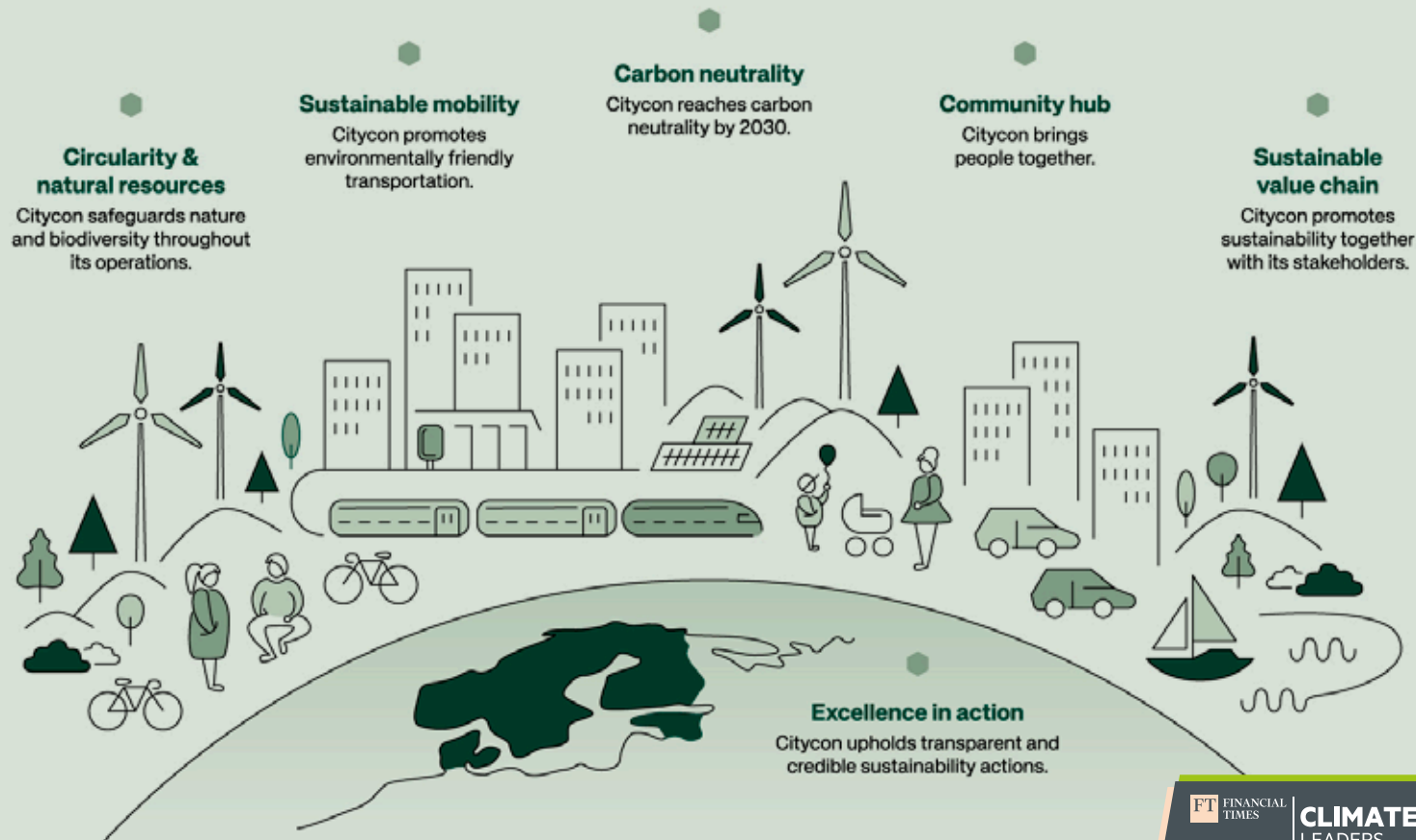
Experience standout visibility with a full-centre takeover that transforms the entire centre into a canvas, unlocking the full market potential of the centre. Combine your promotion spot or pop-up with a variety of elements, including banners, boards, screens, foils and more, strategically placed throughout the physical space of the centre. Allow all elements to create a powerful and lasting impact that resonates with your audience. We are happy to help you to create out of the box executions for your brand visibility.





# Sustainability is part of our everyday work

At Citycon, we create cities full of life and are committed to sustainable development in everything we do. We have millions of visitors every year. Our engaged employees and communities in which we operate inspire us to achieve our sustainability goal of becoming carbon neutral by 2030.



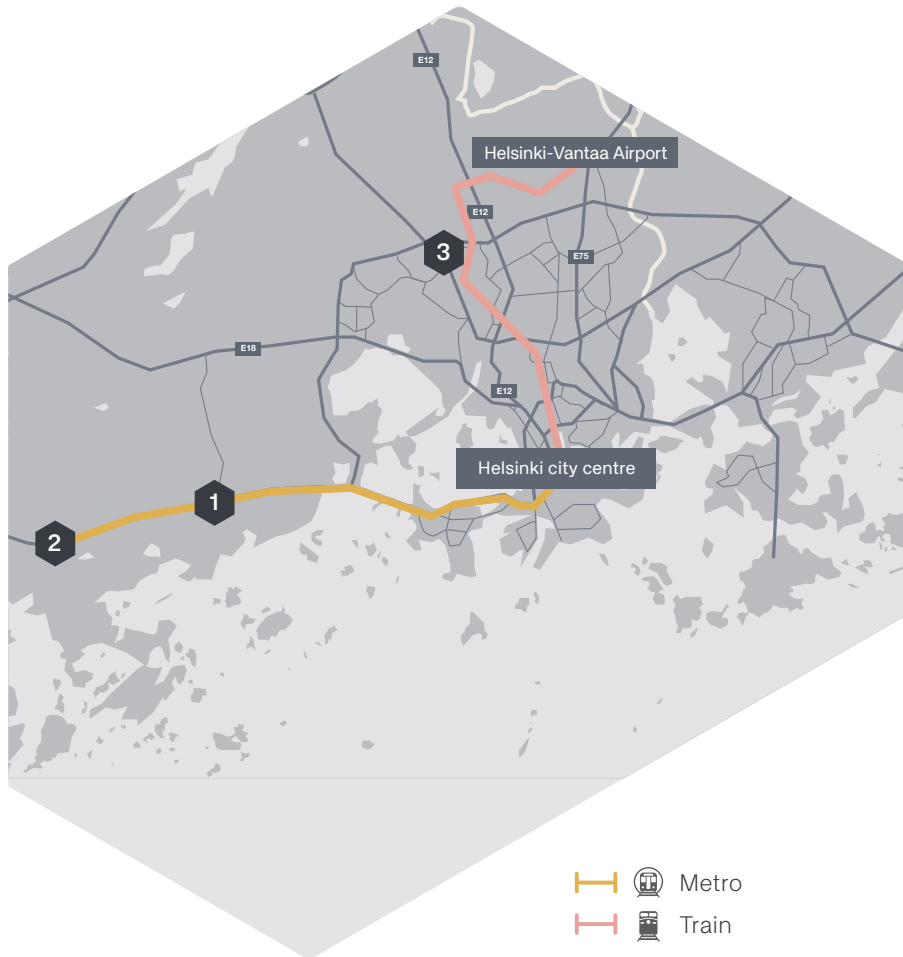
# Finland

## Greater **Helsinki** area

1. Iso Omena, Espoo
2. Lippulaiva, Espoo
3. Myyrmanni, Vantaa

## Finland **other** areas

4. Trio, Lahti
5. IsoKristiina, Lappeenranta
6. Koskikeskus, Tampere
7. IsoKarhu, Pori

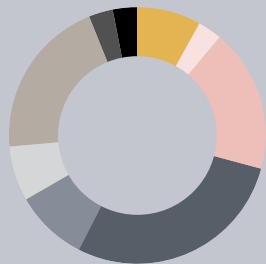




# Iso Omena, Espoo

**16.1**  
million visitors

Gross leasable area by category



- 8% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 18% Fashion & Accessories
- 28% Groceries
- 9% Home & Sporting Goods
- 7% Leisure
- 20% Services & Offices
- 3% Specialty Stores
- 3% Wellness

Stores

**220**

Gross leasable area

**102.100** sq.m.

Retail premises

**84.800** sq.m.

Sales

**405.4** MEUR

Parking spaces

**2.600**

Iso Omena, one of Finland's largest centres, has been awarded as the Best Shopping Centre in Finland and the Best Shopping Centre in the Nordics. It has an excellent grocery store offering, a unique restaurant world M.E.E.T with well over 50 restaurants, and a diverse selection of fashion, interior design and sport stores as well as private and public services. Iso Omena houses the 6,000 square metre Service Centre of the City of Espoo, which provides the services of a modern library and a public health centre.

The traffic connections to Iso Omena are excellent. The centre serves as a transportation hub, hosting the Matinkylä metro station and bus terminal. Located in Espoo, in the Helsinki metropolitan area, the centre's catchment area is among the wealthiest and fastest-growing in Finland, with a very high household income level.

**Anchor tenants:**

Prisma, K-Citymarket, Lidl, Elixia, New Yorker, Alko, Zara, Service Centre (City of Espoo), Terveystalo, H&M, Finnkino

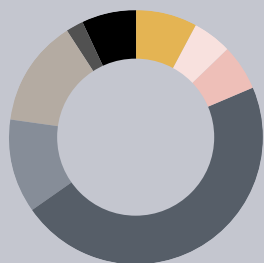
Location: Espoo



# Lippulaiva

**8.2**  
million visitors

Gross leasable area by category



- 8% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 6% Fashion & Accessories
- 47% Groceries
- 12% Home & Sporting Goods
- 14% Services & Offices
- 2% Specialty Stores
- 7% Wellness

Stores  
**90**

Gross leasable area  
**43.800** sq.m.

Retail premises  
**37.900** sq.m.

Sales  
**170.1** MEUR

Parking spaces  
**1.300**

Opened at the end of March 2022, the Lippulaiva centre is a thriving urban centre for local services in the rapidly growing Suur-Espoonlahti area, with nearly 100 different shops, cafes and restaurants, as well as private and public services. Lippulaiva focuses on a strong grocery and service offering, and it has one of the largest grocery store concentrations in the Helsinki Metropolitan Area.

Lippulaiva is the flagship of local energy production, featuring the largest geothermal heating and cooling facility for a commercial building in Europe, built under the centre. It generates carbon-free energy to meet almost the entire heating and cooling needs of the centre. The Espoonlahti metro station and bus terminal connected to the centre, excellent bicycle connections in the area and environmentally friendly solutions contribute to the reduction of environmental impacts.

**Anchor tenants:**

Espoonlahti regional library, Elixia, K-Supermarket, Prisma, Lidl, Tokmanni, Alko, Terveystalo, City of Espoo, Espoonlahden apteekki, Pilke

Location: Espoo

# Myyrmanni



Visitors

**7.1 million**

Gross leasable area

**43.600 sq.m.**

Stores

**70**

Retail premises

**33.900 sq.m.**

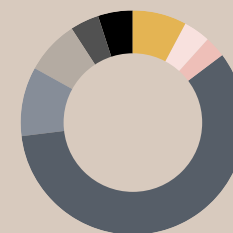
Sales

**160 MEUR**

Parking spaces

**950**

Gross leasable area by category



- 8% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 3% Fashion & Accessories
- 59% Groceries
- 10% Home & Sporting Goods
- 8% Services & Offices
- 4% Specialty Stores
- 5% Wellness

Myyrmanni is at the heart of the densely populated and continuously growing Myyrmäki, in the Helsinki metropolitan area. Its extensive renovation project was completed in autumn 2023, and the centre now houses all of Finland's largest grocery stores under one roof. The centre also offers a comprehensive range of other everyday services, including a wide array of health and wellness services, as well as a versatile café and restaurant offering. Myyrmäki has a convenient train connection straight to the heart of Helsinki.

### Anchor tenants:

K-Citymarket, Prisma, Lidl, Alko, Jysk, Clas Ohlson, Fitness24Seven, Pikkujätti, Terveystalo, Tokmanni, Myyrmannin apteekki

Location: Vantaa

# Trio



Visitors  
**4.0** million

Stores  
**91**

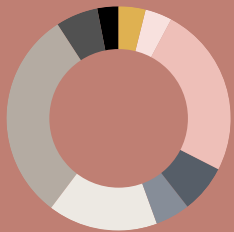
Sales  
**43.9** MEUR

Gross leasable area  
**46.200** sq.m.

Retail premises  
**27.500** sq.m.

Parking spaces  
**330**

Gross leasable area by category



Trio is a well-known centre with a long history in the heart of the city of Lahti. The centre has a strong and loyal customer base and a very good selection of services and retail in a unique location. Trio offers a wide selection of private services, including extensive banking services, a hotel, a gym, and office spaces. Additionally, the centre houses the 3,000 square metre Service Centre of the City of Lahti, which offers diverse public services in the same location.

**Anchor tenants:**

Scandic Lahti City, Lahti service center (City of Lahti), H&M, Osuuspankki, Nordea, Kekäle, Apteekki Trio, Stadium, Sinsay, Tokmanni, Päijät-Hämeen hyvinvointialue New Yorker, Normal

Location: Lahti

- 4% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 25% Fashion & Accessories
- 7% Groceries
- 5% Home & Sporting Goods
- 16% Residentials & Hotel
- 31% Services & Offices
- 6% Specialty Stores
- 3% Wellness

# IsoKristiina



Visitors  
**4.1** million

Stores  
**70**

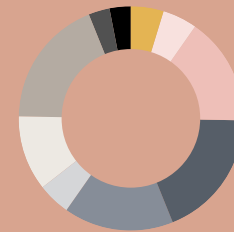
Sales  
**95.5** MEUR

Gross leasable area  
**33.900** sq.m.

Retail premises  
**25.400** sq.m.

Parking spaces  
**544**

Gross leasable area by category



IsoKristiina, situated in the best location in the heart of the city, is an urban centre and inviting living room for people in the Lappeenranta area. A notable feature of IsoKristiina is the presence of the Lappeenranta City Theatre within the centre. Together, the centre, theatre, and hotel create a unique entity for both locals and tourists. IsoKristiina also houses the temporary facilities of the Lappeenranta City Library during the renovation, which began in 2022.

**Anchor tenants:**

K-Supermarket, S-Market, Sokos, Sokos Hotel Lappee, Finnkinno, Alko, Terveystalo, Tokmanni, Clas Ohlson, Intersport, Fitness24Seven, New Yorker, Stadium, Yliopiston Apteekki

Location: Lappeenranta

- 5% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 16% Fashion & Accessories
- 19% Groceries
- 16% Home & Sporting Goods
- 5% Leisure
- 11% Residential & hotel
- 19% Services & Offices
- 3% Specialty Stores
- 3% Wellness

# Koskikeskus



Visitors  
**5.2 million**

Stores  
**73**

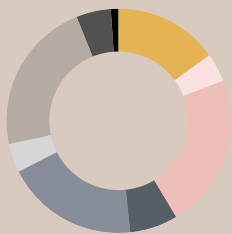
Sales  
**113.8 MEUR**

Gross leasable area  
**35.300 sq.m.**

Retail premises  
**30.200 sq.m.**

Parking spaces  
**430**

Gross leasable area by category



Koskikeskus, located in the best location of the city centre of Tampere, is particularly known for its extensive array of sports and leisure shops. The centre's strengths are its appealing cafe and restaurant services, diverse clothing and specialty stores, and health services. In spring 2023, a new restaurant area with five new restaurants opened in the centre. The traffic connections to Koskikeskus are excellent, including tram, bus, bike, car and walking routes. Koskikeskus has a large and loyal customer base.

**Anchor tenants:**

Pihlajalinna, Intersport, Stadium, Tutoris, Finnkinno, Kekäle, Lindex, Poro, Tokmanni

Location: Tampere

- 15% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 22% Fashion & Accessories
- 7% Groceries
- 19% Home & Sporting Goods
- 4% Leisure
- 22% Services & Offices
- 5% Specialty Stores
- 1% Wellness

# IsoKarhu



Visitors  
**1.1 million**

Stores  
**34**

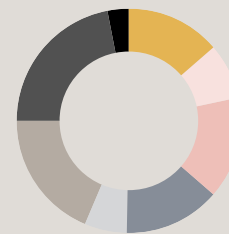
Sales  
**10.1 MEUR**

Gross leasable area  
**15.000 sq.m.**

Retail premises  
**12.700 sq.m.**

Parking spaces  
**190**

Gross leasable area by category



IsoKarhu enjoys an excellent location in the heart of Pori. Situated along a bustling pedestrian street, IsoKarhu serves as an attractive and diverse centre for shopping and leisure in an urban environment. The centre primarily focuses on specialty shops, offices, and health care services, while also offering a selection of cafés and restaurants.

**Anchor tenants:**

Eurokangas, Burger King, KappAhl, Gina Tricot, Coronaria, Lääkärikeskus Minerva, IsoKarhun Hammas

Location: Pori

- 14% Cafes & Restaurants
- 8% Cosmetics & Pharmacies
- 15% Fashion & Accessories
- 14% Home & Sporting Goods
- 6% Leisure
- 19% Services & Offices
- 22% Specialty Stores
- 3% Wellness

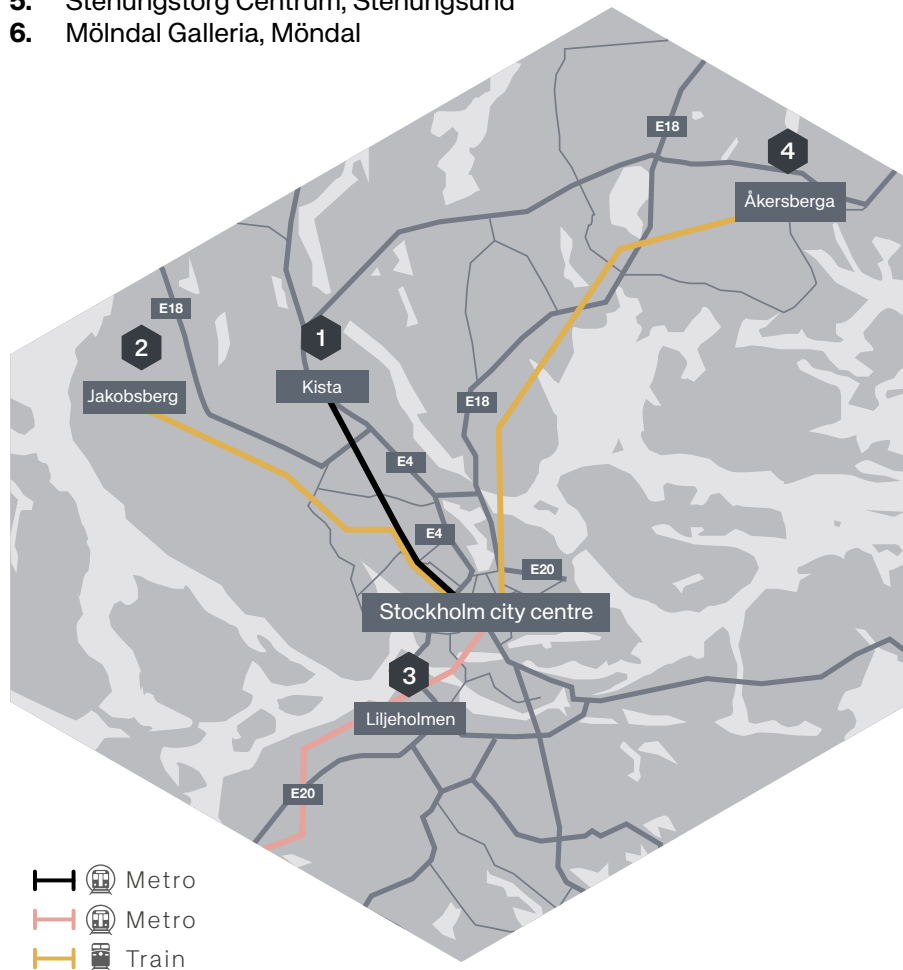
# Sweden

## Greater **Stockholm** area

1. Kista Galleria, Stockholm
2. Jakobsbergs Centrum, Järfälla
3. Liljeholmstorget Galleria, Stockholm
4. Åkersberga Centrum, Åkersberga

## Greater **Gothenburg** area

5. Stenungstorg Centrum, Stenungsund
6. Mölndal Galleria, Möndal







Vi älskar mat

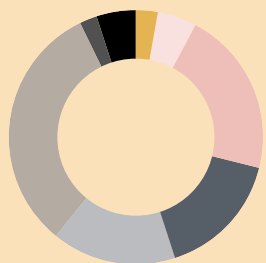
Öppet  
7-22

ICA Kvantum Liljeholmen

**7.7**  
million visitors

# Liljeholmstorget Galleria

Gross leasable area by category



- 3% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 21% Fashion & Accessories
- 16% Groceries
- 16% Home & Sporting Goods
- 32% Services & Offices
- 2% Specialty Stores
- 5% Wellness

Stores

**90**

Gross leasable area

**41.200** sq.m.

Retail premises

**27.100** sq.m.

Sales

**178.4** MEUR

Parking spaces

**900**

Liljeholmstorget Galleria is a successful commercial venue, offering its customers a comprehensive range of retail, food & beverage concepts, services and other amenities. It also serves as a healthcare destination with around 20 healthcare units and several specialized clinics. The centre is integrated with one of Stockholm's largest public transport hubs, and the primary catchment area consists of high-income, highly educated people of working age.

**Anchor tenants:**

Ica Kvantum, Willy's, Systembolaget, H&M, KappAhl, Sats, Lindex, Clas Ohlson, Vårdhuset, Normal

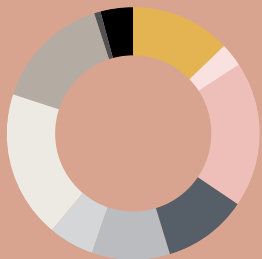
Location: Stockholm



# Kista Galleria

**15.4**  
million visitors

Gross leasable area by category



- 13% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 19% Fashion & Accessories
- 11% Groceries
- 10% Home & Sporting Goods
- 6% Leisure
- 19% Residential & Hotel
- 15% Services & Offices
- 1% Specialty Stores
- 4% Wellness

Stores

**132**

Gross leasable area

**92.500** sq.m.

Retail premises

**58.200** sq.m.

Sales

**158.3** MEUR

Parking spaces

**1.250**

Kista Galleria is one of Sweden's largest and most visited centres, situated in a rapidly growing area within Stockholm municipality, adjacent to the metro and bus terminal. The centre has a vast number of stores, restaurants, groceries, services and experiences. The restaurant area, M.E.E.T, is Kista Galleria's beating heart, serving 6,000 meals per day. The library attracts 700,000 visitors yearly.

**Anchor tenants:**

H&M, ICA Kvantum, Lidl, Systembolaget, Filmstaden Kista, Rusta, Clas Ohlson

Location: Stockholm

Kista Galleria is located in the Kista Science City area, which is Sweden's largest business park with 65,000 workers. With 8,000 new homes in the area, Kista is one of Stockholm's strongest development areas.

# Jakobsbergs Centrum



# Åkersberga Centrum



Visitors  
**3.6 million**

Stores  
**74**

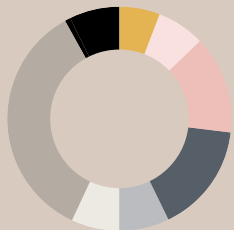
Sales  
**51 MEUR**

Gross leasable area  
**42.500 sq.m.**

Retail premises  
**26.000 sq.m.**

Parking spaces  
**490**

Gross leasable area by category



Jakobsbergs Centrum is centrally located by the commuter train station in the city centre of Järfälla municipality, only 18 minutes by train from Stockholm's city centre. Jakobsberg stands as one of the country's largest stations, with over 20.000 arriving passengers per day, making it a significant transportation hub. Visitors come from throughout the municipality to take part in the comprehensive offering of stores, grocery, cafés, and restaurants, as well as services such as a library, bank, dentist, healthcare and fitness centre.

### Anchor tenants:

Systembolaget, Hemköp, KappAhl, Lindex, MQ Marqet, Hemtex, Kicks, library, Nordic Wellness

Location: Järfälla

- 6% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 14% Fashion & Accessories
- 16% Groceries
- 7% Home & Sporting Goods
- 7% Residential & Hotel
- 35% Services & Offices
- 7% Wellness

Visitors  
**5.7 million**

Stores  
**50**

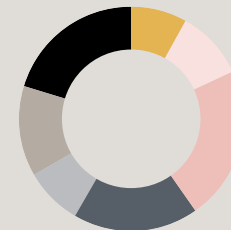
Sales  
**75.8 MEUR**

Gross leasable area  
**27.600 sq.m.**

Retail premises  
**22.600 sq.m.**

Parking spaces  
**734**

Gross leasable area by category



Åkersberga enjoys an excellent location in the Stockholm archipelago, situated in Österåker municipality, just 30 minutes by train from the city centre of Stockholm. Åkersberga Centrum is adjacent to Roslagsbanan, the urban railway system, and bus connections. The centre offers a wide range of groceries, services, restaurants, cafés, as well as fashion, home electronics, and interior decoration.

### Anchor tenants:

ICA, Systembolaget, Lindex, KappAhl, H&M, MQ Marqet, Hemtex, Kicks, Normal, Fitness24Seven, Sats, library

Location: Åkersberga

- 8% Cafes & Restaurants
- 10% Cosmetics & Pharmacies
- 22% Fashion & Accessories
- 18% Groceries
- 8% Home & Sporting Goods
- 13% Services & Offices
- 20% Wellness



# Mölndal Galleria



Visitors

**4.7 million**

Stores

**65**

Sales

**92.4 MEUR**

Gross leasable area

**26.300 sq.m.**

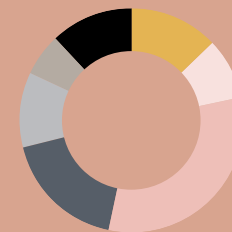
Retail premises

**24.200 sq.m.**

Parking spaces

**950**

Gross leasable area by category



- 13% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 32% Fashion & Accessories
- 18% Groceries
- 11% Home & Sporting Goods
- 6% Services & Offices
- 12% Wellness

Mölndal Galleria is a new and modern centre in the heart of the fast-growing city of Mölndal, a pleasant meeting place for people living and working in the area. It is adjacent to Gothenburg's largest hub for public transportation, only 8 minutes by train from the central station. Catering to the needs of visitors, the centre offers daily necessities such as groceries, pharmacies, and commercial services, along with a generous food and beverage offering, as well as fashion, interior decoration, and leisure.

## Anchor tenants:

Ica Kvantum, Systembolaget, Clas Ohlson, Kicks, H&M, Lindex, Kappahl, Normal, John Scott's, Nordic Wellness

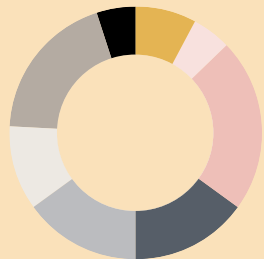
Location: Mölndal



**2.6**  
million visitors

# Stenungstorg Centrum

Gross leasable area by category



- 8% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 22% Fashion & Accessories
- 15% Groceries
- 15% Home & Sporting Goods
- 11% Residential & Hotel
- 19% Services & Offices
- 5% Wellness

Stores

**54**

Gross leasable area

**35.800** sq.m.

Retail premises

**22.200** sq.m.

Sales

**63.7** MEUR

Parking spaces

**1.000**

Stenungstorg Centrum, located on the seafront in Stenungsund in the Gothenburg area, serves as a regional commercial centre. It features a curated selection of premium brands and larger chains, combined with an extensive service offering. The average income in the catchment area is high, and both population and tourism are growing steadily. The centre underwent refurbishment and extension from 2014 to 2016. The guest harbor and new harbor square with cafés attract many visitors in the summer.

**Anchor tenants:**

Coop, Systembolaget, H&M, Team Sportia, KappAhl, Nordic Wellness, Normal

Location: Stenungsund

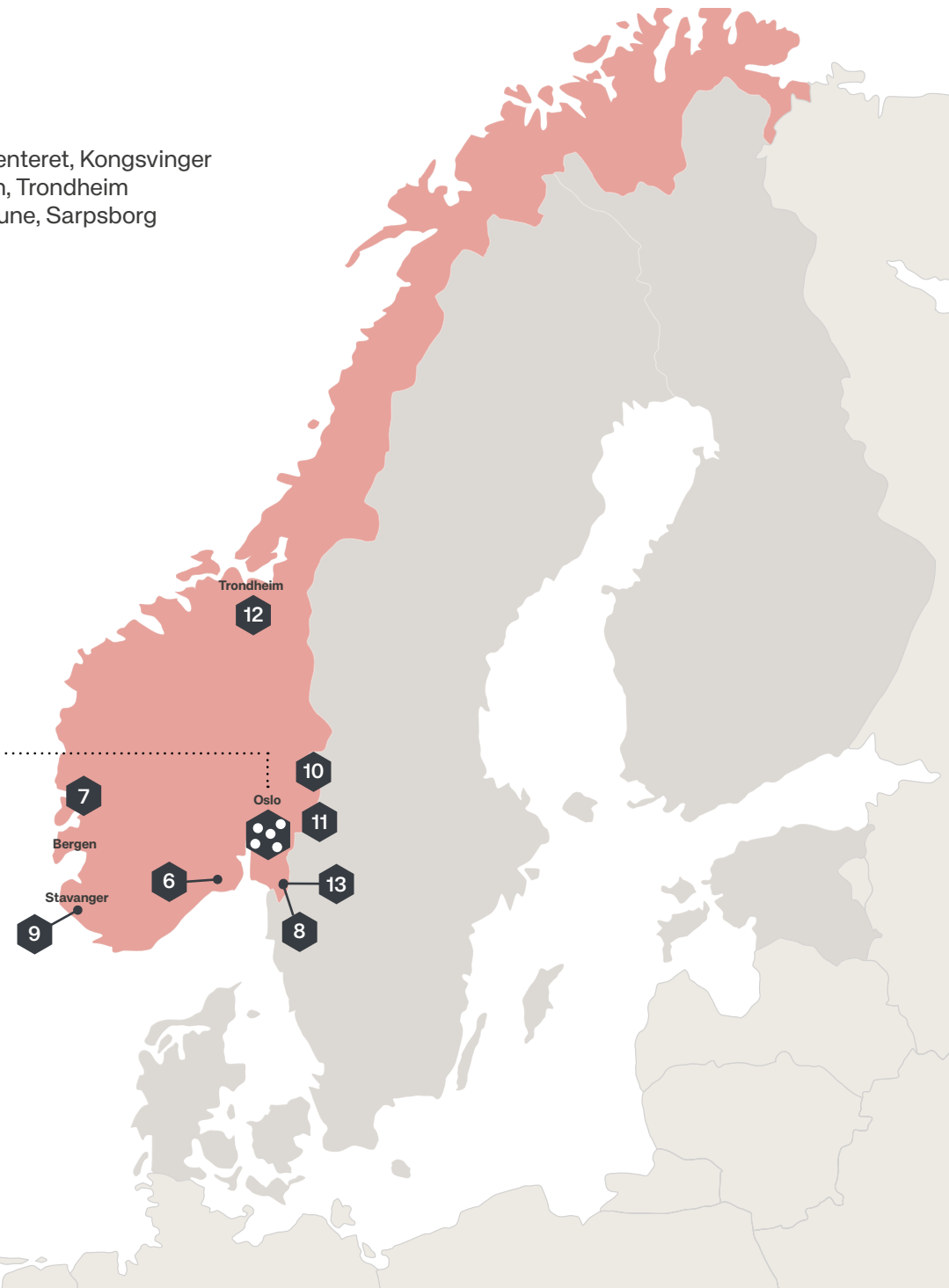
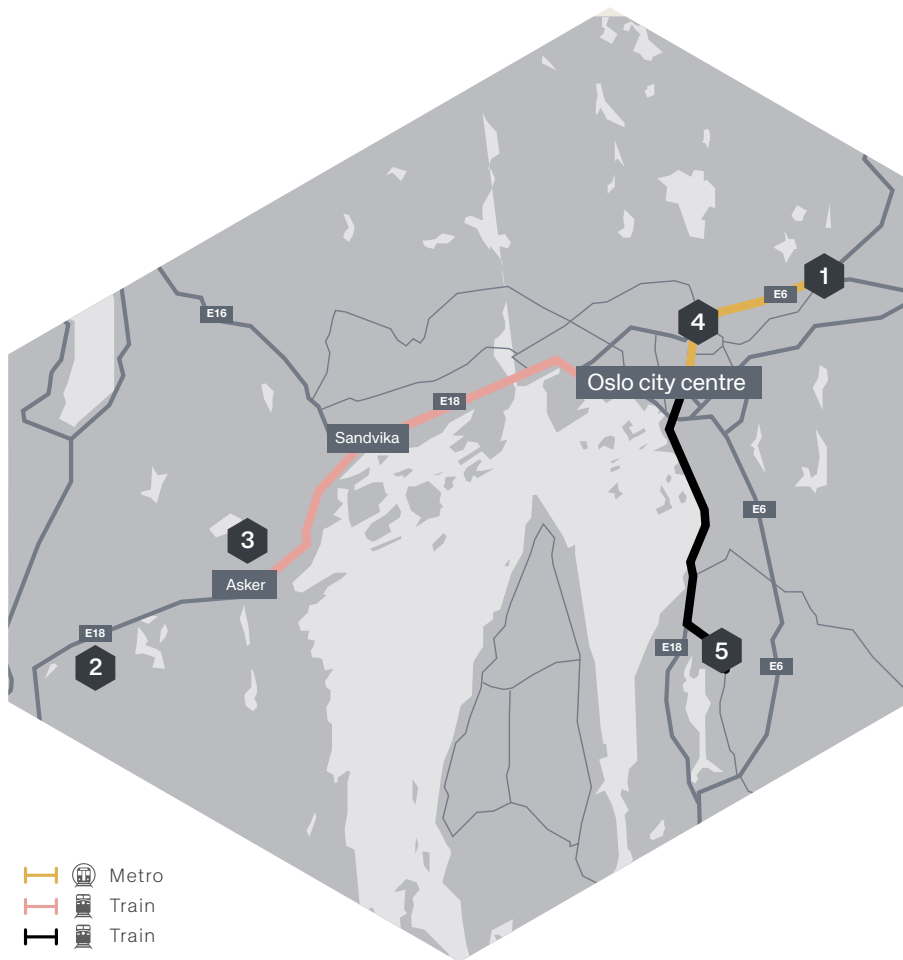
# Norway

## Greater **Oslo** area

1. Stovner Senter, Oslo
2. Liertoppen, Lierskogen
3. Trekanten, Asker
4. Linderud Senter, Oslo
5. Kolbotn Torg, Kolbotn

## Norway **other** areas

6. Herkules, Skien
7. Oasen, Bergen
8. Storbyen, Sarpsborg
9. Kilden, Stavanger
10. Kremmertorget, Elverum
11. Kongssenteret, Kongsvinger
12. Solsiden, Trondheim
13. Stopp Tune, Sarpsborg

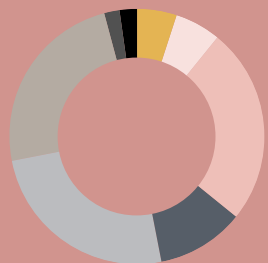




# Trekanten

**3.3**  
million visitors

Gross leasable area by category



- 5% Cafes & Restaurants
- 6% Cosmetics & Pharmacies
- 25% Fashion & Accessories
- 11% Groceries
- 25% Home & Sporting Goods
- 24% Services & Offices
- 2% Specialty Stores
- 2% Wellness

Stores

**65**

Gross leasable area

**24.000** sq.m.

Retail premises

**16.900** sq.m.

Sales

**92.5** MEUR

Parking spaces

**670**

Trekanten is situated at the heart of Asker city centre, where distances are short, allowing visitors to walk between all the shops and services. Asker city centre also serves as a natural hub for those travelling by train and bus. It is a popular meeting place and a natural extension of the pedestrian street and downtown shopping area in Asker. The centre has an impressive array of shops and healthcare services. Trekanten is known for its harmony and pleasant atmosphere, not least thanks to the inviting square and outdoor food and beverage service available during the summer.

**Anchor tenants:**

Meny, H&M, Clas Ohlson, Anton Sport

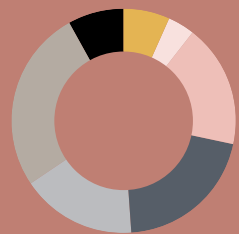
Location: Asker

# Stovner Senter



Visitors <b>4.9</b> million	Stores <b>102</b>	Sales <b>96.2</b> MEUR
Gross leasable area <b>42.600</b> sq.m.	Retail premises <b>31.700</b> sq.m.	Parking spaces <b>1.000</b>

Gross leasable area by category



- 8% Wellness
- 26% Services & Offices
- 17% Home & Sporting Goods
- 21% Groceries
- 18% Fashion & Accessories
- 4% Cosmetics & Pharmacies
- 7% Cafes & Restaurants

Stovner Senter is located in a heavily populated area in Groruddalen, in the northern part of Oslo. The centre is a hub for the local community, with its direct bus and metro connections. In 2023, the centre underwent a renovation, introducing a fresh visual identity that revitalized sections of the centre, both inside and outside. Stovner Senter offers a wide range of retail, food and beverage, and a comprehensive offering of services, making it a great place to meet.

**Anchor tenants:**

Meny, Vinmonopolet, H&M, Europris, Coop Extra, Clas Ohlson, Library

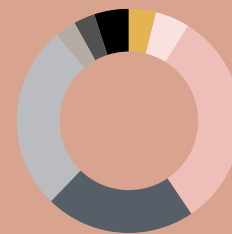
Location: Oslo

# Liertoppen



Visitors <b>2.1</b> million	Stores <b>80</b>	Sales <b>94.8</b> MEUR
Gross leasable area <b>27.000</b> sq.m.	Retail premises <b>24.800</b> sq.m.	Parking spaces <b>1.200</b>

Gross leasable area by category



- 5% Wellness
- 3% Specialty Stores
- 3% Services & Offices
- 27% Home & Sporting Goods
- 22% Groceries
- 32% Fashion & Accessories
- 5% Cosmetics & Pharmacies
- 4% Cafes & Restaurants

Liertoppen is a centre with a strong position in the primary market. The centre offers a wide range and a good mix of stores, including strong anchor tenants combined with everyday shopping, services and restaurants. Liertoppen is well-established with a good customer flow and is easily accessible from the E18 highway. Approximately 50,000 cars pass by every day, making Liertoppen a shopping place for both locals and people from all over Norway.

**Anchor tenants:**

Meny, Vinmonopolet, Kiwi, Europris, H&M, NetOnNet

Location: Lierskogen

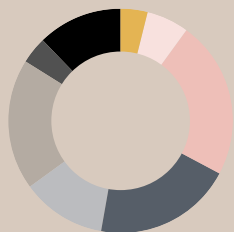


# Linderud Senter



Visitors <b>2.3</b> million	Stores <b>68</b>	Sales <b>66.8</b> MEUR
Gross leasable area <b>21.200</b> sq.m.	Retail premises <b>16.400</b> sq.m.	Parking spaces <b>370</b>

Gross leasable area by category



Since its opening in 1967, Linderud Senter has built a unique position in a high-density Oslo neighbourhood. The centre has undergone a number of refurbishments and houses both shops and many service providers in the health and wellness sector. The centre is easily accessible by car, public transport, bicycle or on foot. Linderud Senter provides a wide range of parking options, including many spaces in the parking garage.

**Anchor tenants:**

Coop Mega, Kiwi, Vinmonopolet, Apotek1, Boots Apotek

Location: Oslo

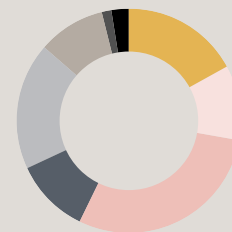
- 4% Cafes & Restaurants
- 6% Cosmetics & Pharmacies
- 23% Fashion & Accessories
- 20% Groceries
- 12% Home & Sporting Goods
- 19% Services & Offices
- 4% Specialty Stores
- 12% Wellness

# Kolbotn Torg



Visitors <b>2.6</b> million	Stores <b>50</b>	Sales <b>68.4</b> MEUR
Gross leasable area <b>18.800</b> sq.m.	Retail premises <b>16.500</b> sq.m.	Parking spaces <b>700</b>

Gross leasable area by category



Kolbotn Torg stands as a vibrant hub, offering more than just shopping. Beyond its diverse retail offerings, the centre is home to variety of service providers, including those in the healthcare sector. Citycon and Nordre Follo Municipality have collaborated to create an urban oasis at Kolbotn. The area now includes a wide selection of shops, pedestrian streets, restaurants, cafés, a cultural centre, bright modern apartments and green areas – everything needed for a fulfilling lifestyle.

**Anchor tenants:**

Coop Mega, Vinmonopolet, Anton Sport, Boots Apotek, Clas Ohlson

Location: Kolbotn

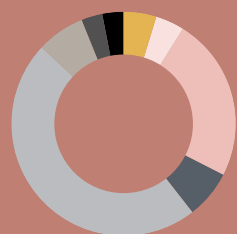
- 14% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 24% Fashion & Accessories
- 19% Groceries
- 25% Home & Sporting Goods
- 8% Services & Offices
- 1% Specialty Stores
- 2% Wellness

# Herkules



Visitors	Stores	Sales
<b>4.2 million</b>	<b>111</b>	<b>143.8 MEUR</b>
Gross leasable area	Retail premises	Parking spaces
<b>50.100 sq.m.</b>	<b>44.300 sq.m.</b>	<b>1.550</b>

Gross leasable area by category



- 5% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 24% Fashion & Accessories
- 7% Groceries
- 48% Home & Sporting Goods
- 7% Services & Offices
- 3% Specialty Stores
- 3% Wellness

Herkules is the largest centre in Vestfold and Telemark, both in sales and visitors. The centre has a rich and varied store mix, along with several restaurants. Herkules offers both outdoor parking and a large parking garage. Herkules is one of Citycon's largest centres in Norway and was previously named Shopping centre of the year. The centre is accessible by car and bus, and is centrally located in a well-developed pedestrian and cycle path network. The centre also has its own fast chargers for electric cars.

### Anchor tenants:

Rema 1000, Meny, Elkjøp Megastore, XXL, H&M, Clas Ohlson, Møbelringen

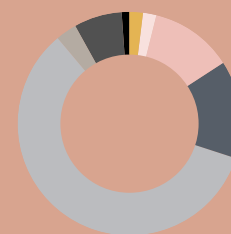
Location: Skien

# Stopp Tune



Visitors	Stores	Sales
<b>1.2 million</b>	<b>19</b>	<b>31.0 MEUR</b>
Gross leasable area	Retail premises	Parking spaces
<b>13.400 sq.m.</b>	<b>12.600 sq.m.</b>	<b>650</b>

Gross leasable area by category



- 2% Cafes & Restaurants
- 2% Cosmetics & Pharmacies
- 12% Fashion & Accessories
- 14% Groceries
- 59% Home & Sporting Goods
- 3% Services & Offices
- 7% Specialty Stores
- 1% Wellness

Stopp Tune is located in a popular commercial area at Tunejordet in Sarpsborg, close to the highway E6. It was opened in 1993 and is well-established in its catchment area. The centre was significantly refurbished and given a new look in 2004 and 2020. In the 2020 refurbishment, Stopp Tune got a new entrance and six new stores. A good store mix makes the centre attractive all week and for all people.

### Anchor tenants:

Spar, XXL, Rusta

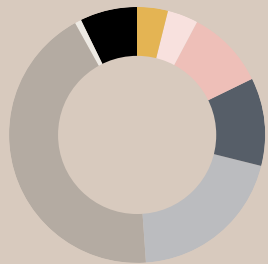
Location: Sarpsborg



Oasen

**4.2**  
million visitors

Gross leasable area by category



- 4% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 10% Fashion & Accessories
- 11% Groceries
- 20% Home & Sporting Goods
- 43% Services & Offices
- 1% Specialty Stores
- 7% Wellness

Stores

**68**

Gross leasable area

**50.100** sq.m.

Retail premises

**26.700** sq.m.

Sales

**119.9** MEUR

Parking spaces

**800**

Oasen is located in the heart of Fyllingsdalen, a central place in Bergen's urban development. Oasen has versatile health care and cultural services as well as retail stores. The new light rail (Bybanen), with a stop just outside Oasen, opened in 2022. Fyllingsdalen is now connected with a new and larger catchment area in Bergen, including the city centre. The new bus terminal by the centre, also reopened in 2022, further strengthens Oasen as a transportation hub. Estimated population growth in Fyllingsdalen is 33 percent in the years to come. A high share of health and food and beverage will ensure that Oasen is a place where families want to spend more time.

**Anchor tenants:**

Meny, Kiwi, Vinmonopolet, SATS, Oasen library, H&M, Elkjøp, Jula

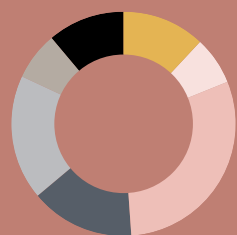
Location: Fyllingsdalen

# Storbyen



Visitors <b>2.8 million</b>	Stores <b>54</b>	Sales <b>58.8 MEUR</b>
Gross leasable area <b>25.500 sq.m.</b>	Retail premises <b>23.500 sq.m.</b>	Parking spaces <b>550</b>

Gross leasable area by category



Storbyen, located in central Sarpsborg, is a regional centre with a versatile offering. Storbyen has experienced sales growth and a significant increase in the number of visitors after being recently refurbished with an additional 2,000 sq.m. along with many new restaurants and shops. Storbyen has been given a completely new facade facing the square, where several cafés and restaurants have also set up outdoor service.

**Anchor tenants:**

Meny, Vinmonopolet, H&M, SATS, Egon, Apotek 1, Home & Cottage

Location: Sarpsborg

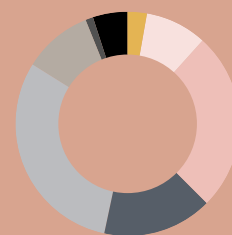
- 12% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 30% Fashion & Accessories
- 15% Groceries
- 18% Home & Sporting Goods
- 7% Services & Offices
- 11% Wellness

# Kilden



Visitors <b>1.9 million</b>	Stores <b>61</b>	Sales <b>75.5 MEUR</b>
Gross leasable area <b>23.400 sq.m.</b>	Retail premises <b>19.400 sq.m.</b>	Parking spaces <b>350</b>

Gross leasable area by category



The Kilden centre is situated in the Hillevåg district of Stavanger, a growing area of the city with exciting plans for the future. Kilden was expanded in 2016, resulting in more shopping options and an increased variety of other service providers. This includes health services in two floors and a brand-new fitness centre that opened in 2021.

**Anchor tenants:**

Vinmonopolet, Coop Mega, Clas Ohlson, H&M

Location: Stavanger

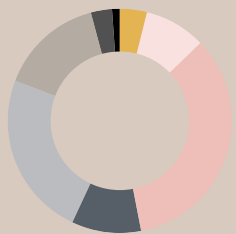
- 3% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 26% Fashion & Accessories
- 16% Groceries
- 31% Home & Sporting Goods
- 10% Services & Offices
- 1% Specialty Stores
- 5% Wellness

# Kremmertorget



Visitors <b>1.1 million</b>	Stores <b>38</b>	Sales <b>33.8 MEUR</b>
Gross leasable area <b>20.300 sq.m.</b>	Retail premises <b>17.100 sq.m.</b>	Parking spaces <b>360</b>

Gross leasable area by category



- 4% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 34% Fashion & Accessories
- 10% Groceries
- 24% Home & Sporting Goods
- 15% Leisure
- 3% Services & Offices
- 1% Wellness

Kremmertorget became Norway's first 'environmental shopping centre' when it was certified under the BREEAM environmental standard upon its completion in 2012. In 2015, the centre also became the first in Norway to be awarded the BREEAM-In-Use certificate. Today, Kremmertorget appears as a modern centre with a wide selection of shops. The centre has long traditions and a good selection of fashion, shoe and interior design stores, and has recently developed further with a specialist sports area of 1000 sq.m. and approximately 1000 sq.m. for animal equipment and an animal clinic. The centre also features two new restaurants with a varied menu and a pleasant atmosphere.

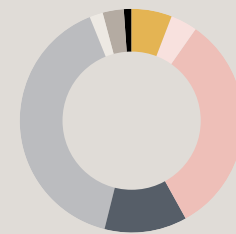
**Anchor tenants:**  
Meny, H&M, Nye Sporten, Kappahl  
Location: Elverum

# Kongssenteret



Visitors <b>1.1 million</b>	Stores <b>36</b>	Sales <b>39.2 MEUR</b>
Gross leasable area <b>18.000 sq.m.</b>	Retail premises <b>14.900 sq.m.</b>	Parking spaces <b>230</b>

Gross leasable area by category



- 6% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 33% Fashion & Accessories
- 12% Groceries
- 41% Home & Sporting Goods
- 2% Residential & Hotel
- 3% Services & Offices
- 1% Wellness

Kongssenteret has a wide selection of shops, several restaurants, and recent additions including a Kiwi grocery store and Dollarstore, enhancing the centre's necessity-based offerings. Kongssenteret is one of the largest centres in Hedmark county, located in the heart of Kongsvinger. As a natural meeting place, the centre draws the public from a larger area around Kongsvinger. The centre is conveniently located right by the E16 with good parking facilities and is easily accessible, with both a railway and bus station in the area.

**Anchor tenants:**  
Meny, H&M, Clas Ohlson, Power, Nye Sporten

Location: Kongsvinger

# Solsiden



Visitors  
**3.0 million**

Stores  
**52**

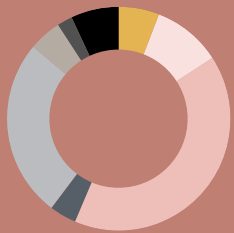
Sales  
**75.6 MEUR**

Gross leasable area  
**14.500 sq.m.**

Retail premises  
**13.700 sq.m.**

Parking spaces  
**650**

## Gross leasable area by category



- 6% Cafes & Restaurants
- 10% Cosmetics & Pharmacies
- 41% Fashion & Accessories
- 4% Groceries
- 26% Home & Sporting Goods
- 5% Services & Offices
- 2% Specialty Stores
- 7% Wellness

Solsiden Senter in Trondheim is a popular meeting place in the scenic surroundings at the mouth of the Nidelven River. The buildings formerly comprised a shipyard, built in gorgeous brick, with a lot of windows, and are surrounded by new homes, shops, restaurants, hotels, museums and many offices that bring a high number of daily commuters to the area. Solsiden Senter has recently undergone a refurbishment, making the centre more modern and more attractive.

### Anchor tenants:

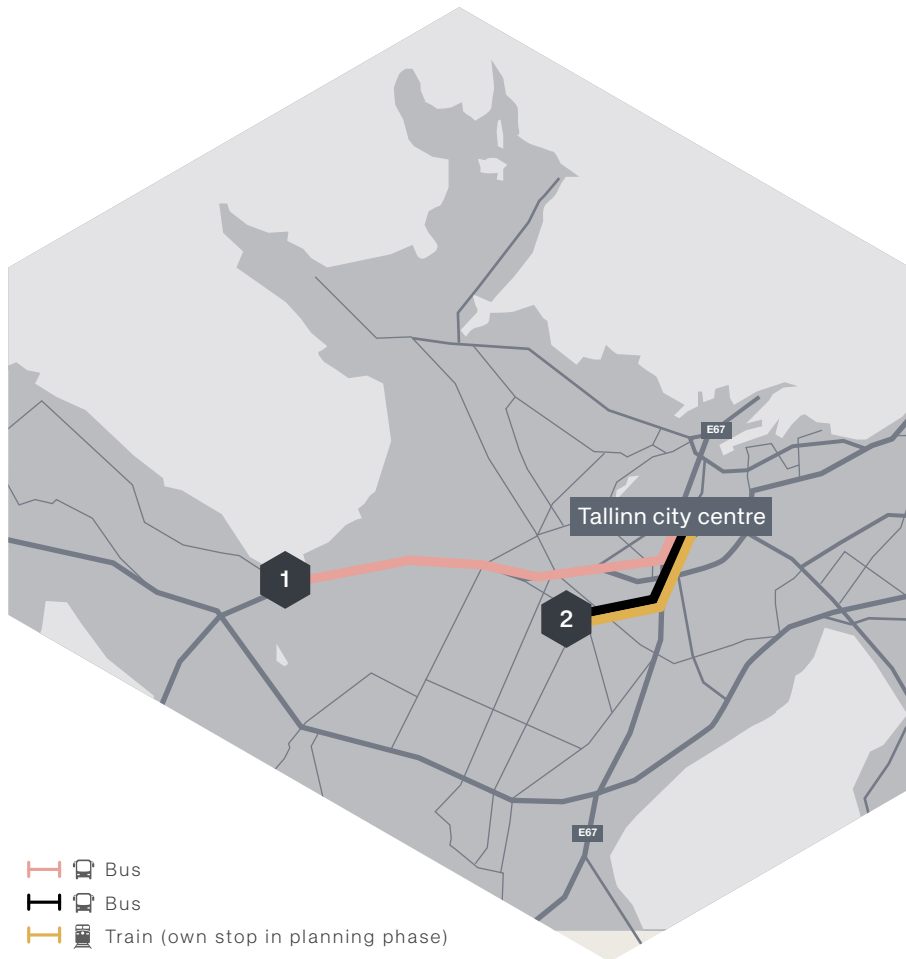
Clas Ohlson, H&M, Vinmonopolet

Location: Trondheim

# Estonia

Greater **Tallinn** area

1. Rocca al Mare, Tallinn
2. Kristiine Keskus, Tallinn

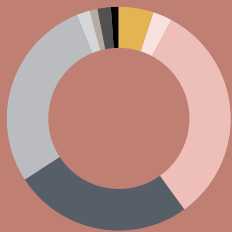


# Rocca al Mare



Visitors <b>4.3 million</b>	Stores <b>139</b>	Sales <b>145.1 MEUR</b>
Gross leasable area <b>57.900 sq.m.</b>	Retail premises <b>56.700 sq.m.</b>	Parking spaces <b>1.254</b>

Gross leasable area by category



- 5% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 32% Fashion & Accessories
- 26% Groceries
- 28% Home & Sporting Goods
- 2% Leisure
- 1% Services & Offices
- 2% Specialty Stores
- 1% Wellness

Rocca al Mare is the second-largest centre in Tallinn offering a wide range of shops and services for the whole family. It is located to the West of the city centre, in the heart of a densely populated suburban area. The centre provides easy access to basic necessities and a wide range of clothing stores, children's products, shoe stores and household goods. In addition to everyday shopping, the centre offers a wide range of dining options.

**Anchor tenants:**

Prisma, H&M, Euronics, Reserved, Rademar, Sportland, New Yorker

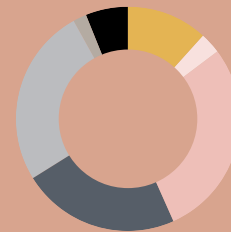
Location: Tallinn

# Kristiine Keskus



Visitors <b>6.0 million</b>	Stores <b>123</b>	Sales <b>140.3 MEUR</b>
Gross leasable area <b>45.300 sq.m.</b>	Retail premises <b>43.900 sq.m.</b>	Parking spaces <b>965</b>

Gross leasable area by category



- 12% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 29% Fashion & Accessories
- 23% Groceries
- 25% Home & Sporting Goods
- 3% Services & Offices
- 1% Specialty Stores
- 5% Wellness

Kristiine is the fourth-largest centre in Tallinn. For more than 20 years, the centre has ensured a diverse selection of goods and services in Tallinn, bringing together both consumers' preferred stores and entertainment services. Located on one of the main roads close to the city centre, Kristiine is in the heart of transport connections. Kristiine was built in phases from 1999 to 2002, and an expansion of 12.000 sq.m. was completed in 2010. The centre was refurbished in 2019.

**Anchor tenants:**

Prisma, O'Learys, H&M, Jysk, Reserved, Sportland, Rademar, Apollo, New Yorker

Location: Tallinn



# Denmark

Greater **Copenhagen** area

1. Strædet, Køge
2. Albertslund Centrum, Copenhagen



# Strædet



Stores  
**38**

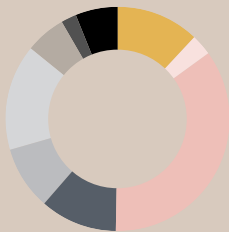
Sales  
**43.5** MEUR

Gross leasable area  
**19.100** sq.m.

Retail premises  
**17.300** sq.m.

Parking spaces  
**450**

Gross leasable area by category



Strædet is a modern, high-quality shopping street located in the picturesque city centre of Køge in the greater Copenhagen area. It is integrated with the station bridge, the station square, the refurbished town hall and other municipal services. As part of a defined high street loop with pedestrian streets, Strædet offers a comprehensive range of stores, cafés and restaurants for everyday life.

**Anchor tenants:**

H&M, Sats, Coop 365 discount, Normal, Nordisk Film Biografer, Fri BikeShop

Location: Køge

- 12% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 35% Fashion & Accessories
- 11% Groceries
- 9% Home & Sporting Goods
- 15% Leisure
- 6% Services & Offices
- 2% Specialty stores
- 6% Wellness

# Albertslund Centrum



Visitors  
**4.7** million

Stores  
**64**

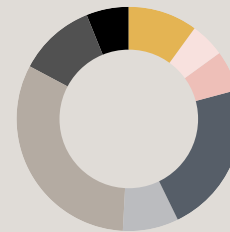
Sales  
**52.2** MEUR

Gross leasable area  
**19.600** sq.m.

Retail premises  
**14.100** sq.m.

Parking spaces  
**750**

Gross leasable area by category



Albertslund Centrum is an open-air local centre located in the centre of the municipality of Albertslund, 20 minutes west of Copenhagen's city centre. It is a community centre providing, in addition to retail, municipal services, town hall, theatre, cinema and offices. Citycon and the municipality are going to further develop the area.

**Anchor tenants:**

Kvickly, Normal, Matas, Vestegnens Bazar

Location: Copenhagen

- 10% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 6% Fashion & Accessories
- 22% Groceries
- 8% Home & Sporting Goods
- 32% Services & Offices
- 11% Specialty Stores
- 6% Wellness

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