Valuation Statement

30 June 2009

CITYCON

creating success for retailing

1. APPRAISAL METHOD

Realia Management Oy has made a valuation of Citycon's property portfolio as at 30th of June 2009. The valuation was carried out as a cash flow analysis of the net operating income for a period of 10-years. For undeveloped plots and for properties affected by significant town plan alterations, the market value is defined by the amount of building right in the existing town plan.

1.1 Cash Flow Calculation Method

The year-on-year cash flow was calculated on Citycon's existing leases, upon the expiry of which, the contract rent has been replaced with Realia Management Oy's view of the market rent. Potential Gross Rental Income (PGI) equals leased space with respect to contract rents and vacant space with respect to market rents. Deducting both the market rent for the idle time between the expired contract and assumed new contract, and the assumed general vacancy level, results in the Effective Gross Rental Income. Effective Gross Rental Income less operating expenses (incl. repairs and tenant improvements) equals the Net Operating Income (NOI). NOI less any investment type of repairs (CAPEX) equals the bottom level cash flow that has been discounted (IRR) to reach the present value of the income stream.

The exit value at the end of the valuation period was calculated by capitalising the 11th year cash flow (base year) with an exit yield. The total value of the property was calculated as the sum of the yearly discounted net income stream, the discounted residual value at the end of the calculation period and any other value added assets such as unused building rights or unbuilt lots.

All variables were estimated based on Realia Management's knowledge of the markets and specified market observations, such as transactions, rental levels and other observations. The collection of relevant information was done in close cooperation with Citycon's property management in order to obtain an extensive set of data, where Realia Management used its objective veto on the data provided.

1.2 Realia Management Oy: Market Analysis

The European economy is facing either a prolonged period of near zero growth or, at best, a period of modest growth lacking the bullish sentiments observed before the most serious financial crisis since the Great Depression took place. The return to growth in the world economy is now largely dependent on the increasing economic activity in Asia and increased demand in the US, but for Europe, and especially for the Nordic countries with sizeable investments in the Baltic region, the instability of the Baltic markets is a serious risk to the road to recovery. Also, the Russian economy has been badly hit by the drop in oil prices and the eventual recovery is likely to be prolonged and gradual. Future oil price hikes may however bring about a stronger recovery of Russian markets, which is likely to have an invigorating effect on the crisis hit Finnish export industry.

The ECB has dropped the benchmark rate to 1.0%, which came into effect on May 13th. This, in conjunction with an injection of close to half a trillion euros towards the end of June has flooded the market with much needed liquidity, bringing risk premium to more acceptable levels. While there is an obvious risk of a deflationary stretch, the ECB is expecting the period of low or negative inflation to remain short, thus refraining from, but nevertheless keeping the door open to further cuts in interest rates. In Finland, the year-on-year European harmonised inflation rate, 1.5 percent in May, has lately been somewhat higher than the EU average, which hit the zero percent mark in May. However, month-on-month harmonised inflation is now zero percent both in Finland and in the entire EU.

Finland

According to Statistic Finland, the Finnish economy contracted by -2.7 percent year-on-year in the first quarter, a more rapid drop than the EU average of -2.4 percent. The Finnish export industry has been especially badly hit by the world recession as the demand for traditional Finnish export goods, such as heavy machinery and shipbuilding, has faltered. Export figures for goods is down by -25.5 percent in Q1 year-on-year and for services by 5.9 percent. Investment were also hit, by -8.9 percent, while private consumption decreased by a more moderate -3.7 percent when calculated year-on-year. Finland's economy is widely expected to begin recovering by the end of 2010 and previous estimates have been revised so that the brunt of the remaining recessionary period has been shifted from 2010 to 2009.

Unemployment has risen rapidly in Finland during the first half 2009. Unemployment rate is now at 8.8 percent, 1.8 percent points higher than in January and 2.1 percent points higher than a year ago. Unemployment nevertheless remains at a lower level than the euro average of 9.5 percent for May. The largest shift in figures was in the age group 15 to 24 years as students enter the shrinking job market either by looking for summer jobs or by graduating.

Consumer confidence has recovered since last quarter's end, from -1.5 points to +8.4 points. While the change in confidence indicator has progressed favourably, it is still lower than the long-term average. Consumers were especially upbeat about the prospects of buying consumer durables and relatively optimistic concerning household financial situation and savings possibilities as well as Finland's economic situation in twelve month's time. The indicator showed very low confidence in the unemployment in a year from now.

Even though consumer confidence is rebounding, a similar turn has not yet been observed in the retail sector; while those who can afford to spend are spending, the growing number of unemployed and the lack of available summer jobs for students are leaving their mark on retail sales figures.

Sweden

The Swedish economy is expected to contract by 4.5 percent in 2009, increase by 1.4 percent in 2010 and the economic recovery to solidify either towards the end of 2010 or in the beginning of 2011 according to the central bank of Sweden. In Sweden, the export industry has also been crisis struck, but sentiments are more upbeat than in Finland due to positive economic news such as the securing of the fragile car industry and the avoidance of a major housing bust. The unemployment has rocketed to 9.0 percent in May, a rise of 0.7 percentage points compared to the previous month and a rise of 3.1 percentage points from a year ago.

Household and business indicators, compiled by the Swedish National Institute of Economic Research, indicate increasing optimism in regards to the economy's recovery, the strongest indicator growth being in the retail business sector. The business indicator has increased in June by 5 points to -19 compared to May, and up from -30 points for last quarter's end. For retail trade, confidence is at +5 compared with -3 for May and -16 for last quarter's end, amounting to a considerable improvement from the lows at the beginning of the year. For consumers, the indicator has increased in June to 9 from -11 for May and 16.5 for last quarter's end. Figures are season adjusted.

According to Swedish Retail Institute, HUI, the total retail sales figure in Sweden is expected to increase by one percent in value, while a slight drop in volume is likely. Grocery goods are forecast to increase by up to 4.5 percent and infrequently bought commodities to reduce by -1.5 percent in value. The worst prognosis is for furniture and home improvement sales, having already dropped by 10 percent from the beginning of the year.

There is also some additional currency risk concerning the Swedish Krona. Further problems in the Baltic economies may very well have ripple effects on the value of the Krona due to heavy exposure of Swedish companies and banks to the Baltic markets.

Baltics

While the economic outlook in the Baltic countries remain bleak, a full economic meltdown has been thus far avoided. Latvia however, the country in the worst economic shape of the 27 EU countries, remains in grave danger. The Baltic countries, Estonia, Latvia and Lithuania, have large budget deficits, double digit GDP contractions and are unwilling to devalue due to heavy exposure to euro loans and due to their aspirations to meet the Maastricht criteria for joining the euro zone. Were one of the currencies suddenly forced to devalue, it would have a detrimental effect on the value of foreign direct investments in the country and spread economic holocaust and uncertainty around the Baltic area. Currency risk thus remains a considerable factor.

The Estonian economy is in better shape of the three Baltic countries. According to the Estonian central bank, the Estonian economy is expected to contract by 12.3 percent in 2009, while, according to the IMF, in Lithuania, the economy is expected to contract by at least 16 percent and Latvia's economy by almost 20 percent. The Baltic economies are expected to contract into 2010, although at a slower pace. A major key to strong recovery is the restoring of international capital flows, which leaves the economies highly reliant on the recovery of other European countries.

1.3 Property Market Analysis

The global financial and economic crisis has had an adverse effect on property markets. The change can clearly be seen in the values of properties and incomes but especially in the number of completed transactions, now a fraction of the levels seen in 2007. The first indications of declining investment activity were already observed in Europe and in America during the year 2007 and, after a delay, in Finland in 2008. Nevertheless, between January and March 2008 property transaction volumes in Finland reached over EUR 2 billion, thanks to considerably large but occasional transactions. After the first quarter, the quarter-to-quarter transaction volumes fell to a level of approximately EUR 600 million. During the first half of 2009 the property market has slowed down even further. According to preliminary data, the first quarter transaction volume of EUR 300 million will be joined by a similar EUR 250-300 million transaction volume for the second quarter resulting in a transaction volume of approximately EUR 500-600 million for the first half of 2009. This would indicate a transaction volume slightly in excess of EUR 1 billion for year 2009, while during the 2007 peak year a transaction figure of over EUR 6 billion was attained.

As a result of the international financial crisis foreign property investor activity in Finland has declined considerably. Since fall 2008, the most active buyers by far have been domestic pension and insurance institutions. This trend is the result of tighter credit terms from banks, which, in turn, has resulted in deteriorated operating environment for operators relying on borrowed capital giving the capital-intensive institutional operators a competitive edge and a chance to improve their market positioning. Nevertheless, there is still foreign demand and capital looking for suitable property investments in the Finnish and Nordic property markets. In the past few months, German property funds in particular have become active on the demand side after a half a year period of calm. In Finland, by far the largest single property transaction in the first half of 2009, the purchase of Swing Life Science Center business park in Espoo Keilaniemi by property fund Commerz Real AG owned by the German Commerzbank for approximately EUR 120 million, is a good example of this increased activity.

1.4 Development Projects

Some development projects were valued by using a separate project model. This model is only used in a project accompanied by: 1) a Citycon's board decision, and 2) enough information for a reliable valuation. Such information includes e.g. an extensive project plan, several new rental agreements, future investments, etc. The appraiser makes the final decision on the use of the model.

The project model is a 10-year cash flow model, which also takes the projects' future investments and changing cash flows into consideration. It includes present cash flows up to the end of the development phase and future cash flows after the development.

The project model was used in the valuation of two properties in this valuation. The properties in question were the shopping centre Rocca Al Mare in Tallinn and the shopping centre Liljeholmstorget in Stockholm.

In other assets, valuation was based on the regular cash flow analysis adjusted for small-scale development projects on the property. Properties were evaluated based on the current rental situation and current allocation of premises. If necessary, future development potential has been taken into account in the value of unused building rights or in the form of expected cash flow increase while adding necessary development costs as investment costs in the calculation.

All undeveloped plots or those under development are evaluated based on their current plan and the amount of unused building right. If there is an ongoing official plan alteration process and the property's purpose of use and attributes are substantially changed, the altered plan can be taken into account in valuation through the value of unused building right. Prerequisite for the valuation is that the sanctioning of the plan is highly likely and that the new plan regulations are fully known. In that case, the remaining (current) rental income flow and demolition costs are also considered in the valuation.

2. RESULTS

Citycon Oyj owns 72 properties in Finland, 15 properties in Sweden, and in the Baltic countries, two in Estonia and one in Lithuania. All in all, Citycon either fully owns, or owns a share of 90 different properties. The property portfolio is very heterogeneous in both quality and value. The body of the holding is formed by 30 shopping centre properties, although the portfolio also includes occasional small commercial buildings, development properties in the demolishing stage and, for example, one unbuilt lot.

The value of the total portfolio is calculated as the sum of the individual properties. A separate adjustment for the aggregate value has not been applied. In the sections below, we have presented the valuation result on an aggregate and a sub-market level. The portfolio has been further regrouped geographically based on the locations of the properties.

Citycon primarily owns retail properties. Only in a few selected properties, the main use is other than retail. A large majority of the portfolio value is in shopping centres (approximately 78 percent). Especially in Finland, Citycon has a strong position in the shopping centre market by owning five of the 20 largest shopping centres and in total, by owning 22 properties that are classified as shopping centres.

Citycon has announced that its strategic focus is the development of existing properties. For example in the Helsinki region Citycon owns several of the old suburb shopping centres and retail premises. In these properties, major development is expected in conjunction with reworking of town plans. These properties are always evaluated on a case-by-case basis. In case a new, updated town plan is enforced and as a result, a schedule for the development project is determined, the building right can be taken into consideration in valuation, or, if necessary, the valuation will be done through the so-called development model analysis (where also the outcome of development project is included in valuation).

Several retail properties, both in Finland and Sweden, have either development plans underway or potential for development. These properties include e.g. Tumba, Åkersberga Centrum and Jakobsbergs Centrum in Sweden, as well as Koskikeskus, Iso Omena and Isokristiina in Finland. The development of these properties is always considered case-by-case, often advancing in phases. This type of development is taken into account in valuation when credible plans exist and there is evidence of high likelihood for letting. In appraisal, the development potential signifies a potential increase in rental income either through an increase in average rent or through an increase in the lettable area or average rent, requiring investment for realization in addition to a feasible construction or development time.

2.1 Total Property Portfolio

The aggregated market value of the whole portfolio has been valued at ca. EUR 2.097 billion. The aggregated value of portfolio has increased by close to EUR 12 million (EUR 2.085 billion in Q1 2009). The change in relative terms is approximately +0.6% overall. The cause of the positive change in value is the progressing of large development projects Rocca Al Mare, Liljeholmstorget and Åkersberga Centrum. Of the Swedish properties, Tumba Centrum and Stenungs Torg have also been under development in some extent.

Market value of the property under development increases as construction progresses, degree of completion increases and as new premises are leased. If the aforementioned properties are excluded from valuation, the change in value of the property portfolio will turn negative by nearly EUR 22 million (1.3%).

The weighted average yield requirement of the portfolio has increased by 0.1 percentage points to 6.6 percent (6.5% Q1 2009). The weighted averages in the table are weighted by the value of the property. Properties with relatively higher values will therefore have a stronger influence on the averaged figures than other properties. In the Citycon property portfolio in particular, the influence of the largest properties is strong. The ten largest properties, 11 percent of the properties in the property portfolio, form over 61 percent of the entire portfolio value. Changes in these properties dominate the changes in the weighted averages. The largest property in the portfolio is Iso Omena in Espoo, Finland, which forms approximately a 14 percent share of the entire portfolio value.

The ten most valuable properties are:

- Iso Omena, Espoo, Finland
- Liljeholmstorget, Stockholm, Sweden
- Myyrmanni, Vantaa, Finland
- Trio, Lahti, Finland
- Rocca Al Mare, Tallinn, Estonia
- Koskikeskus, Tampere, Finland
- Jakobsbergs Centrum, Stockholm (Järfalla), Sweden
- Columbus, Helsinki, Finland
- Lippulaiva, Espoo, Finland
- Forum, Jyväskylä, Finland

2.2 Finland

Changes in the value of the Finnish properties have been moderate. The value of the Finnish portfolio declined, in total, by approximately one percent when compared to the previous quarter. The weighted yield requirement, rounded to the nearest tenth, has remained at 6.5% (6.5% Q1 2009) while rental and operational costs have both increased slightly. Also, the assumed vacancy rates have risen since last valuation. Geographically, the properties in Finland are allocated evenly and approximately 46 percent of the portfolio value consists of properties outside Helsinki Metropolitan Area. The vast majority (over 80%) of the Finnish property portfolio value consists of shopping centre properties.

2.3 Sweden

Many of the Swedish properties are under major development. These development projects have a positive effect on the market values of the properties in question and despite the unfavourable market development; the market value of the Swedish property portfolio has increased by ca. four percent when compared to the previous quarter. Properties that are under major development are the previously mentioned Liljeholmstorget, Åkersberga Centrum, Tumba Centrum and Stenungs Torg. The largest property in the Swedish property portfolio is Liljeholmstorget where a development project is nearing its completion and is finished in fall 2009. A major change concerning Liljeholmstorget property when compared to the previous quarter is the signing of a preliminary contract between Citycon and Heba Fastighets AB for the sale of apartments included in the project. Citycon is responsible for the construction and the EUR 16 million deal will be finalised once the construction of the apartments has been completed (estimated completion: April 2010). The apartments have thus been included in valuation in their full extent while previously the project was valued through unused building right.

The overall weight of the Swedish portfolio is strongly focused on Stockholm and Gothenburg regions, and more specifically, on the shopping centres in these regions. In Stockholm, the largest shopping centres are Liljeholmstorget, Jakobsbergs Centrum and Tumba Centrum. The Gothenburg region's properties consist mostly of properties functioning as municipal centres of the surrounding municipalities, where the municipality is typically a major tenant. The average size and the effect of these properties on the property portfolio's weighted average is somewhat small. The only property in Gothenburg classified as a shopping centre is the Stenungs Torg shopping centre in Stenungsund, some 30 kilometres north of Gothenburg.

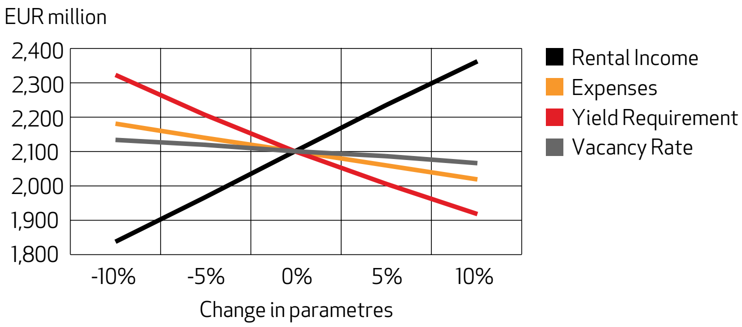
2.4 The Baltic Countries

In the Baltic countries, the recession and the general uncertainty over the economy remain at a higher level than in the Nordic countries. Retail sales volume has dropped by over ten percent from last year's figures, and this has begun to affect the tenants' ability to pay rent. Aggressive rent increase opportunities, rendered possible by high inflation, have generally been moderated, and during the beginning of the year, temporary reductions in rent have increased in quantity, although the occupancy rates as such have remained at high level. The tenants' ability to pay rent has been taken into account through adjustments of cash flows for the time period between 2009 and 2011.

Citycon's prime property in the Baltic region is Tallinn's Rocca Al Mare Shopping centre where the third and final stage of an extensive development and extension project is taking place. The property's degree of completion and the renting process of new premises have both progressed smoothly, and despite the otherwise gloomy economic climate, the market value of the property has risen when compared to the last quarter. Rocca Al Mare now forms over 80 percent of the value in Citycon's Baltic portfolio. Therefore, its effect on the weighted average of the Baltic portfolio is considerable. Rocca Al Mare is still under development and the project will be completed in fall 2009.

3. SENSITIVITY ANALYSIS

The sensitivity analysis of the fair value of the portfolio was tested by creating a so-called portfolio cash flow statement based on individual cash flow calculations. Changes in fair value have then been examined by modifying key input parameters of the calculations one at a time. The parameters tested were required yield, market rent level, operational costs and vacancy rate. The current market value of the properties is used as a reference for the analysis. The analysis is performed by changing one parameter at a time while all others remain unchanged, and then calculating the corresponding market value of the total portfolio. The sensitivity analysis is a simplified model intended to facilitate understanding of the effect of different parameters on the valuation. The figure below shows the results of the analysis.



The results indicate that the market value is most sensitive to yield requirement and market rent levels. A ten percent decrease in yield requirement results in an approximately 11 percent increase in value. Correspondingly, a ten percent increase in rental income increases the value by approximately 13 percent.

The value is not particularly sensitive to changes in the levels of expenses or long-term vacancy. A ten percent increase in the expenses decreases the market value of the property portfolio by approximately four percents. It should also be noted that in retail premises, the rental income and property expenses are often linked through the changes in the rental level in the form of maintenance rent charged from tenants. The ratio is not quite one-to-one, but the correlation is still strong enough to decrease the expense risk in the valuation.

The effects of changes in the vacancy rate are not studied on a similar scale as other parameters – vacancy level is altered by 50 or 100 basis points at a time. Therefore, the relative change is larger than if adjusting by five or ten percents at a time, as is the case in other parameters. Still, the effect of changes in the vacancy level is smaller than in other parameters – a change of 100 basis points (one percentage point) in the vacancy level alters the value of the portfolio by less than two percent.

30 June 2009	Wght. Average Net Yield Requirement (%)	Wght. Average Market Rent (EUR/sq.m./month)	Wght. Average Operating Costs (EUR/sq.m./month)	Fair Market Value, EUR million
TOTAL PROPERTY PORTFOLIO				
Finland	6.5 %	22.2	4.9	1,444.3
Sweden	6.5 %	18.9	5.4	496.8
The Baltic Countries	7.7 %	20.5	4.3	156.1
Total	**6.6 %**	**21.3**	**5.0**	**2,097.2**
Finland				
Helsinki Metropolitan Area				
Shopping Centres	6.0 %	26.2	5.9	659.6
Other retail properties	7.7 %	14.9	3.3	122.9
HMA Total	**6.3 %**	**24.5**	**5.5**	**782.5**
Other parts of Finland				
Shopping Centres	6.5 %	21.7	4.7	514.8
Other retail properties	7.9 %	11.9	2.4	147
Other total	**6.8 %**	**19.6**	**4.2**	**661.8**
Sweden				
Greater Stockholm Area and Umeå				
Shopping Centres	6.4 %	20.5	5.8	414.5
Other retail properties	6.9 %	11.8	2.4	16.4
Total	**6.4 %**	**20.1**	**5.7**	**430.9**
Greater Gothenburg Area				
Total	**7.3 %**	**10.5**	**3.5**	**65.9**
The Baltic Countries				
Total	**7.7 %**	**20.5**	**4.3**	**156.1**