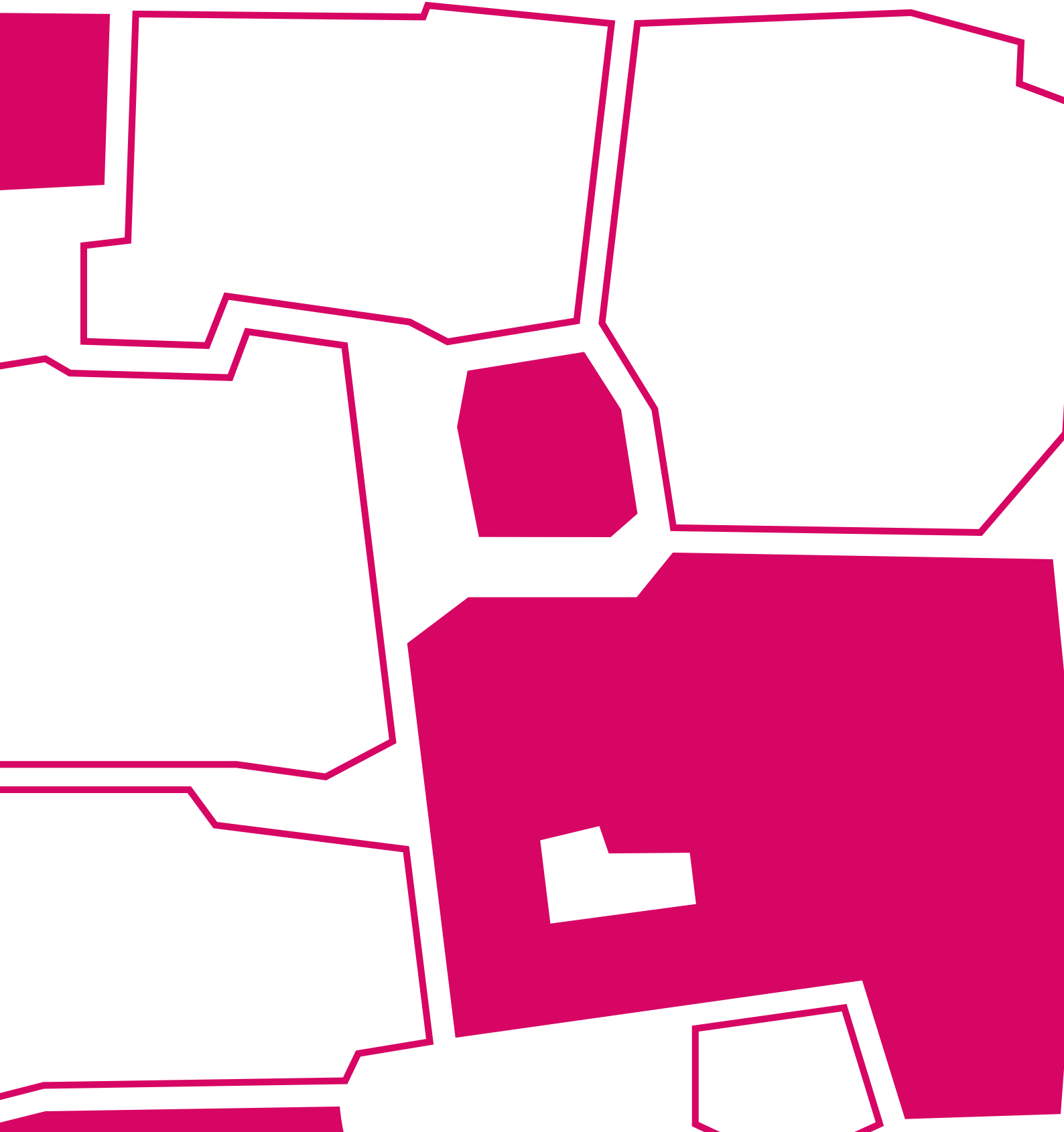


Interim Report
1 January – 31 March 2010

CITYCON
creating success for retailing



Citycon Oyj's Interim Report for 1 January – 31 March 2010

Summary of the First Quarter of 2010 Compared with the Previous Quarter

- Turnover increased and came to EUR 49.5 million (Q4/2009: EUR 48.9 million) due mainly to added rental income from the newly opened Liljeholmstorget in Stockholm and redeveloped Rocca al Mare in Tallinn, while the turnover growth was reduced by the start-up of new (re)development projects.
- Net rental income decreased by 3.2 per cent to EUR 30.6 million (EUR 31.6 million) due mainly to higher property operating expenses than in the previous quarter, reflecting common seasonal fluctuation and the exceptionally cold and snowy winter.
- Earnings per share were EUR 0.06 (EUR -0.11).
- Direct result per share (diluted) was EUR 0.05 (EUR 0.06).
- The fair value change of investment properties was EUR 0.8 million (EUR -38.6 million). The fair value of investment properties was EUR 2,193.5 million (EUR 2,147.4 million).
- According to the external appraiser, the average net yield requirement for investment properties remained at the previous quarter's level at 6.6 per cent at the end of the reporting period (6.6%).
- Net financial expenses increased to EUR 13.1 million (EUR 12.0 million) due mainly to lower interest capitalization after completion of Rocca al Mare and Liljeholmstorget (re)development projects.
- On the basis of Citycon's loan agreement covenants, Citycon's interest cover ratio was 2.3x (2.3x) and equity ratio 39.2 per cent (40.6%).
- Three new (re)development projects were started during the reporting period: the refurbishment of the Espoontori shopping centre in Espoo and the Forum shopping centre in Jyväskylä and the construction of a new shopping centre in Myllypuro in Helsinki replacing the old retail property.
- The Liljeholmstorget shopping centre was awarded the platinum LEED® (Leadership in Energy and Environmental Design) environmental certificate, the first platinum certificate awarded to a European shopping centre.

Summary of the First Quarter of 2010 Compared with the Corresponding Quarter of Last Year

- Turnover increased by 7.9 per cent, to EUR 49.5 million (Q1/2009: EUR 45.9 million), due to growth in gross leasable area and to the development of retail properties. Turnover growth was reduced by slightly higher vacancy and the start-up of new (re)development projects.
- Profit/loss before taxes was EUR 17.2 million (EUR -18.1 million), including a EUR 0.8 million (EUR -31.6 million) change in the fair value of investment properties.
- Net rental income increased by 1.0 per cent and came to EUR 30.6 million (EUR 30.3 million). If the impact of the strengthened Swedish krona is excluded, net rental income decreased by 0.7 per cent.
- Net rental income from like-for-like properties decreased by 5.8 per cent due mainly to higher property operating expenses than in the corresponding period caused by exceptionally severe winter conditions and slightly increased vacancy. Additionally, prevailing low inflation or deflation resulted in very low indexation-based rental increases.
- The company's direct result reduced to EUR 11.4 million (EUR 11.6 million).
- Direct result per share (diluted) was EUR 0.05 (EUR 0.05).
- Earnings per share were EUR 0.06 (EUR -0.08). Fair value changes in investment properties have a significant impact on earnings per share.
- Occupancy rate was 94.5 per cent (95.3 %). The decrease in occupancy rate resulted from the start-up of new (re)development projects and slightly higher vacancy.
- Net cash flow from operating activities per share decreased to EUR 0.03 (EUR 0.10) due to extraordinary and timing items.
- The equity ratio was 32.7 per cent (36.4%). This decrease resulted mainly from paid up dividends and equity return and higher debt due to investments.
- The company's financial position remained good during the period. Total available liquidity at the end of the reporting period was EUR 212.7 million, including unutilised committed debt facilities amounting to EUR 164.0 million and EUR 48.7 million in cash.
- About 25 per cent of the apartments in Jakobsbergs Centrum in Järfälla, which is located in the Greater Stockholm area, were sold for SEK 120 million (about EUR 12 million) in March. Citycon recorded a gain on sale of EUR 1.0 million for the transaction.

Key Figures

	Q1/2010	Q1/2009	Change-% ¹⁾	Q4/2009	2009
Turnover, EUR million	49.5	45.9	7.9%	48.9	186.3
Net rental income, EUR million	30.6	30.3	1.0%	31.6	125.4
Operating profit/loss, EUR million	30.3	-5.8	-	-12.4	10.3
% of turnover	61.3%	-	-	-	5.5%
Profit/loss before taxes, EUR million	17.2	-18.1	-	-24.4	-37.5
Profit/loss attributable to parent company shareholders, EUR million	13.0	-16.8	-	-23.8	-34.3
Direct operating profit, EUR million	26.4	25.7	2.4%	26.3	107.7
% of turnover	53.3%	56.1%	-	53.9%	57.8%
Direct result, EUR million	11.4	11.6	-2.1%	12.5	50.9
Indirect result, EUR million	1.6	-28.4	-	-36.3	-85.2
Earnings per share (basic), EUR	0.06	-0.08	-	-0.11	-0.16
Earnings per share (diluted), EUR	0.06	-0.08	-	-0.11	-0.16
Direct result per share (diluted), (diluted EPRA EPS), EUR	0.05	0.05	-1.7%	0.06	0.23
Net cash from operating activities per share, EUR	0.03	0.10	-66.8%	0.06	0.30
Fair value of investment properties, EUR million	2,193.5	2,097.3	4.6%		2,147.4
Equity per share, EUR	3.20	3.37	-5.0%		3.31
Net asset value (EPRA NAV) per share, EUR	3.43	3.62	-5.0%		3.54
EPRA NNNNAV per share, EUR	3.22	3.55	-9.4%		3.35
Equity ratio, %	32.7	36.4	-10.1%		34.2
Gearing, %	175.9	151.2	16.4%		169.5
Net interest-bearing debt (fair value), EUR million	1,327.2	1,191.3	11.4%		1,312.2
Net rental yield, %	6.0	5.9	-		6.1
Net rental yield, like-for-like properties, %	6.7	6.2	-		6.7
Occupancy rate, %	94.5	95.3	-		95.0
Personnel (at the end of the period)	120	113	6.2%		119

1) Change-% is calculated from exact figures and refers to the change between 2010 and 2009.

CEO Petri Olkinuora's Comments on the Beginning of 2010:

"Citycon's turnover grew by 7.9 per cent during the first quarter of 2010 and net rental income increased 1.0 per cent compared with the same period last year despite the extra expenses caused by the cold and snowy winter and low indexation-based rental increases. The increase was based on active retail property management and the development projects completed in Stockholm and Tallinn at the end of 2009. Growth in net rental income and turnover was slowed down by started new development projects, which resulted in less income generating retail premises. The occupancy rate declined slightly from last year, mainly due to one-off reasons.

In accordance with its strategy, Citycon divested a number of the apartments in Jakobsbergs Centrum in Järfälla, Sweden, during the reporting period. The divestment of apartments built in Liljeholmstorget was finalised in early April and the divestment of apartments in Åkersberga Centrum is expected to be completed in June. After the completion of these transactions, the company still has more than 600 residential units in Sweden, the value of which amounts to approximately EUR 40 million. Citycon's objective is to divest all of its residential units in Sweden, as these are not part of the company's core business.

The company has currently four major redevelopment projects under way: the extension and refurbishment of Åkersberga Centrum in the Greater Stockholm area, the construction of a new shopping centre in Myllypuro in Helsinki and the refurbishment projects of the Espoonatori shopping centre in Espoo and the Forum shopping centre in Jyväskylä. In addition, the company is refurbishing shopping centre Myyrmanni and Hansa property, part of Trio. Through these redevelopment projects and its professional shopping centre management, the company continues to seek growth in its existing shopping centres.

We are proud of the first platinum-level certificate awarded to the Liljeholmstorget shopping centre as the first shopping centre in Europe. This clearly demonstrates that our company is committed to sustainable development and has the capability to construct buildings that comply with the strictest international standards. All of Citycon's future development projects will be carried out in accordance with the quality criteria of environmental certificates. Citycon has also published its first social responsibility report and defined its strategic objectives for environmental responsibility, which will impact both the company's current operations and existing property portfolio as well as new projects."

Business Environment

Early in the year, retail sales grew slightly in the company's main markets, Finland and Sweden. Based on preliminary data at the end of February, retail sales increased by 1.9 per cent in Finland and by 2.3 per cent in Sweden compared to February 2009. In Estonia, retail sales declined by 10.0 per cent. Consumer confidence in economic trends improved during the first months of 2010 in Finland and Sweden. In the Baltic countries, the general economic situation remained difficult. (Sources: Statistics Finland, Statistics Sweden, Statistics Estonia)

The greatest threat to the Finnish and Swedish economies is an increase in unemployment, which would have an impact on consumer behaviour. At the end of March, the unemployment rate in Finland was 9.2 per cent and in Sweden 9.3 per cent. Inflation in March was 0.1 per cent both in Finland and in Estonia, and 1.2 per cent in Sweden. Interest rates remained low. (Sources: *ibid.*)

The availability of financing has improved over the last few months. The real estate sector was almost at a standstill in 2009, but began showing signs of a revival during the reporting period. However, the number of transactions remained low.

Business and Property Portfolio Summary

Citycon focuses on the shopping centre business in Finland, Sweden and the Baltic countries. The company's shopping centres are actively managed and developed by the company's professional personnel, working locally. In the Nordic countries, the company is a pioneer in its adherence to the principles of sustainable development in its shopping centre business. Citycon's objective is to create added value for customers and to enhance the commercial appeal of its properties, taking account of each retail property's and its catchment area's commercial preconditions: purchasing power, competition and consumer demand.

At the end of March 2010, Citycon owned 33 (33) shopping centres and 51 (51) other properties. Of the shopping centres, 22 (22) were located in Finland, eight (8) in Sweden and three (3) in the Baltic countries. The market value of the company's property portfolio totalled EUR 2,193.5 million (EUR 2,097.3 million), with Finnish properties accounting for 65.9 per cent (70.0%), Swedish properties for 26.6 per cent (22.8%) and Baltic properties for 7.4 per cent (7.2%). The gross leasable area at the end of the period was 953,650 square metres.

Changes in the Fair Value of Investment Properties

In accordance with the International Accounting Standards (IAS) and the International Valuation Standards (IVS), an external professional appraiser conducts a valuation of Citycon's property portfolio on a property-by-property basis at least once a year. In recent years, the valuation has been conducted on a quarterly basis, due to changing market conditions. A Property Valuation Statement at the end of March 2010 is available on the corporate website.

The valuation was conducted by Realia Management Oy, part of the Realia Group, which is the preferred appraisal service supplier of CB Richard Ellis in Finland. The valuation statement includes a description of the valuation process and the factors contributing to the valuation, as well as the results of the valuation and a sensitivity analysis.

The valuation was primarily carried out as a cash flow analysis of the net operating income for a period of ten years. In the case of undeveloped lots and properties subject to significant alterations in city plan, the market value has been determined based on the building volume permitted by the valid zoning plan. Development properties have been appraised using a specially designed project calculation model. The aforementioned valuation statement also contains more details on valuation methods.

The average net yield requirement defined by Realia Management Oy for Citycon's entire property portfolio came to 6.6 per cent on 31 March 2010. The same yield figure for Citycon's properties in Finland, Sweden and the Baltic countries stood at 6.6 per cent, 6.4 per cent and 8.2 per cent, respectively.

As required by IAS 40, Citycon recognises its investment property at fair value. Its properties' combined market value at the closing date of the interim accounts is reported in the statement of financial position and any changes in their fair value through net fair value gains or losses on investment property in the statement of comprehensive income. Thus, the change in fair value also has a profit impact, and this is reported in the company's interim reports as a separate item under operating profit, and, consequently, the profit for the period.

The fair value of the company's investment property in the statement of financial position equals the property portfolio's total value determined by the external appraiser, capital expenditure on development projects which the external appraiser does not take into account when determining fair value, and the acquisition cost of new properties acquired during the last three months.

During the reporting period, the fair value of Citycon's property portfolio rose, mainly due to property development. The company recorded a total value increase of EUR 16.3 million and a total value decrease of EUR 15.5 million. The net effect of these changes on the company's profit was EUR 0.8 million (EUR -31.6 million).

Lease Portfolio and Occupancy Rate

Citycon aims to have a versatile and efficiently manageable lease portfolio. The company favours fixed-term leases. In general, all new leases for retail premises are signed for a fixed term in all countries. The only exceptions to this are residential units, storage areas and individual parking spaces.

At the end of the reporting period, Citycon had a total of 4,029 (4,080) leases. The average remaining length of the lease agreements was 3.1 (3.1) years.

The net rental yield of Citycon's property portfolio was 6.0 per cent (5.9%) and the economic occupancy rate was 94.5 per cent (95.3%). The decrease in the occupancy rate was due to new development projects started or planned during the period and a slight increase in the property portfolio vacancy rate throughout the company's operating countries.

The company's net rental income grew by 1.0 per cent to EUR 30.6 million. The leasable area rose by 2.2 per cent to 953,650 square metres. Net rental income from like-for-like properties decreased by 5.8 per cent.

Like-for-like properties are properties held by Citycon throughout the 24-month reference period, excluding properties under refurbishment and redevelopment as well as undeveloped lots. 80.3 per cent of like-for-like properties are located in Finland. The cal-

calculation method for net yield and standing (like-for-like) investments is based on guidelines issued by the KTI Institute for Real Estate Economics and the Investment Property Databank (IPD). The following presents like-for-like net rental income growth by segments.

Like-for-like Net Rental Income by Segments

EUR million	Finland	Sweden	The Baltic Countries	Other	Total
Q1/2008	22.3	5.8	1.6	0.0	29.7
Acquisitions	0.4	0.1	0.0	-	0.4
(Re)developments	0.4	0.0	0.6	-	1.0
Divestments	-0.1	-	-	-	-0.1
Like-for-like	0.1	0.2	-0.1	-	0.2
Other (incl. exch. rate diff.)	-0.1	-0.8	0.0	0.0	-0.9
Q1/2009	23.1	5.2	2.1	0.0	30.3
Acquisitions	-	-	-	-	0.0
(Re)developments	-1.1	1.2	1.0	0.0	1.0
Divestments	0.0	-0.3	-	0.0	-0.4
Like-for-like	-0.9	-0.2	-0.1	0.0	-1.1
Other (incl. exch. rate diff.)	0.2	0.5	0.0	0.0	0.8
Q1/2010	21.3	6.4	3.0	0.0	30.6

During the last 12 months, the rolling twelve-month occupancy cost ratio for like-for-like properties was 8.6 per cent. The occupancy cost ratio is calculated as the share, represented by net rent and potential additional fees and charges paid by a tenant to Citycon, of the tenant's sales, excluding VAT. The VAT percentage is an estimate.

Lease Portfolio Summary

	Q1/2010	Q1/2009	Change-%	Q4/2009	2009
Number of leases started during the period	185	128	44.5	386	873
Total area of leases started, sq.m. ¹⁾	42,997	16,066	167.6	69,262	141,628
Average rent of leases started (EUR/sq.m.) ¹⁾	18.2	19.3	-5.7	26.5	23.6
Number of leases ended during the period	392	195	101.0	184	781
Total area of leases ended, sq.m. ¹⁾	68,467	31,787	115.4	28,213	127,730
Average rent of leases ended (EUR/sq.m.) ¹⁾	17.7	13.5	31.1	19.2	17.5
Occupancy rate at end of the period, %	94.5	95.3	-0.8	-	95.0
Average remaining length of lease portfolio at the end of the period, year	3.1	3.1	0.0	-	3.1

1) Leases started and ended don't necessarily refer to the same premises.

Acquisitions and Divestments

Citycon continues to focus on the development and redevelopment of the company's retail properties, and follows developments in the shopping centre market across its operating area. No new property acquisitions took place during the reporting period.

Early in January, Citycon divested the building rights for 255 residential units, which are to be built in connection with the Myllypuro shopping centre and the three companies it had established for managing them, to three different residential investors. The residential investors will each be responsible for the construction and leasing of their own apartments. Citycon recorded a gain on sale of EUR 1.7 million on this transaction, tax effects included.

In March, Citycon sold about 25 per cent of the apartments in the Jakobsbergs Centrum shopping centre for around SEK 120 million (approx. EUR 12 million). These apartments were sold to a newly-established owners' association under an agreement according to which the association agreed to purchase 100 per cent of the shares in Citycon's Swedish subsidiary Tenrot Fastighets AB. The

total area of the apartments sold is approximately 8,000 square metres. Citycon recorded a gain on sale of EUR 1.0 million on this transaction, tax effects included.

In the summer of 2009, Citycon agreed on the divestment of the 181 residential units at Åkersberga Centrum for a price of about SEK 181 million (approx. EUR 18 million). The closing of the transaction is expected to take place in June 2010. The divestment of the residential units at Åkersberga Centrum will have no effect on reported profits.

Development Projects

Citycon is pursuing a long-term increase in the footfall, cash flow and efficiency as well as return from its retail properties. The purpose of the company's development activities is to keep its shopping centres competitive for both customers and tenants.

In the short term, redevelopment projects weaken returns from some properties, as some retail premises may have to be temporarily vacated for refurbishment, which affects rental income. Citycon aims to carry out any redevelopment projects phase by phase, thereby avoiding the need to close for example the whole shopping centre during the works in question, thus ensuring continuous cash flow.

Completed Development Projects

Towards the end of 2009, Citycon completed two major (re)development projects, the Liljeholmstorget shopping centre in Stockholm and the Rocca al Mare centre in Tallinn. Both projects were completed within the planned schedule and in an environmentally sustainable manner.

Both shopping centres were opened before the Christmas season, and their sales and footfall remained good also during the reporting period. Additional capital expenditure will be recorded for both shopping centres during their introductory phase.

(Re)development Projects in Progress

The refurbishment and extension project of Åkersberga Centrum, located in Österåker in Greater Stockholm area, is the largest of Citycon's ongoing (re)development projects. The total budget for the construction project is about SEK 467 million, or about EUR 48 million, of which Citycon's share is 75 per cent.

The leasable area of the shopping centre will grow by about 13,000 square metres, the existing shopping centre will be refurbished and additional parking facilities will be built for 350 vehicles. Construction work was initiated in the summer of 2009 and the refurbished shopping centre will be completely ready in 2011. The shopping centre will remain open throughout the project.

Citycon is building a new shopping centre and an underground car park for 270 vehicles in the Myllypuro district in Helsinki. The shopping centre will have an excellent location, next to the Myllypuro metro station. The leasable area of the new shopping centre will be about 7,300 square metres, and its service offering will include grocery retailers and other daily services. Currently, more than 60 per cent of the centre's retail premises have been leased. The shopping centre will be completed in stages, with the first part being opened in early summer 2011 and the second a year later in 2012.

In addition, 255 rental and right-of-residence apartments, all privately financed, will be built in conjunction with the shopping centre. The total cost of the Myllypuro project will exceed EUR 60 million, with Citycon's share of the forthcoming shopping centre and parking hall accounting for EUR 20 million.

The Espoontori shopping centre located in the centre of Espoo adjacent to railway station will be completely refurbished during 2010. The shopping centre's 10,400 square metres of floor space and car park will be renovated and modernised to meet the requirements of today's customers. Citycon will invest EUR 18 million in this project.

Citycon is refurbishing the interior premises of the Forum shopping centre in downtown Jyväskylä. The modernised Forum's offering will have a stronger emphasis on fashion and provide a more versatile range of specialty stores, cafés and restaurants. The shopping centre's functionality and ambiance will also be enhanced. Citycon will invest EUR 16 million in this project. The fully modernised Forum shopping centre will be opened in November 2010. Construction work will be conducted in stages, since most services remaining in the shopping centre will continue to operate normally throughout the renovation.

The Hansa property close to the recently redeveloped Trio shopping centre in Lahti will be provided with a better commercial link to Trio. An alteration in city plan is pending to allow for the construction of retail premises on the bridge connecting Trio and Hansa above the street of Vapaudenkatu. An area of 8,000 square metres will be redeveloped in Hansa property, and the project is due for completion in 2010.

At the Myyrmanni shopping centre in Vantaa, major tenant alteration works are under way. Over one fourth of the shopping centre's leasable retail area is being refurbished. In addition, the retail premises on Isolinnankatu in Pori will be refurbished in two stages. All of the above-mentioned projects fulfil Citycon's strategy, according to which the company redevelops its excellently located retail properties. The projects are also in line with Citycon's strategy of sustainable development, which emphasises the redevelopment of retail properties located in key locations in city centres and district centres. This will also help to strengthen existing urban structures and improve the areas' service offering.

The enclosed table lists the most significant development and redevelopment projects in progress and projects completed in 2009, as approved by the Board of Directors. Capital expenditure during 2010 on all development projects amounted to EUR 8.7 million in Finland, EUR 10.4 million in Sweden and EUR 7.5 million in the Baltic countries.

(Re)development Projects Completed in 2009 and in Progress at 31 March 2010 ¹⁾

	Location	Estimated total investment (EUR million)	Actual gross expenditure by 31 March 2010 (EUR million)	Estimated final year of completion
Liljeholmstorget	Stockholm, Sweden	145.6 ²⁾³⁾	145.6	Completed
Rocca al Mare	Tallinn, Estonia	58.3	57.4	Completed
Åkersberga Centrum	Österåker, Sweden	48.1 ³⁾	20.6	2011
Torikeskus	Seinäjäki, Finland	4.0	2.7	2010
Hansa (Trio)	Lahti, Finland	8.0	0.7	2010
Forum	Jyväskylä, Finland	16.0	1.4	2010
Espoonatori	Espoo, Finland	18.0	6.3	2010
Myllypuro	Helsinki, Finland	20.0	4.0	2012
Isolinnankatu	Pori, Finland	3.0	1.4	2010
Myyrmanni	Vantaa, Finland	4.8	1.2	2010

1) Calculated based on period end exchange rates.

2) Excluding the residential units sold on 6 April 2010.

3) Estimated total investment in SEK has not changed from the year end 2009.

(Re)development Projects under Planning

The largest of the planned (re)development projects is the Iso Omena extension project, in which the Matinkylä station on the western metro line will be connected to the shopping centre by building retail premises on top of the station. The estimated investment amounts to EUR 100–130 million. Citycon has an exclusive land use reservation for planning of the project together with NCC. The aim is to develop a metro centre which combines excellent commercial services with direct connections between the metro train and its feeder terminal. The western metro line connecting Helsinki and Espoo is due for completion in 2014.

More information on planned projects can be found in Citycon's Annual Report 2009.

Business Units

Citycon's business operations are divided into three business units: Finland, Sweden and the Baltic Countries. The latter two are sub-divided into two business areas: Retail Properties and Property Development. The Finnish business unit was reorganised towards the end of 2009. The Finnish unit is sub-divided into the business areas Retail Property Management (operative management of shopping centres), Asset Management (property management, investments and divestments), Leasing and Marketing and Property Development.

Finland

Citycon is the market leader in the Finnish shopping centre business. In 2009, Citycon's market share was 22 per cent of the Finnish shopping centre market (source: Entrecen). The company's net rental income from Finnish operations during the reporting period was EUR 21.3 million (EUR 23.1 million). The business unit accounted for 69.5 per cent of Citycon's total net rental income.

The key figures of the Finnish property portfolio are presented below. Development projects have been covered previously in this document.

Lease Portfolio Summary, Finland

	Q1/2010	Q1/2009	Change-%	Q4/2009	2009
Number of leases started during the period	99	66	50.0	84	295
Total area of leases started, sq.m. ¹⁾	30,840	9,190	235.6	18,420	57,220
Average rent of leases started (EUR/sq.m.) ¹⁾	20.7	25.0	-17.2	21.0	22.5
Number of leases ended during the period	180	116	55.2	90	408
Total area of leases ended, sq.m. ¹⁾	48,260	22,270	116.7	19,240	81,480
Average rent of leases ended (EUR/sq.m.) ¹⁾	20.3	15.0	35.3	18.5	19.8
Occupancy rate at end of the period, %	94.1	94.9	-0.8	-	94.6
Average remaining length of lease portfolio at the end of the period, year	3.0	3.0	0.0	-	2.8

1) Leases started and ended don't necessarily refer to the same premises.

Financial Performance, Finland

	Q1/2010	Q1/2009	Change-%	Q4/2009	2009
Number of properties	66	66	0.0		66
Gross leasable area, sq.m.	587,650	593,550	-1.0		587,650
Annualised potential rental value, EUR million ¹⁾	135.5	135.4	0.1		135.3
Gross rental income, EUR million	31.4	32.3	-2.7	31.5	126.5
Turnover, EUR million	32.5	33.5	-2.8	32.7	131.3
Net rental income, EUR million	21.3	23.1	-7.8	23.0	92.4
Net fair value losses on investment property, EUR million	-3.0	-25.5	-88.0	-14.6	-65.1
Operating profit/loss, EUR million	19.8	-4.0	-	6.8	21.2
Capital expenditure, EUR million	8.7	3.2	174.8	15.3	24.5
Fair value of investment properties, EUR million	1,446.6	1,468.9	-1.5		1,442.0
Net rental yield, % ²⁾	6.4	6.2	-		6.5
Net rental yield, like-for-like properties, %	6.6	6.3	-		6.6

1) Annualised potential rental value assuming 100% occupancy for the portfolio includes annualised gross rent based on valid rent roll at the end of the period, market rent of vacant premises and rental income from turnover based contracts (estimation) and possible other rental income.

2) Includes the lots for development projects.

Sweden

Citycon has strengthened its position in the Swedish shopping centre market and has eight shopping centres and seven other retail properties in Sweden, located in the Greater Stockholm and Greater Gothenburg areas and in Umeå. The company's net rental income from Swedish operations increased by 22.3 per cent to EUR 6.4 million (EUR 5.2 million). If the impact of the strengthened Swedish krona is excluded, net rental income from Swedish operations increased by 11.3 per cent on the previous year. The business unit accounted for 20.8 per cent of Citycon's total net rental income.

The key figures for the Swedish property portfolio are presented below. Development projects have been covered previously in this document.

Lease Portfolio Summary, Sweden

	Q1/2010	Q1/2009	Change-%	Q4/2009	2009
Number of leases started during the period	82	61	34.4	245	449
Total area of leases started, sq.m. ¹⁾	11,775	6,873	71.3	42,163	59,351
Average rent of leases started (EUR/sq.m.) ¹⁾	11.7	11.7	0.0	27.9	23.6
Number of leases ended during the period	209	68	207.4	93	318
Total area of leases ended, sq.m. ¹⁾	19,687	8,122	142.4	8,943	37,420
Average rent of leases ended (EUR/sq.m.) ¹⁾	11.2	9.1	23.1	20.6	12.8
Occupancy rate at end of the period, %	94.4	95.5	-1.2	-	94.7
Average remaining length of lease portfolio at the end of the period, year	2.9	2.3	21.7	-	3.0

1) Leases started and ended don't necessarily refer to the same premises.

Financial Performance, Sweden

	Q1/2010	Q1/2009	Change-%	Q4/2009	2009
Number of properties	15	15	0.0		15
Gross leasable area, sq.m.	295,000	285,000	3.5		302,500
Annualised potential rental value, EUR million ¹⁾	52.3	37.7	38.6		48.8
Gross rental income, EUR million	12.2	9.0	34.9	11.4	39.3
Turnover, EUR million	12.6	9.3	35.8	12.4	41.0
Net rental income, EUR million	6.4	5.2	22.3	6.1	23.2
Net fair value gains/losses on investment property, EUR million	4.9	3.4	41.5	-17.0	-19.6
Operating profit/loss, EUR million	11.2	7.8	43.4	-12.0	0.3
Capital expenditure, EUR million	11.1	14.4	-23.4	33.4	95.9
Fair value of investment properties, EUR million	583.8	477.2	22.3		548.8
Net rental yield, % ²⁾	4.6	5.1	-		4.7
Net rental yield, like-for-like properties, %	6.8	5.8	-		6.8

1) Annualised potential rental value assuming 100% occupancy for the portfolio includes annualised gross rent based on valid rent roll at the end of the period, market rent of vacant premises and rental income from turnover based contracts (estimation) and possible other rental income.

2) Includes the lots for development projects.

Baltic Countries

Citycon owns three shopping centres in the Baltic region: Rocca al Mare and Magistral in Tallinn, Estonia, and Mandarinas in Vilnius, Lithuania. The difficult economic situation in the Baltic countries has affected the sales of Citycon's shopping centres and increased temporary rental rebates. This has also increased the credit loss risk. Vacancy rates did not, however, increase markedly in the Baltic countries during the period. Net rental income from Baltic operations amounted to EUR 3.0 million (EUR 2.1 million). The business unit accounted for 9.7 per cent of Citycon's total net rental income.

The key figures for the Baltic property portfolio are presented below. Development projects have been covered previously in this document.

Lease Portfolio Summary, Baltic Countries

	Q1/2010	Q1/2009	Change-%	Q4/2009	2009
Number of leases started during the period	4	1	300.0	57	129
Total area of leases started, sq.m. ¹⁾	382	3	-	8,679	25,057
Average rent of leases started (EUR/sq.m.) ¹⁾	19.8	31.9	-37.9	29.6	26.0
Number of leases ended during the period	3	11	-72.7	1	55
Total area of leases ended, sq.m. ¹⁾	520	1,395	-62.7	30	8,830
Average rent of leases ended (EUR/sq.m.) ¹⁾	27.8	15.0	85.3	48.4	17.1
Occupancy rate at end of the period, %	98.8	99.5	-0.7	-	99.4
Average remaining length of lease portfolio at the end of the period, year	5.0	5.4	-7.4	-	5.2

1) Leases started and ended don't necessarily refer to the same premises.

Financial Performance, Baltic Countries

	Q1/2010	Q1/2009	Change-%	Q4/2009	2009
Number of properties	3	3	0.0		3
Gross leasable area, sq.m.	71,000	54,200	31.0		71,000
Annualised potential rental value, EUR million ¹⁾	15.3	11.9	29.1		15.8
Gross rental income, EUR million	3.6	3.0	20.8	2.3	12.0
Turnover, EUR million	4.3	3.1	40.0	3.8	14.0
Net rental income, EUR million	3.0	2.1	45.1	2.5	9.8
Net fair value losses on investment property, EUR million	-1.0	-9.6	-89.5	-7.1	-12.7
Operating profit/loss, EUR million	1.7	-7.7	-	-4.9	-3.8
Capital expenditure, EUR million	7.5	5.3	40.9	1.7	13.9
Fair value of investment properties, EUR million	163.1	151.1	7.9		156.6
Net rental yield, % ²⁾	7.0	6.1	-		6.4
Net rental yield, like-for-like properties, %	8.4	7.5	-		8.2

1) Annualised potential rental value assuming 100% occupancy for the portfolio includes annualised gross rent based on valid rent roll at the end of the period, market rent of vacant premises and rental income from turnover based contracts (estimation) and possible other rental income.

2) Includes the lots for development projects.

Turnover and Profit

The Citycon Group's turnover for the period came to EUR 49.5 million (EUR 45.9 million), principally derived from the rental income generated by Citycon's retail premises. Gross rental income accounted for 95.3 per cent (96.6%) of turnover.

Operating profit came to EUR 30.3 million (EUR -5.8 million). Profit before taxes was EUR 17.2 million (EUR -18.1 million) and profit after taxes attributable to the parent company's shareholders EUR 13.0 million (EUR -16.8 million). The increase in operating profit was mainly due to the fair value change of the property portfolio. As a result of the completed redevelopment projects, the operating profit rose also due to net rental income generated by increased and refurbished premises. Credit losses continued to be minor, at EUR 0.1 million. Temporary rental rebates totalled EUR 0.8 million during the period.

The effect of changes in the fair value of the property portfolio, of gains on sales and of other indirect items on the profit attributable to the parent company's shareholders, was EUR 1.6 million (EUR -28.4 million), tax effects included. Taking this into account, the direct result after taxes was EUR 0.2 million below the reference period level (cf. Note "Reconciliation between direct and indirect result"). The decrease in the direct result came mainly from increased financial expenses and taxes. Financial expenses increased due to higher interest expenses and exchange rate changes.

Earnings per share were EUR 0.06 (EUR -0.08). The direct result per share, diluted, (undiluted EPRA EPS) came to EUR 0.05 (EUR 0.05). Net cash flow from the operating activities per share amounted to EUR 0.03 (EUR 0.10).

Human Resources and Administrative Expenses

At the end of the period, Citycon Group employed a total of 120 (113) persons, of whom 81 were employed in Finland, 31 in Sweden and eight in the Baltic countries. Administrative expenses declined to EUR 4.5 million (EUR 4.6 million), including EUR 0.2 million (EUR 0.1 million) of expenses related to employee stock options and the company's share-based incentive scheme.

Capital Expenditure and Divestments

Citycon's reported gross capital expenditure in the period totalled EUR 27.5 million (EUR 23.1 million). Of this, EUR 2.7 million (EUR 0.0 million) accounted for property acquisitions, EUR 24.6 million (EUR 22.9 million) for property development and EUR 0.3 million (EUR 0.2 million) for other investments. These investments were financed through cash flow from operations, proceeds from divestments of investment properties and existing financing arrangements.

Early in January, Citycon sold the building rights for 255 residential units which are to be built in connection with the Myllypuro shopping centre and the three companies it had established for managing them, to three different residential investors for a total of EUR 11.7 million.

In March, Citycon sold about 25 per cent of the apartments in the Jakobsbergs Centrum shopping centre for about SEK 120 million (approx. EUR 12 million).

Statement of Financial Position and Financing

The total assets at the end of the period stood at EUR 2,295.4 million (EUR 2,147.8 million). Liabilities totalled EUR 1,546.5 million (EUR 1,366.8 million), with short-term liabilities accounting for EUR 238.5 million (EUR 105.7 million). Citycon's financial position remained good. The company's total liquidity at the end of the period was EUR 212.7 million, of which EUR 164.0 million consisted of undrawn, committed credit facilities and EUR 48.7 million of cash and cash equivalents. At the end of the period, Citycon's liquidity, short-term credit limits and commercial papers excluded, stood at EUR 176.9 million (31 December 2009: EUR 172.9 million).

For the purpose of short-term liquidity management, the company uses a EUR 100 million non-committed Finnish commercial paper programme and a non-committed Swedish commercial paper programme worth SEK one billion. By the end of the reporting period, Citycon had issued commercial papers to the value of EUR 35.8 million. Citycon's financing is mainly arranged on a long-term basis, with short-term interest-bearing debt constituting approximately 11 per cent of Citycon's total interest-bearing debt at the end of the period.

Year-on-year, interest-bearing debt increased by EUR 172.0 million to EUR 1,366.4 million (EUR 1,194.4 million). The fair value of the interest-bearing debt stood at EUR 1,375.9 million (EUR 1,204.9 million).

Cash and cash equivalents totalled EUR 48.7 million (EUR 13.7 million). The balance of cash was higher than normally due to prefunding of the payment of dividend and return from invested unrestricted equity fund effected in early April. The fair value of the interest-bearing net debt stood at EUR 1,327.2 million (EUR 1,191.3 million).

The year-to-date weighted average interest rate decreased compared to the previous year and was 3.97 per cent (4.46% during

reference period). The average loan maturity, weighted according to the principal amount of the loans, stood at 3.3 years (4.5 years). The average interest-rate fixing period was 3.1 years (3.2 years).

Citycon's interest cover ratio was unchanged at 2.3x (Q4/2009: 2.3x). The company's equity ratio as defined in the loan agreement covenants decreased due to investments which were financed using debt financing and dividend distribution, and was 39.2 per cent (Q4/2009: 40.6%).

The weighted average interest rate, interest-rate swaps included, was 3.91 per cent on 31 March 2010.

Citycon's equity ratio at the end of the period was 32.7 per cent (36.4%). Gearing stood at 175.9 per cent (151.2%).

Of Citycon's period-end interest-bearing debt, 75.8 per cent (76.3%) was in floating-rate loans, of which 75.7 per cent (66.2%) had been converted to fixed-rate loans by means of interest-rate swaps. Fixed-rate debt accounted for 81.6 per cent (74.2%) of the period-end interest-bearing debt, interest-rate swaps included. The loan portfolio's hedging ratio is in line with the Citycon's financing policy. During the period, Citycon entered into new hedges which slightly increased the hedging ratio.

Citycon applies hedge accounting, whereby changes in the fair value of interest-rate swaps subject to hedge accounting are recognised under other comprehensive income. The period-end nominal amount of interest-rate swaps totalled EUR 789.2 million (EUR 638.6 million), with hedge accounting applied to interest-rate swaps whose nominal amount totalled EUR 763.5 million (EUR 615.8 million).

On 31 March 2010, the nominal amount of all the Citycon Group's derivative contracts totalled EUR 808.8 million (EUR 655.7 million), and their fair value was EUR -40.3 million (EUR -19.3 million). The decline of market interest rates decreased the fair value of Citycon's interest rate derivatives. Hedge accounting is applied to the majority of interest rate derivatives, meaning that any changes in their fair value will be recognised under other comprehensive income. Thereby, the fair value loss for these derivatives does not affect the profit for the period or earnings per share but the total comprehensive income. During the period, the fair value loss recognised under other comprehensive income, taking into account the tax effect, totalled EUR -6.6 million (EUR -7.9 million).

Net financial expenses totalled EUR 13.1 million (EUR 12.2 million). The increase in financial expenses is mainly attributable to lower capitalization of interest expenses and higher net debt. In addition, the net financial expenses in the statement of comprehensive income include EUR 0.4 million (EUR 0.4 million) in non-cash expenses related to the option component on convertible bonds.

Short-term Risks and Uncertainties

For risk management purposes, Citycon has a holistic Enterprise Risk Management (ERM) programme in place. Citycon's risk management aims to ensure that the company can meet its strategic and operational goals, while the ERM's purpose is to generate up-to-date and consistent information for the company's senior executives and Board of Directors on any risks threatening the targets set in strategic and annual plans. More details on the company's risk management and risk management principles are available on the corporate website at www.citycon.com/riskmanagement and on pages 32–34 of the Financial Statements 2009.

Citycon's Board of Directors estimates that major short-term risks and uncertainties are associated with economic developments in the company's operating regions, the cost of debt financing, changes in the fair value of investment properties and the execution of redevelopment projects.

Economic fluctuations and developments materially affect demand for rental premises and rental rates. These represent one of the company's key short-term risks. Economic growth has decelerated distinctly in all of the company's operating areas since 2008, and many economists predict that growth will remain modest in 2010 in Finland, Sweden and the Baltic countries. In addition, unemployment is expected to remain at above-normal levels while inflation remains low. Such economic development may reduce demand for retail premises, weaken lessees' ability to pay rent, increase vacancy rates and limit opportunities for increasing rents.

The refurbishment and redevelopment of retail properties is an integral part of Citycon's growth strategy. Implementation of this strategy requires both equity and debt financing. The financial market weakened markedly in 2008 and the situation remained challenging throughout 2009. Banks' willingness to lend money to enterprises improved during the period under review, but has not recovered to pre-crisis levels. Moreover, the margins of long-term unsecured bank loans, in particular, have remained high. If stricter banking regulations are realised in the future, this may lead to the persistence of the abnormally high cost of financing provided by the banks. Citycon's financial position is good. At the end of the period, the company's available liquidity totalled EUR 212.7 million, consisting mainly of committed long-term credit limits and cash and cash equivalents. Citycon is capable of financing its current projects in their entirety as planned.

A number of factors contribute to the value of retail properties, such as general and local economic development, investor demand, and interest rates. Investment property value trends are subject to untypical levels of uncertainty due to the challenging eco-

conomic situation and increased unemployment throughout the company's operating areas. During recent years, retail property values have declined, with Citycon recognising fair value losses on its investment properties during the years 2008 and 2009. Trading activity in the property market remained at low levels during 2009 and early 2010. While changes in the investment properties' fair value have an effect on the company's profit for the period, they do not have an immediate impact on cash flow.

A key element in Citycon's strategy lies in the development of existing properties to meet the lessees' needs more effectively. The most central short-term risk related to development projects includes leasing new premises in the currently difficult economic environment. Citycon is preparing major redevelopment projects throughout its operating countries, meaning – if all of these projects are carried out – that the leasable area in the company's shopping centres will increase significantly in the forthcoming years. Successful implementation of these new development projects is of primary importance as regards Citycon's financial development and growth. The key risk involves demand for retail premises as well as market rent levels in an environment characterised by slow economic growth. At this very moment, relatively low construction costs would favour launching new projects but, on the other hand, in order to be viable, new projects require the attainment of an adequate pre-leasing rate at sufficient rental levels.

Environmental Responsibility

Citycon seeks to lead the way in responsible shopping centre business and to promote sustainable development within the business. The location of Citycon's shopping centres in city centres, local centres or generally adjacent to major traffic flows, combined with excellent public transport connections, provide a solid ground for promoting sustainable development.

Citycon has initiated a Green Shopping Centre Management programme offering an operating model for promoting sustainable development in all of the company's shopping centres. The programme was implemented in 2009 and aims to improve energy efficiency, recycling and other operations that support sustainable development.

In late March, the Liljeholmstorget shopping centre was awarded the platinum LEED® (Leadership in Energy and Environmental Design) environmental certificate, the highest of its kind. Liljeholmstorget's certificate is the first platinum-level certificate awarded to a shopping centre in Europe. The Rocca al Mare shopping centre was awarded a silver LEED environmental certificate in February, the first of its kind in the Baltic countries. The Trio shopping centre received its certificate in June 2009, being the first to do so in the Nordic countries. All three projects were Citycon's pilot projects in sustainable construction. Environmental certifications form an essential element of Citycon's efforts towards sustainable development.

Citycon defined its long-term strategic objectives related to environmental responsibility in connection with its strategic planning in summer 2009. These are presented in the company's first combined Annual and Social Responsibility Report for 2009, which was published in March. The report also describes the company's financial, social and environmental responsibility towards its various stakeholders, applying the recommendations of the Global Reporting Initiative (GRI) on the content and principles of corporate social responsibility reporting. For the first time, Citycon also included data on its environmental performance, with key figures on energy and water consumption, waste recycling rates, and the carbon footprint of the company's business operations. These key figures are also used to specify property-specific action plans to facilitate the attainment of set goals.

Annual General Meeting 2010

Citycon Oyj's Annual General Meeting (AGM) was held in Helsinki on 11 March 2010. The AGM adopted the company's financial statements and discharged the members of the Board of Directors and the Chief Executive Officer from liability for the financial year 2009. The AGM decided on a dividend of EUR 0.04 per share for the financial year 2009 and, in addition, on equity return of EUR 0.10 per share from the invested unrestricted equity fund. The record date for the dividend payout and equity return was 16 March 2010, and the dividend and equity return were paid on 7 April 2010. In addition, the AGM approved the Board of Directors' proposal for amending Article 11 of the Articles of Association and authorised the Board of Directors to decide on the acquisition of the company's own shares. The AGM did not discuss the Board of Directors' proposal for share issue authorisation, since the Board of Directors withdrew its proposal before the AGM.

Members of the Board of Directors and Their Remuneration

The number of members of the Board of Directors remained at nine, with Ronen Ashkenazi, Gideon Bolotowsky, Raimo Korpinen, Tuomo Lähdesmäki, Claes Ottosson, Dor J. Segal, Thom Wernink, Per-Håkan Westin and Ariella Zochovitzky being re-elected to the Board for a one-year-term. Thom Wernink was elected as Board Chairman and Ronen Ashkenazi as Deputy Chairman at the Board's

organising meeting, which was held after the Annual General Meeting. Personal details of the members of the Board of Directors can be found on the corporate website, at www.citycon.fi/board.

The AGM decided that Directors' fees remain unchanged, with the Chairman of the Board of Directors being paid an annual fee of EUR 160,000, the Deputy Chairman EUR 60,000 and ordinary members of the Board EUR 40,000. In addition, the AGM decided that the Chairman of the Board and the Chairmen of the Board's committees be paid a meeting fee of EUR 700 and the other Board and committee members EUR 500 per meeting. Furthermore, it was decided that Directors not residing in the Helsinki Metropolitan Area be compensated for accrued travel and lodging expenses as well as other potential costs related to Board work.

Board Committees

In its meeting following the AGM, the Board also elected the members of the Board committees. The members of the committees are listed in the enclosed table.

Audit Committee	Remuneration Committee	Strategy and Investment Committee	Nomination Committee
Raimo Korpinen (Chairman)	Tuomo Lähdesmäki (Chairman)	Ronen Ashkenazi (Chairman)	Tuomo Lähdesmäki (Chairman)
Gideon Bolotowsky	Gideon Bolotowsky	Raimo Korpinen	Claes Ottosson
Thom Wernink	Thom Wernink	Dor J. Segal	Thom Wernink
Per-Håkan Westin	Ariella Zochovitzky	Thom Wernink	Per-Håkan Westin
Ariella Zochovitzky		Per-Håkan Westin	Ariella Zochovitzky

Independence of the Members of the Board of Directors

In the view of the Board of Directors, all Directors are independent of the company as non-executive directors and Gideon Bolotowsky, Raimo Korpinen, Tuomo Lähdesmäki, Thom Wernink and Per-Håkan Westin are independent of significant shareholders

Auditor

Ernst & Young Oy, a firm of authorised public accountants, continues as the company auditor with Authorised Public Accountant Tuija Korpelainen continuing as the chief auditor.

Amendment of Article 11 of the Articles of Association

As proposed by the Board of Directors, the AGM decided to amend Article 11 of the company's Articles of Association in respect of the publication of the notice to a general meeting in such a manner that the notice is published only on the corporate website (previously also in a newspaper) and in respect of the time of the publication in such a way that the notice is published at the earliest two months and no later than three weeks before the meeting, however, at least nine days before the record date of the meeting. These amendments to the Articles of Association were recorded in the Trade Register on 13 April 2010.

Authorising the Board of Directors to Decide on the Acquisition of the Company's Own Shares

As proposed by the Board of Directors, the AGM authorised the Board to decide on the acquisition of a maximum of 20,000,000 of the company's own shares by using unrestricted equity through public trading on the NASDAQ OMX Helsinki Ltd at the market price prevailing at the time of the acquisition. The shares may be acquired to improve the company's capital structure or to be used in the financing or implementation of potential acquisitions or other corporate transactions, or as part of the company's incentive plan. The company may hold, convey or cancel the shares for the aforementioned purposes. The Board was authorised to decide on other matters related to the acquisition of the company's own shares. The acquisition authorisation will be valid until the next Annual General Meeting.

Shareholders, Share Capital and Shares

Trading and Share Performance

During January-March, the number of Citycon shares traded on the NASDAQ OMX Helsinki totalled 29.1 million (54.8 million) at a total value of EUR 84.3 million (EUR 82.0 million). The highest price quoted during the period was EUR 3.15 (EUR 2.02), and the lowest

EUR 2.63 (EUR 1.30). The reported trade-weighted average price was EUR 2.89 (EUR 1.50), and the share closed at EUR 2.95 (EUR 1.46). The company's market capitalisation at the end of March totalled EUR 654.1 million (EUR 322.7 million).

Shareholders

At the end of March, Citycon had a total of 4,115 (2,869) registered shareholders, of which eight were account managers of nominee-registered shares. Nominee-registered and other international shareholders held 197.7 million (202.8 million) shares, or 89.2 per cent (91.8%) of shares and voting rights in the company.

Notifications of Changes in Shareholdings

The company has not received any notifications of changes in shareholdings during the reporting period.

Share Capital

At the end of March 2010, the company's registered share capital totalled EUR 259,570,510.20 and the number of shares amounted to 221,715,474. During the period, there were no changes in the company's share capital but the number of shares grew by 655,739 shares as a result of share subscriptions made by exercising option rights. The company has a single series of shares, with each share entitling to one vote at general meetings of shareholders. The shares have no nominal value.

Board Authorisations

Even though the Board of Directors withdrew its proposal to the 2010 Annual General Meeting for a share issue authorisation, the Board still has an authorisation from the 2007 AGM for issuing new shares and disposing of treasury shares. The remaining number of shares that can be issued or disposed of on the basis of this authorisation is 72,317,432. Based on this authorisation, the Board may also decide on the granting of stock options and other special rights. This authorisation is valid until 13 March 2012.

The 2010 AGM authorised the Board of Directors to decide on the acquisition of 20,000,000 of the company's own shares. The acquisition authorisation will be valid until the next Annual General Meeting. The company had no treasury shares at the end of the reporting period.

At period-end, the Board of Directors had no other authorisations.

Stock Options 2004

The Annual General Meeting held on 15 March 2004 authorised the issue of a maximum of 3,900,000 stock options to the personnel of the Citycon Group. The stock options are listed on the NASDAQ OMX Helsinki exchange.

The subscription period for Citycon's stock options 2004 B expired at the end of March. A total of 1,301,217 shares were subscribed with these options, all of them in the period of January–March this year. The subscription price that the company received from these shares, a total of EUR 3.3 million, was recorded in the invested unrestricted equity fund, in accordance with the terms and conditions of the stock options. It is expected that the 645,478 shares subscribed at the end of March will be recorded in the Trade Register on 22 April 2010, after which the total number of the company's shares will increase to 222,360,952.

The number of unexercised outstanding stock options 2004 B totalled 17,002. These stock options will be deleted as worthless from their holders' book-entry accounts.

The enclosed table includes information on the number of remaining stock options 2004 and their subscription ratios and subscription prices. The full terms and conditions of the stock option plan are available on the corporate website at www.citycon.com/options.

Basic Information on Stock Options 2004 as at 31 March 2010

	2004 B	2004 C
No. of options granted	1,090,000	1,050,000
No. held by Veniamo-Invest Oy ¹⁾	210,000	250,000
Subscription ratio, option/shares	1:1.2127	1:1.2127
Subscription price per share, EUR ²⁾	2.5208	4.2213
Subscription period began	1.9.2007	1.9.2008
Subscription period ended/ends	31.3.2010	31.3.2011
No. of options exercised	1,072,998	-
No. of shares subscribed with options	1,301,217	-
No. of unexercised options	-	1,050,000
No. of shares that can be subscribed	-	1,273,335

1) Veniamo-Invest Oy, a wholly-owned subsidiary of Citycon Oyj, cannot subscribe for its parent company's shares.

2) Following the dividend payment and equity return in 2010. The share subscription prices are reduced by half of the per-share dividends paid and per-share equity returned.

Events after the Reporting Period

In the summer of 2009, Citycon agreed on the divestment of the 72 residential units that were to be built at the Liljeholmstorget shopping centre for a price of about SEK 176 million (approx. EUR 16.3 million). The closing of the transaction took place in early April. The gain on sale of the Liljeholmstorget residential units was about SEK 36 million (approx. EUR 3.7 million). The gain on sale has been recognised through fair value changes in the statement of comprehensive income, in accordance with the progress made in the construction of the residential units.

Outlook

Citycon continues to focus on increasing its net cash from operating activities and direct operating profit. In order to implement this strategy, the company will pursue value-added activities while cautiously monitoring the market for potential acquisitions.

Due to market changes and tight financing conditions, the initiation of planned projects will be carefully evaluated against stricter pre-leasing criteria. Citycon intends to continue the divestment of its non-core properties to improve the property portfolio and strengthen the company's financial position. The company is also considering alternative property financing sources.

In 2010, Citycon's turnover is expected to grow approximately by 3 – 7 per cent and direct operating profit approximately by 3 – 6 per cent compared with the previous year based on existing portfolio. The estimate is based on completed (re)development projects and prevailing low inflation level. In addition, properties taken offline for planned (re)development projects will reduce net rental income during the year. The company expects only moderate changes in its direct result.

Helsinki, 20 April 2010
Citycon Oyj
Board of Directors

Unaudited Interim Condensed Consolidated Financial Statements

1 January - 31 March 2010

Condensed Consolidated Statement of Comprehensive Income, IFRS

EUR million	Note	Q1/2010	Q1/2009	Change-%	2009
Gross rental income		47.2	44.3	6.5%	177.8
Service charge income		2.3	1.6	47.0%	8.5
Turnover	3	49.5	45.9	7.9%	186.3
Property operating expenses	4	18.8	15.3	22.3%	60.2
Other expenses from leasing operations		0.1	0.2	-44.6%	0.7
Net rental income		30.6	30.3	1.0%	125.4
Administrative expenses		4.5	4.6	-2.3%	17.8
Other operating income and expenses		0.1	0.0	-	0.0
Net fair value gains/ losses on investment property		0.8	-31.6	-	-97.4
Net gains on sale of investment property		3.3	0.1	-	0.1
Operating profit/loss		30.3	-5.8	-	10.3
Net financial income and expenses		13.1	12.2	7.3%	47.7
Profit/loss before taxes		17.2	-18.1	-	-37.5
Current taxes		-2.4	-1.7	39.4%	-6.5
Change in deferred taxes		-0.5	1.5	-	7.0
Profit/loss for the period		14.3	-18.3	-	-36.9
Other comprehensive expenses /income					
Net losses on cash flow hedges		-8.9	-10.7	-17.0%	-6.7
Income taxes relating to cash flow hedges		2.3	2.8	-17.0%	1.8
Exchange gains/losses on translating foreign operations		0.9	-0.2	-	2.0
Other comprehensive expenses/income for the period, net of tax		-5.7	-8.2	-30.4%	-3.0
Total comprehensive profit/loss for the period		8.6	-26.5	-	-39.9
Profit/loss attributable to					
Parent company shareholders		13.0	-16.8	-	-34.3
Minority interest		1.3	-1.5	-	-2.6
Total comprehensive profit/loss attributable to					
Parent company shareholders		6.2	-24.9	-	-38.4
Minority interest		2.4	-1.6	-	-1.4
Earnings per share (basic), EUR	6	0.06	-0.08	-	-0.16
Earnings per share (diluted), EUR	6	0.06	-0.08	-	-0.16
Direct result	5	11.4	11.6	-2.1%	50.9
Indirect result	5	1.6	-28.4	-	-85.2
Profit/loss for the period attributable to parent company shareholders		13.0	-16.8	-	-34.3

Condensed Consolidated Statement of Financial Position, IFRS

EUR million	Note	31 March 2010	31 March 2009	31 Dec. 2009
Assets				
Non-current assets				
Investment properties	7	2,193.5	2,097.3	2,147.4
Intangible assets and property, plant and equipment		1.7	1.6	1.6
Deferred tax assets		10.9	9.6	8.6
Derivative financial instruments and other non-current assets	10	0.0	0.0	3.8
Total non-current assets		2,206.2	2,108.6	2,161.4
Current assets				
Investment properties held for sale	8	18.6	-	26.0
Derivative financial instruments	10	1.7	9.4	
Trade and other receivables		20.2	16.1	46.1
Cash and cash equivalents	9	48.7	13.7	19.8
Total current assets		89.3	39.2	91.8
Total assets		2,295.4	2,147.8	2,253.2
Liabilities and shareholders' equity				
Equity attributable to parent company shareholders				
Share capital		259.6	259.6	259.6
Share premium fund		131.1	131.1	131.1
Fair value reserve	10	-29.2	-25.6	-22.7
Invested unrestricted equity fund	11	136.4	155.2	155.2
Retained earnings	11	211.8	224.2	207.8
Total equity attributable to parent company shareholders		709.7	744.4	731.1
Minority interest		39.2	36.6	36.8
Total shareholders' equity		748.9	781.0	767.9
Liabilities				
Long-term interest-bearing debt	12	1,215.5	1,169.1	1,175.4
Derivative financial instruments and other non-interest bearing liabilities	10	41.9	36.4	32.5
Deferred tax liabilities		50.6	55.6	50.0
Total long-term liabilities		1,308.0	1,261.1	1,257.9
Short-term interest-bearing debt	12	150.9	25.3	146.3
Derivate financial instruments	10	1.0	1.4	1.5
Trade and other payables		86.6	79.0	79.7
Total short-term liabilities		238.5	105.7	227.4
Total liabilities		1,546.5	1,366.8	1,485.3
Total liabilities and shareholders' equity		2,295.4	2,147.8	2,253.2

Condensed Consolidated Cash Flow Statement, IFRS

EUR million	Note	Q1/2010	Q1/2009	2009
Cash flow from operating activities				
Profit/loss before taxes		17.2	-18.1	-37.5
Adjustments		9.2	44.0	145.7
Cash flow before change in working capital		26.4	25.9	108.3
Change in working capital		-3.4	-0.5	10.7
Cash generated from operations		23.0	25.4	119.0
Paid interest and other financial charges		-10.6	-11.4	-54.4
Interest income and other financial income received		0.1	0.8	0.3
Realised exchange rate losses/gains		-2.8	7.8	11.8
Taxes paid		-2.4	-0.5	-10.4
Net cash from operating activities		7.4	22.1	66.2
Cash flow from investing activities				
Capital expenditure on investment properties as well as on intangible assets and PP&E	7	-23.0	-25.4	-130.9
Sale of investment properties	7,8	22.2	3.1	3.1
Net cash used in investing activities		-0.9	-22.4	-127.9
Cash flow from financing activities				
Share subscriptions based on stock options		3.3	-	-
Proceeds from short-term loans	12	22.5	11.5	149.7
Repayments of short-term loans	12	-19.4	-36.6	-77.1
Proceeds from long-term loans	12	88.4	84.0	295.1
Repayments of long-term loans	12	-73.0	-60.8	-273.0
Dividends and return from the invested unrestricted equity fund	11	-	-	-30.9
Net cash from financing activities		21.8	-1.8	63.8
Net change in cash and cash equivalents		28.3	-2.1	2.1
Cash and cash equivalents at period-start	9	19.8	16.7	16.7
Effects of exchange rate changes		0.6	0.9	1.0
Cash and cash equivalents at period-end	9	48.7	13.7	19.8

Condensed Consolidated Statement of Changes in Shareholders' Equity, IFRS

EUR million	Equity attributable to parent company shareholders						Equity-attributable to parent company shareholders	Minority interest	Share holders' equity, total
	Share capital	Share premium fund	Fair value reserve	Invested un-restricted equity fund	Translation reserve	Retained earnings			
Balance at 1 Jan. 2009	259.6	131.1	-17.7	177.3	-10.3	259.1	799.1	38.2	837.3
Total comprehensive loss/profit for the period			-7.9		-0.1	-16.8	-24.9	-1.6	-26.5
Recognized gain in the equity arising from convertible bond buybacks						1.1	1.1		1.1
Dividends and return from the invested unrestricted equity fund (Note 11)				-22.1		-8.8	-30.9		-30.9
Share-based payments						0.0	0.0		0.0
Balance at 31 March 2009	259.6	131.1	-25.6	155.2	-10.4	234.6	744.4	36.6	781.0
Balance at 1 Jan. 2010	259.6	131.1	-22.7	155.2	-9.5	217.3	731.1	36.8	767.9
Total comprehensive loss/profit for the period			-6.6		-0.2	13.0	6.2	2.4	8.6
Share subscriptions based on stock options				3.3			3.3		3.3
Dividends and return from the invested unrestricted equity fund (Note 11)				-22.1		-8.8	-30.9		-30.9
Share-based payments						0.1	0.1		0.1
Balance at 31 March 2010	259.6	131.1	-29.2	136.4	-9.7	221.5	709.7	39.2	748.9

Notes to the Interim Condensed Consolidated Financial Statements

1. Basic Company Data

Citycon is a real estate company investing in retail premises. Citycon operates mainly in Finland, Sweden and the Baltic countries. Citycon is a Finnish public limited liability company established under Finnish law and domiciled in Helsinki. The Board of Directors has approved the financial statements on 20 April 2010.

2. Basis of Preparation and Accounting Policies

Citycon prepares its consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS). The interim condensed consolidated financial statements for the three months ended 31 March 2010 have been prepared in accordance with IAS 34 Interim Financial Reporting. The following amendments and interpretations to the existing standards have been adopted in the interim financial statements: IAS 27 (revised) Consolidated and separate financial statements and IFRS 3 (revised) Business Combinations. Additional information on the new standards as well as on the amendments and interpretations to the existing standards are available in Citycon's Financial Statements 2009, in Chapter 3 "Changes in IFRS and accounting policies" under the Notes to the Consolidated Financial Statements (see pages 18-19 in the Financial Statements).

Otherwise, same accounting principles and policies are followed in the interim financial statements as in the annual financial statements for the year 2009. The interim financial statements do not include all the disclosures required in the annual financial statements. Therefore, they should be read in conjunction with Citycon's annual financial statements for the year 2009.

3. Segment Information

Citycon's business consists of the regional business units Finland, Sweden and the Baltic Countries.

EUR million	Q1/2010	Q1/2009	Change-%	2009
Turnover				
Finland	32.5	33.5	-2.8%	131.3
Sweden	12.6	9.3	35.8%	41.0
Baltic Countries	4.3	3.1	40.0%	14.0
Total	49.5	45.9	7.9%	186.3
Net rental income				
Finland	21.3	23.1	-7.8%	92.4
Sweden	6.4	5.2	22.3%	23.2
Baltic Countries	3.0	2.1	45.1%	9.8
Other	0.0	0.0	-	0.0
Total	30.6	30.3	1.0%	125.4
Direct operating profit/loss				
Finland	20.5	21.5	-4.3%	86.3
Sweden	5.5	4.4	25.3%	20.0
Baltic Countries	2.7	1.9	42.6%	8.8
Other	-2.4	-2.0	18.4%	-7.4
Total	26.4	25.7	2.4%	107.7
Operating profit/loss				
Finland	19.8	-4.0	-	21.2
Sweden	11.2	7.8	43.4%	0.3
Baltic Countries	1.7	-7.7	-	-3.8
Other	-2.4	-2.0	18.4%	-7.4
Total	30.3	-5.8	-	10.3

EUR million	31 March 2010	31 March 2009	Change-%	31 Dec. 2009
Assets				
Finland	1,454.3	1,479.5	-1.7%	1,455.5
Sweden	612.0	480.8	27.3%	605.7
Baltic Countries	164.1	152.3	7.7%	157.6
Other	65.0	35.2	84.8%	34.3
Total	2,295.4	2,147.8	6.9%	2,253.2

The change in segment assets was due to the fair value changes in investment properties and strengthened Swedish krona.

4. Property Operating Expenses

EUR million	Q1/2010	Q1/2009	Change-%	2009
Heating and electricity	7.1	6.1	16.5%	20.2
Maintenance expenses	5.9	4.6	28.6%	20.1
Property personnel expenses	0.2	0.2	-7.7%	0.5
Administrative and management fees	0.5	0.5	-0.2%	2.5
Marketing expenses	1.2	0.6	87.1%	4.4
Property insurances	0.2	0.2	-9.4%	0.7
Property taxes	1.5	1.2	19.0%	4.7
Repair expenses	2.1	1.8	16.3%	6.9
Other property operating expenses	0.1	0.0	130.4%	0.1
Total	18.8	15.3	22.3%	60.2

5. Reconciliation between Direct and Indirect Result

Due to the nature of Citycon's business and the obligation to apply IFRS, the consolidated statement of comprehensive income includes several items related to non-operating activities. In addition to the consolidated statement of comprehensive income under IFRS, Citycon also presents its profit/loss attributable to parent company shareholders with direct result and indirect result separately specified, in an attempt to enhance the transparency of its operations and to facilitate comparability of reporting periods. Direct result describes the profitability of the Group's operations during the reporting period disregarding the effects of fair value changes, gains or losses on sales, other extraordinary items and other comprehensive income items. Earnings per share calculated based on direct result corresponds to the earnings per share definition recommended by EPRA.

Direct result excludes the changes in fair value of financial instruments that are recognized in the statement of comprehensive income under net financial income and expenses. In order to hedge against interest rate risk, Citycon has entered into, in accordance with its interest rate risk management policy, interest rate and inflation derivatives which do not qualify under hedge accounting treatment under IFRS. Changes in fair value of such derivatives are recognized in the statement of comprehensive income under net financial income and expenses. These derivatives hedge the group against interest rate risk and in accordance with the terms of the derivatives Citycon receives floating money market interest rate which has a matching interest rate determination procedure with group's floating rate debt. The interest rate which Citycon pays under these derivatives does not depend on the money market interest rate which means that these derivatives hedge Citycon against rising floating interest rates. The aim is to ensure effectiveness of the hedges by matching the interest rate fixing procedure between the derivatives recognized in the statement of comprehensive income under net financial income and expenses and floating rate debt of Citycon.

EUR million	Q1/2010	Q1/2009	Change-%	2009
Direct result				
Net rental income	30.6	30.3	1.0%	125.4
Direct administrative expenses	-4.3	-4.6	-5.6%	-17.7
Direct other operating income and expenses	0.1	0.0		0.0
Direct operating profit	26.4	25.7	2.4%	107.7
Direct net financial income and expenses	-12.9	-12.0	7.7%	-47.7
Direct current taxes	-1.8	-1.4	26.4%	-6.2
Direct change in deferred taxes	0.1	0.0		-0.2
Direct minority interest	-0.4	-0.7	-45.5%	-2.8
Total direct result	11.4	11.6	-2.1%	50.9
Direct result per share (diluted), (diluted EPRA EPS), EUR ¹⁾	0.05	0.05	-1.7%	0.23
Indirect result				
Net fair value gains/losses on investment property	0.8	-31.6	-	-97.4
Profit on disposal of investment property	3.3	0.1	-	0.1
Indirect administrative expenses	-0.2	-	-	-0.1
Indirect other operating income and expenses	-	-	-	0.0
Movement in fair value of financial instruments	-0.2	-0.3	-14.8%	-0.1
Indirect current taxes	-0.6	-0.3	103.9%	-0.3
Change in indirect deferred taxes	-0.6	1.5	-	7.3
Indirect minority interest	-0.9	2.2	-	5.3
Total indirect result	1.6	-28.4	-	-85.2
Indirect result per share, diluted	0.01	-0.13	-	-0.39
Profit/loss for the period attributable to parent company shareholders	13.0	-16.8	-	-34.3

1) The calculation of the direct result per share is presented in the Note 6 "Earnings per Share".

6. Earnings per Share

	Q1/2010	Q1/2009	2009
A) Earnings per share calculated from the profit/loss for the period			
Earnings per share, basic			
Profit/loss attributable to parent company shareholders, EUR million	13.0	-16.8	-34.3
Issue-adjusted average number of shares, Million	221.3	221.0	221.0
Earnings per share (basic), EUR	0.06	-0.08	-0.16
Earnings per share, diluted			
Profit/loss attributable to parent company shareholders, EUR million	13.0	-16.8	-34.3
Expenses from convertible capital loan, the tax effect deducted, EUR million	1.1	-	-
Profit/loss used in the calculation of diluted earnings per share, EUR million	14.0	-16.8	-34.3
Issue-adjusted average number of shares, Million	221.3	221.0	221.0
Convertible capital loan impact, Million	18.2	-	-
Adjustment for stock options, Million	0.0	-	-
Adjustments for long-term share-based incentive plan	0.2	-	-
Issue-adjusted average number of shares used in the calculation of diluted earnings per share, Million	239.7	221.0	221.0
Earnings per share (diluted), EUR	0.06	-0.08	-0.16
The incremental shares from assumed conversions or any income or cost related to dilutive potential shares are not included in calculating 2009 diluted per-share figures because the profit attributable to parent company shareholders was negative.			
B) Earnings per share calculated from the direct result for the period			
Direct result per share (diluted), (diluted EPRA EPS)			
Direct result, EUR million (Note 5)	11.4	11.6	50.9
Expenses arising from convertible capital loan, adjusted with the tax effect deduction, EUR million	1.1	1.1	4.2
Profit used in the calculation of direct result per share, EUR million	12.4	12.7	55.1
Issue-adjusted average number of shares, Million	221.3	221.0	221.0
Convertible capital loan impact, Million	18.2	19.3	18.5
Adjustment for stock options, Million	0.0	-	-
Adjustments for long-term share-based incentive plan	0.2	-	0.0
Issue-adjusted average number of shares used in the calculation of diluted earnings per share, Million	239.7	240.3	239.5
Direct result per share (diluted), (diluted EPRA EPS), EUR	0.05	0.05	0.23

7. Investment Property

Citycon divides its investment properties into two categories: investment properties under construction (IPUC) and operative investment properties. At 31 March 2010, investment properties under construction category included Espoontori, Jyväskylän Forum, Kirkkonummen Liikekeskus, Lahden Hansa, Myllypuro, Myyrmanni and Åkersberga.

EUR million	31 March 2010		
	Investment properties under construction (IPUC)	Operative investment properties	Investment properties total
At period-start	269.8	1,877.6	2,147.4
Acquisitions	2.0	0.7	2.7
Investments	7.8	15.5	23.3
Disposals	-1.0	-11.3	-12.3
Capitalized interest	0.2	0.9	1.1
Fair value gains on investment property	1.7	14.6	16.3
Fair value losses on investment property	-10.4	-5.2	-15.5
Exchange differences	2.2	28.2	30.4
Transfers between items	42.8	-42.8	0.0
At period-end	315.3	1,878.2	2,193.5

EUR million	31 March 2009		
	Investment properties under construction (IPUC)	Operative investment properties	Investment properties total
At period-start	271.8	1,839.8	2,111.6
Acquisitions	-	-	-
Investments	19.0	1.8	20.8
Disposals	-	-2.7	-2.7
Capitalized interest	1.8	0.3	2.1
Fair value gains on investment property	7.4	0.8	8.2
Fair value losses on investment property	-10.0	-29.8	-39.8
Exchange differences	-1.5	-1.4	-3.0
Transfers between items	226.4	-226.4	0.0
At period-end	514.9	1,582.4	2,097.3

EUR million	31 Dec. 2009		
	Investment properties under construction (IPUC)	Operative investment properties	Investment properties total
At period-start	271.8	1,839.8	2,111.6
Acquisitions	0.0	0.0	0.0
Investments	84.4	33.4	117.8
Disposals	-	-2.7	-2.7
Capitalized interest	6.3	1.6	7.9
Fair value gains on investment property	-	5.5	5.5
Fair value losses on investment property	-14.9	-88.0	-102.9
Exchange differences	10.6	17.3	27.9
Transfers between items	-88.3	70.6	-17.7
At period-end	269.8	1,877.6	2,147.4

An external professional appraiser has conducted the valuation of the company's investment properties with a net rental income based cash flow analysis. Market rents, occupancy rate, operating expenses and yield requirement form the key variables used in the cash flow analysis. The segments' yield requirements and market rents used by the external appraiser in the cash flow analysis were as follows:

	Weighted average yield requirement (%)			Weighted average market rents (EUR/m ²)		
	Q1/2010	Q1/2009	2009	Q1/2010	Q1/2009	2009
Finland	6.6	6.5	6.6	23.0	22.1	22.5
Sweden ¹⁾	6.4	6.5	6.4	22.7	18.0	21.3
Baltic Countries	8.2	7.6	8.1	21.4	20.1	21.4
Average	6.6	6.5	6.6	22.8	21.0	22.1

1) Figures for Sweden on 31 March 2010 and 31 December 2009 include the development projects of the Liljeholmstorget and Åkersberga shopping centres.

8. Investment Properties Held for Sale

In 2009, the Investment properties held for sale comprised buildings rights acquired for the Myllypuro development project and 181 residential units in Åkersberga Centrum. Buildings rights acquired for the Myllypuro development project were sold to three different residential investors through share transactions on 12 January 2010. A gain on sale of EUR 2.3 million was recorded from this transaction. On 31 March 2010, investment properties held for sale include 181 residential units in Åkersberga Centrum, which were agreed in July 2009 to be sold to Tegeltornet AB.

EUR million	31 March 2010	31 March 2009	31 Dec. 2009
At period-start	26.0	-	-
Investments	0.1	-	8.3
Disposals	-8.4	-	-
Exchange differences	1.0	-	-
Transfers from investment properties	-	-	17.7
At period-end	18.6	-	26.0

9. Cash and Cash Equivalents

EUR million	31 March 2010	31 March 2009	31 Dec. 2009
Cash in hand and at bank	14.8	9.9	13.5
Short-term deposits	33.9	3.8	6.4
Total	48.7	13.7	19.8

10. Derivative Financial Instruments

EUR million	31 March 2010		31 March 2009		31 Dec. 2009	
	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value
Interest rate derivatives						
Interest rate swaps						
Maturity:						
less than 1 year	51.5	-0.9	86.0	1.5	48.8	-1.2
1-2 years	110.0	-2.9	45.7	-1.9	70.0	1.0
2-3 years	50.0	-2.5	110.0	0.7	60.0	-3.0
3-4 years	236.9	-16.9	50.0	-1.7	262.9	-14.5
4-5 years	202.4	-11.0	228.4	-15.7	198.0	-7.3
over 5 years	138.5	-6.1	118.6	-11.0	97.9	-4.0
Subtotal	789.2	-40.2	638.6	-28.1	737.6	-29.0



EUR million	31 March 2010		31 March 2009		31 Dec. 2009	
	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value
Foreign exchange derivatives						
Forward agreements						
Maturity:						
less than 1 year	19.6	-0.1	17.1	8.8	22.0	-0.2
Total	808.8	-40.3	655.7	-19.3	759.7	-29.2

The fair value of derivative financial instruments represents the market value of the instrument with prices prevailing at the end of the period. Derivative financial instruments are used in hedging the interest rate risk of the interest bearing liabilities and foreign currency risk.

The fair values include foreign exchange rate gain of EUR 1.6 million (EUR 9.4 million) which is recognized in the statement of comprehensive income under net financial income and expenses.

Hedge accounting is applied for interest rates swaps which have nominal amount of EUR 763.5 million (EUR 615.8 million). The fair value loss recognized under other comprehensive income taking into account the tax effect totals EUR -6.6 million (EUR -7.9 million).

11. Dividends and Return from the Invested Unrestricted Equity Fund

In accordance with the proposal by the Board of Directors and the decision by the Annual General Meeting held on 11 March 2010, dividend for the financial year 2009 amounted to EUR 0.04 per share (EUR 0.04 for the financial year 2008) and EUR 0.10 per share was decided to be returned from the invested unrestricted equity fund (EUR 0.10 for the financial year 2008).

Dividend and equity return of EUR 30.9 million for the financial year 2009 (EUR 30.9 million for the financial year 2008) were paid on 7 April 2010.

12. Interest-bearing Liabilities

During the period, repayments of other bank loans amounting to EUR 3.4 million were made in line with previously disclosed repayment terms.

Other proceeds and repayments from/of long-term loans in the cash-flow statement arose from the use of revolving credit facilities.

13. Contingent Liabilities

EUR million	31 March 2010	31 March 2009	31 Dec. 2009
Mortgages on land and buildings	44.9	40.3	42.9
Bank guarantees	44.6	45.6	45.4
Capital commitments	24.1	12.8	44.0

On 31 December 2009, Citycon had capital commitments of EUR 24.1 million (EUR 12.8 million) relating mainly to development and redevelopment projects.

14. Related Party Transactions

There were no significant transactions with the related parties during the period.

15. Key Figures

	Q1/2010	Q1/2009	Change-%	2009
Earnings per share (basic), EUR	0.06	-0.08	-	-0.16
Earnings per share (diluted), EUR	0.06	-0.08	-	-0.16
Equity per share, EUR	3.20	3.37	-5.0%	3.31
Net asset value (EPRA NAV) per share, EUR	3.43	3.62	-5.0%	3.54
Equity ratio, %	32.7	36.4	-	34.2

The formulas for key figures can be found from the 2009 annual financial statements.

Report on the Review of Citycon Oyj's Interim Financial Information for the period January 1 – March 31, 2010

To the Board of Directors of Citycon Oyj

Introduction

We have reviewed the accompanying statement of financial position of Citycon Oyj as of March 31, 2010 and the related statements of comprehensive income, changes in equity and cash flows for the three-month period then ended, and explanatory notes prepared in accordance with International Financial Reporting Standards as adopted by the EU. The Board of Directors and the Managing Director are responsible for the preparation and fair presentation of this interim financial information in accordance with the Securities Market Act, chapter 2, paragraph 5 a. Based on our interim review we express at the request of the Board of Directors a report in accordance with the Securities Market Act, chapter 2, paragraph 5 a, sub-paragraph 7.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Opinion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information, prepared in accordance with International Financial Reporting Standards as adopted by the EU, does not give a true and fair view of the financial position of the entity as at March 31, 2010, and of its financial performance and its cash flows for the three-month period then ended in accordance with the Securities Market Act.

Helsinki, April 20, 2010

Ernst & Young Oy
Authorized Public Accountants

Tuija Korpelainen, Authorized Public Accountant

Financial reports in 2010

Citycon will issue two more interim reports during the financial year 2010 as follows:

January-June 2010, on Wednesday 14 July 2010, at approximately 9:00 a.m. and
January-September 2010, on Wednesday 13 October 2010, at approximately 9:00 a.m.

For more investor information, please visit the corporate website at www.citycon.com.

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