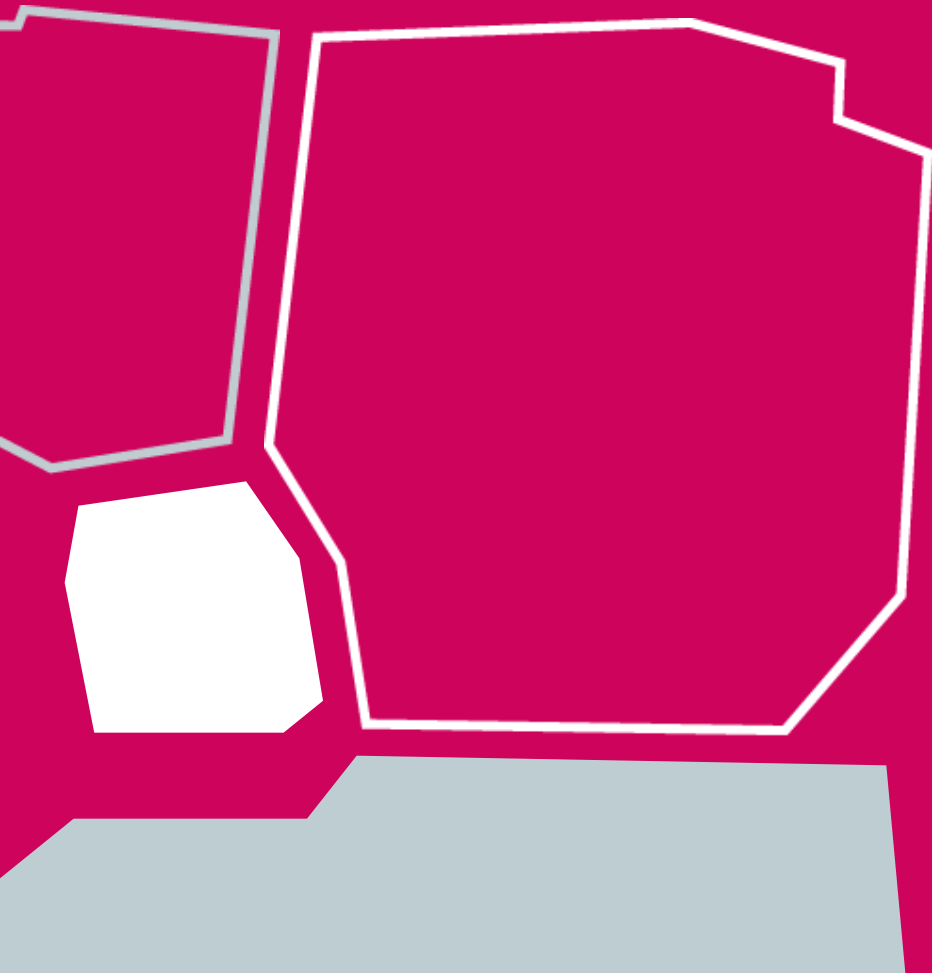


# Citycon Audiocast Presentation

Q3 2012 Results



**CITYCON**  
creating success for retailing

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# Q1 – Q3 2012 Summary

in EUR million	Q3 2012	Q3 2011	Q1-Q3 2012	FY 2011
NRI Finland	25.2	23.4	72.5	90.5
NRI Sweden	10.6	9.5	29.3	35.4
NRI Baltic Countries and New Business	6.7	4.6	18.1	18.4
Net Rental Income, total	42.6	38.3	119.9	144.3
EPRA Operating Profit	37.3	31.3	101.4	117.4
EPRA Earnings	17.8	14.9	47.7	53.3

Per share, EPRA earnings,

basic	0.06	0.05	0.15	0.20
EPRA NNAV per share	3.24	3.31		3.29

Like-for-like NRI growth, total	5.3%
------------------------------------	------

L-f-l Shopping centre NRI growth 6.7%

L-f-l supermarkets and shops NRI  
growth -2.3%

# Q1 – Q3 2012 – Business Improvements and Refinancing

- Good like-for-like results
- New tenants to the region (e.g. Debenhams, H&M)
- Total economic occupancy rate **95.4%**
- Refinancing and diversification of funding sources
  - EUR **360** million new 5-year unsecured credit facility signed with Nordic bank group
  - EUR **150** million domestic bond issued in May
  - EUR **90.7** million rights issue in Sept – Oct (oversubscribed)
- Company specified guidance regarding:
  - Turnover
  - EPRA operating profit
  - EPRA earnings

# Q1 - Q3 2012 – Positive Nine Months of 2012

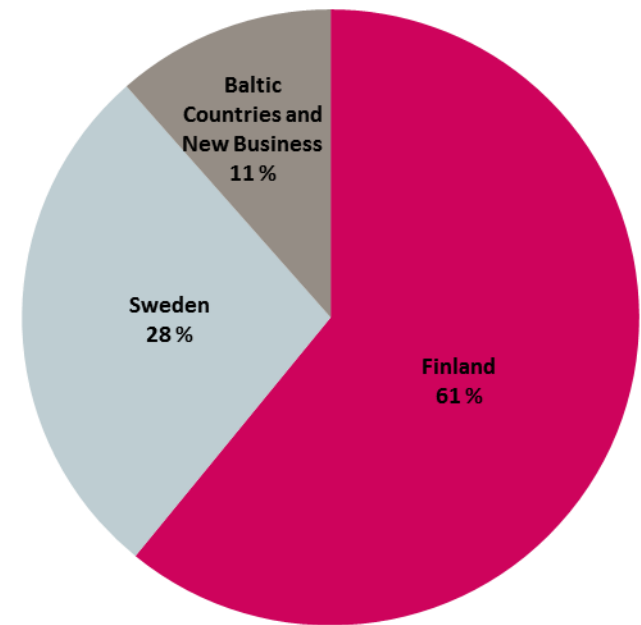
## Further Highlights

- Focus on internal operational improvement and cost efficiency:
  - New internal extensions
  - New external extensions
  - Sales and footfall up:
    - Like-for-like sales **+4%**
    - Like-for-like footfall **+1%**
- Citycon entered Denmark by acquiring Albertslund Centrum
- Koskikeskus (re)development project on-going
- Disposals of non-core properties continued in Sweden and Finland
  - 8 disposal totaling approx. EUR 38 million since the strategy update

# Portfolio Summary

- Citycon owns **37** shopping centres and **40** other retail properties
- Fair value of investment properties EUR **2,695.5** million (EUR 2,512.6 m)
- Yield requirement **6.3%** (Q2/12: 6.4%)
- Net fair value gains EUR **19.8** million (EUR - 18.2 m), in Q3 only **13.8** Me
  - Fair value gain in shopping centres EUR **28.0** million, in Q3 only **17.7** Me
  - Fair value loss in supermarkets and shops EUR **8.2** million, in Q3 only **3.8** Me

Fair value of properties by business units



# Current Geographical Overview Q1-Q3 2012

## FINLAND

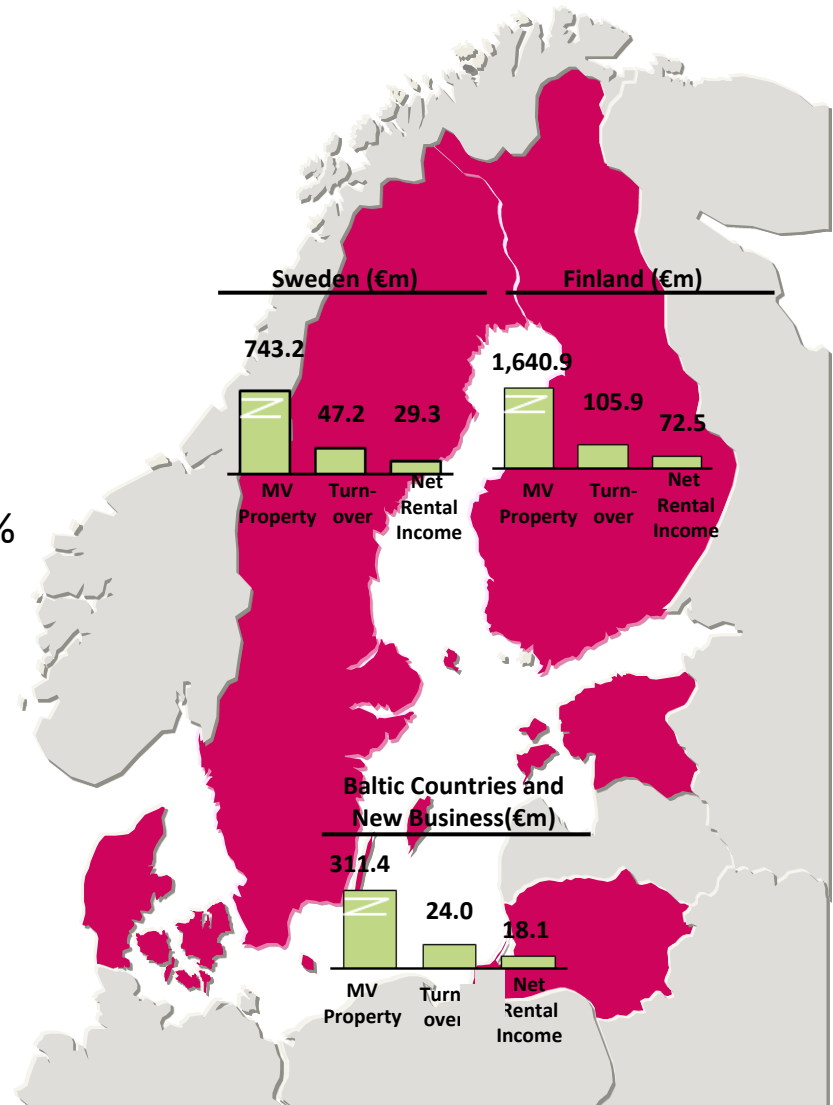
- Market leader
- Net rental income EUR 72.5 million
- 60.5% of total net rental income
- Currently 23 shopping centres, 35 other retail properties, one unbuilt lot

## SWEDEN

- Net rental income accounted for 24.4% of Citycon's total net rental income
- Net rental income EUR 29.3 million
- 9 shopping centres, 5 other retail properties

## BALTIC COUNTRIES AND NEW BUSINESS

- NRI 15.1% of Citycon's total NRI
- Includes the Danish Albertslund Centrum
- Net rental income EUR 18.1 million
- 5 shopping centres, three countries



# Property Portfolio

Alternative of the new, future Iso Omena, Espoo, Finland





# Citycon's Major Shopping Centres

Finland



**Iso Omena**  
Built 2001  
GLA 60.500 m<sup>2</sup>  
Ownership 60 %



**Koskikeskus**  
1988  
27.700 m<sup>2</sup>  
100 %

**Myyrmanni**  
1994/2007/2010  
45.700 m<sup>2</sup>  
100 %



**Forum**  
1953/91/2010  
22,000 m<sup>2</sup>  
Citycon 69 %

**Trio (incl. Hansa)**  
1977/87/2008  
45.700 m<sup>2</sup>  
89.3 %



**Columbus**  
1997/07  
21.000 m<sup>2</sup>  
100 %

**Lippulaiva**  
1993  
18.500 m<sup>2</sup>  
100 %

Sweden



**Liljeholmstorget**  
2009  
40.900 m<sup>2</sup>  
100 %



**Stenungstorg**  
1967/93  
36.400 m<sup>2</sup>  
85 %



**Åkersberga Centrum**  
1985/96/2011  
27.500 m<sup>2</sup>  
75 %



**Tumba Centrum**  
1952/2002  
29.100 m<sup>2</sup>  
100 %



**Strömpilen**  
1927/1997  
26.800 m<sup>2</sup>  
100 %



**Jakobsbergs Centrum**  
1959/93  
56.300 m<sup>2</sup>  
100 %

Baltic Countries & New Business



**Rocca al Mare**  
Estonia  
1998/2009  
53.500 m<sup>2</sup>  
100 %



**Kristiine**  
Estonia  
1999/2002/2010  
42.500 m<sup>2</sup>  
100 %



**Mandarinras**  
Lithuania  
2005  
8.000 m<sup>2</sup>  
100 %



**Magistral**  
Estonia  
2000/2012  
11.900 m<sup>2</sup>  
100 %



**Albertslund Centrum**  
Denmark  
1965  
16.000 m<sup>2</sup>  
100 %

# (Re)development Projects

Property	Area, sq.m. before and after	Total Estimated New Investment, Meur	Actual Cumulative Capex, by the end of period, Meur	Expected yield on completion when stabilized,% <sup>1)</sup>	(Pre-) Leasing rate,%	Est. of Completion	
<b>Magistral Tallinn, EST</b>	9 500 11 700	7.0	6.9	8.3	100	Completed in May 2012	The redevelopment and extension of the Magistral shopping centre.
<b>Myllypuro Helsinki, FIN</b>	7 700 7 300	21.3	21.3 <sup>2)</sup>	7.4	76.5	Completed in May 2012	Building of a new retail centre replacing the existing one next to the Myllypuro subway station.
<b>Koskikeskus Tampere, FIN</b>	27 700 28 600	37.9	33.3	6.6	90	Nov 2012	Redevelopment of the centre. The interior, the entrances, facades and all the technical systems will be thoroughly renewed. Better tenant mix.
<b>Åkermyntan Stockholm, SWE</b>	8 500 10 100	6.9	3.8	6.9	93	Dec 2012	The redevelopment project, the shopping centre and its parking will be renewed and energy efficiency will be improved.
<b>Iso Omena Espoo, FIN</b>	60 600 63 000	7.6	7.6	-	100	Nov 2012	Extension of shopping centre to former parking facility on the roof top on the second floor.

Redevelopments and extensions

Extension

1) Yield on completion,% = Expected stabilized (third year after completion) net rents incl. possible vacancy / total investment (=total capital invested in property by Citycon)

2) The compensation of EUR 5.9 million and its tax impact received from City of Helsinki has been deducted from actual gross investments

# Largest (Re)development Projects Under Planning

Property	Project area, <sup>1)</sup> sq.m.	Estimated investment need, MEUR <sup>2)</sup>	Target year of project launch	Target year of completion	Additional information
<b>Iso Omena<sup>3)</sup></b> <b>Espoo</b> <b>(Helsinki MA)</b> <b>Finland</b>	28 000- 30 000 <sup>4)</sup>	140	2012 <sup>5)</sup>	2015	Planning reservation together with the construction company NCC regarding aboveground premises of the upcoming Matinkylä subway station of western metroline, bus terminal and extension of shopping centre Iso Omena. The aim is to proceed with the project at the same pace as the construction of the subway line, which is scheduled to be completed in 2015.
<b>Myyrmanni</b> <b>Vantaa</b> <b>(Helsinki MA)</b> <b>Finland</b>	12000- 20000 <sup>4)</sup>	40	2012 <sup>3)</sup>	2015	Extension of the shopping centre to two different sides of the centre. The City of Vantaa granted a site reservations to Citycon and HOK-Elanto for the former health care centre's and Paalutori's plot. Parking is planned to be transferred underground. Prisma hypermarket and residential units are under planning to be built in connection to Myyrmanni.
<b>Galleria</b> <b>Oulu</b> <b>Finland</b>	25 000	110	2013 <sup>5)</sup>	2015	Redevelopment of the Galleria block into a shopping centre in co-operation with the block's and the adjacent block's other property owners. The estimated investment need for the whole project totals 140 EUR million. City of Oulu made a decision to invest and build an underground parking facility. The construction work of the parking facility will start in 2012.
<b>IsoKristiina</b> <b>Lappeenranta</b> <b>Finland</b>	20 000	60-65	2012	2015	Refurbishment and extension of the existing shopping centre under planning. Co-operation agreement with city of Lappeenranta signed. The city plans to locate its city theatre into the shopping centre's extension part. The needed alterations of the city plan are expected to be approved in spring 2012.
<b>Lippulaiva</b> <b>Espoo</b> <b>Finland</b>	15000 <sup>4)</sup>	30-40	2012	2014	Extension of the shopping centre. The refurbishment of interior premises completed. Planning of the extension continues.
<b>Tumba</b> <b>Centrum</b> <b>Botkyrka</b> <b>(Stockholm MA)</b> <b>Sweden</b>	6 000- 8 000 <sup>4)</sup>	18-20	2012	2015	Extension of the shopping centre. Co-operation agreement with City of Botkyrka and project developer signed (of the residential part). Planned start for zoning process Q2 2012.

1) The project area refers to the combination of the area of the existing premises under refurbishment owned by Citycon and the area of the extension.

2) The amount of investment needed will change and become more precise as the planning process proceeds. The figure is the best current estimate.

3) Partly-owned property.

4) The project area refers only to the area of the planned extension. Q3 2012 Audiocast

5) The schedule for the project completion and/or project launch and/or project area involves risks associated with city planning.

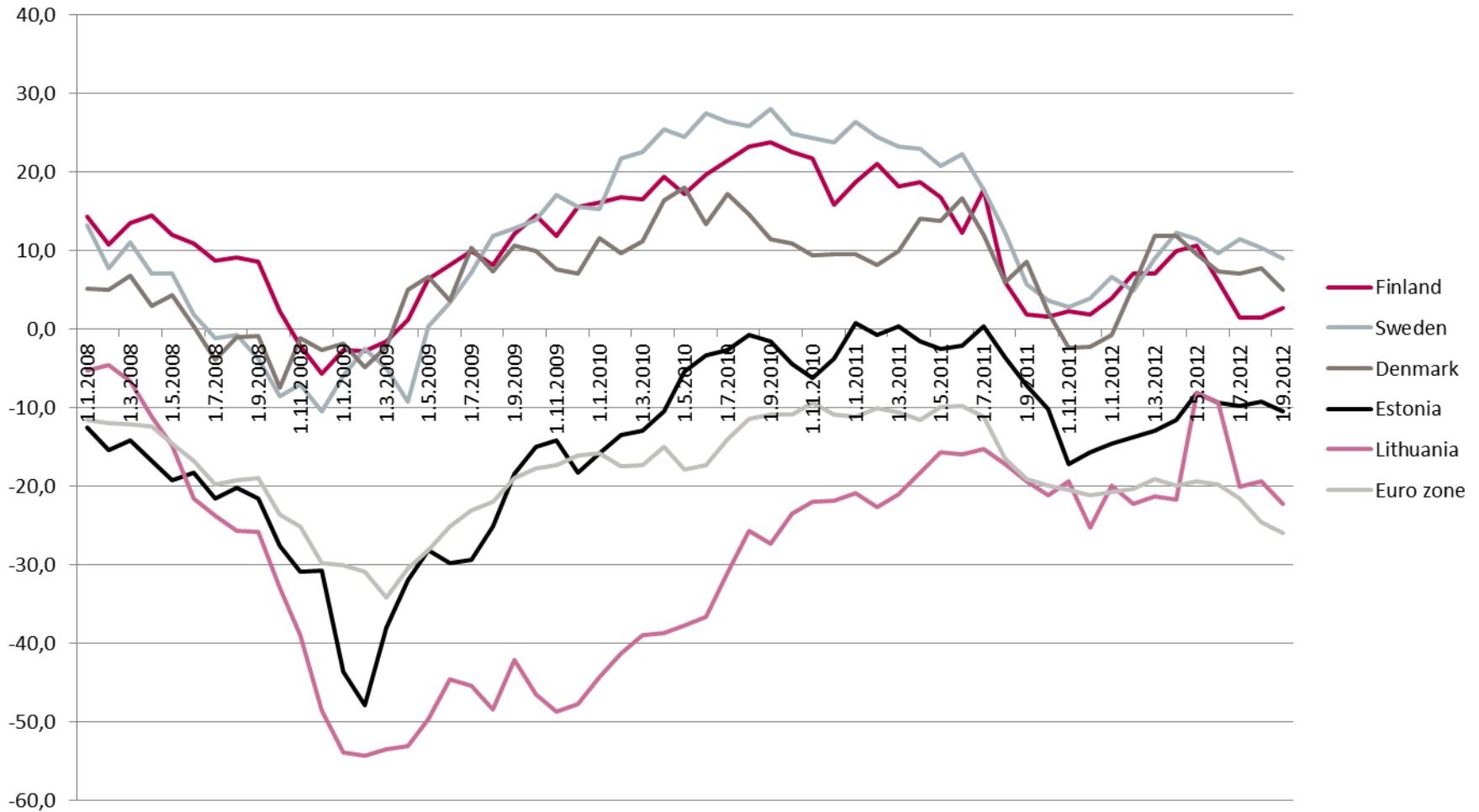
# Business Environment and Citycon SC Footfall and Sales

Magistral, Tallinn, Estonia



# Business Environment

## CONSUMER CONFIDENCE



Source: Eurostat

# Business Environment

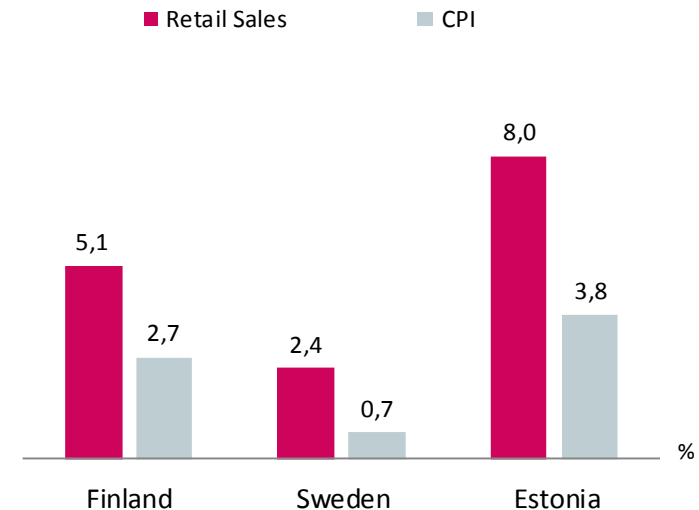
Despite turbulence, still relatively low unemployment and reasonably strong consumer confidence and record low interest rates -> positive on retail sales

August unemployment rates below the European average (10.5%):

- FINLAND 7.9%
- SWEDEN 7.8%
- DENMARK 8.0%
- LITHUANIA 13.2% (June 2012)
- ESTONIA 10.1% (June 2012)

In the real estate market, polarization to prime and non-prime.

## RETAIL SALES, JAN-AUGUST AND AUGUST-CPI, 2012

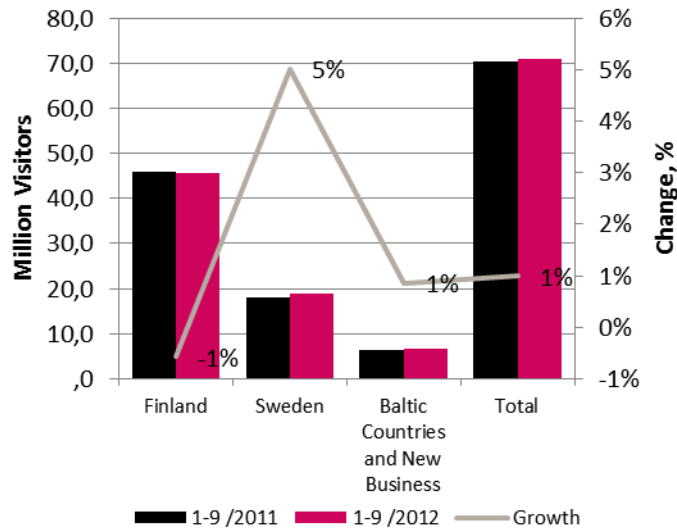


Sources:

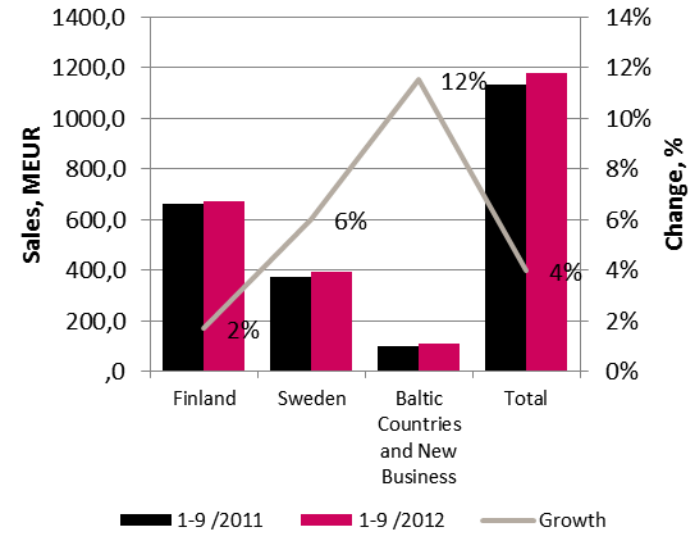
Statistics Finland, Statistics Sweden, Statistics Estonia, Eurostat, JLL

# Citycon Shopping Centres - Sales and Footfall

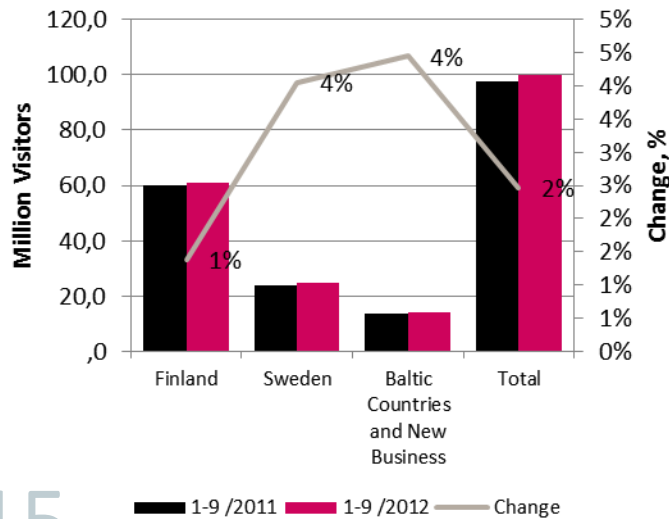
## LFL Shopping Centre Footfall



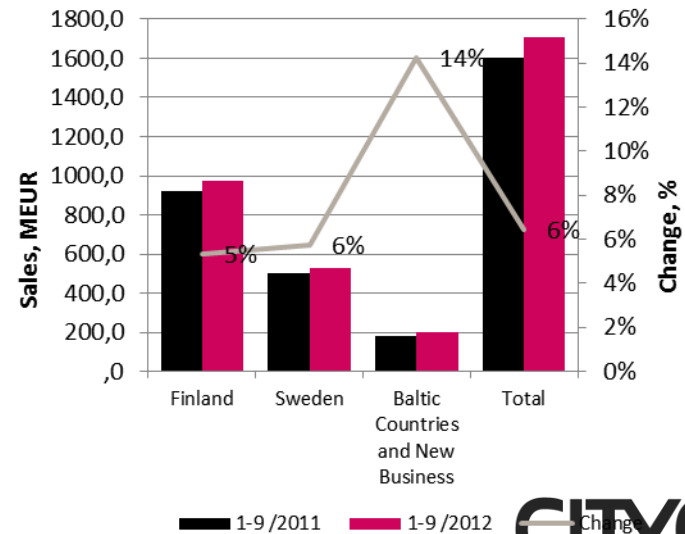
## LFL Shopping Centre Sales



## Shopping Centre Footfall

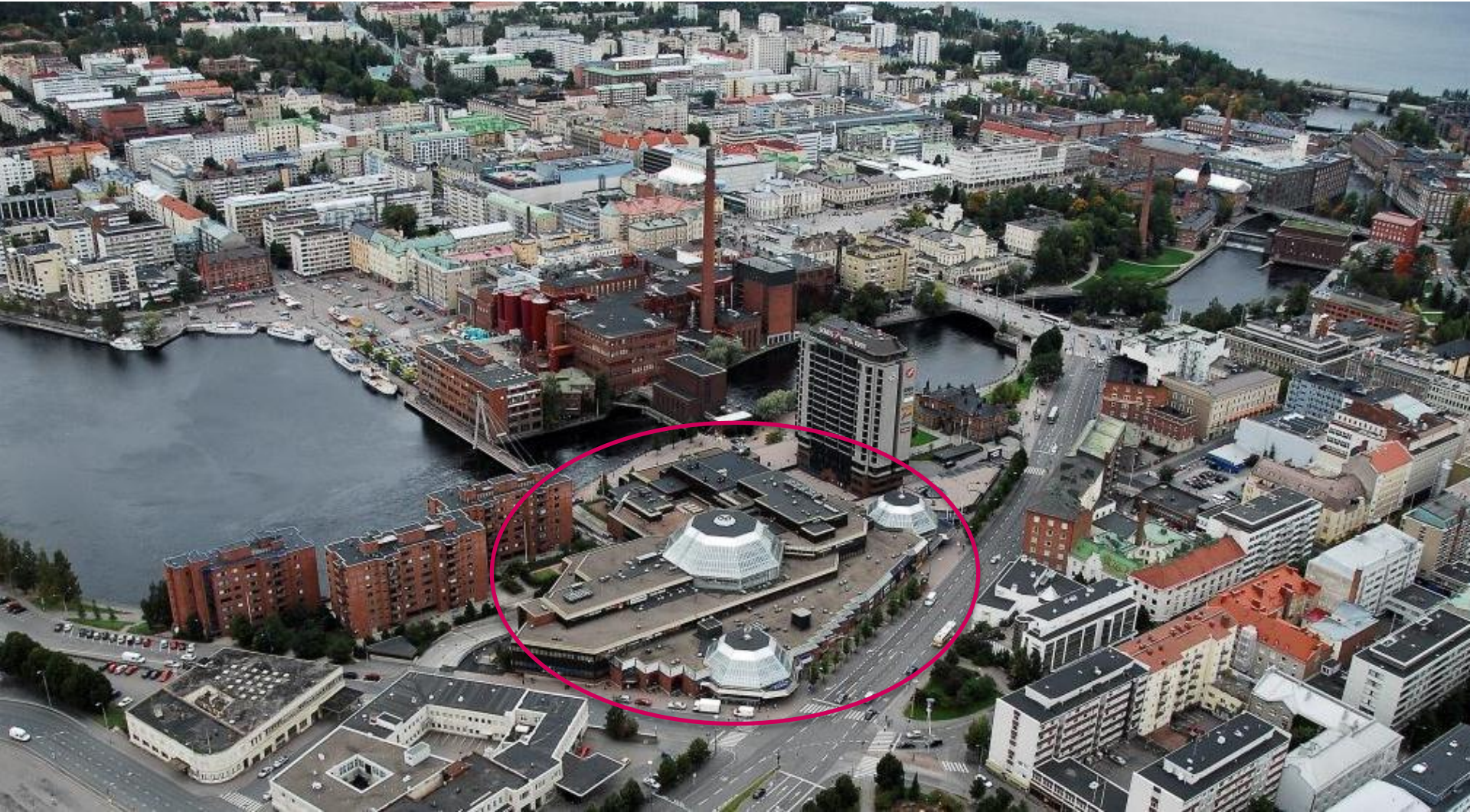


## Shopping Centre Sales



# Property Portfolio, Key Figures

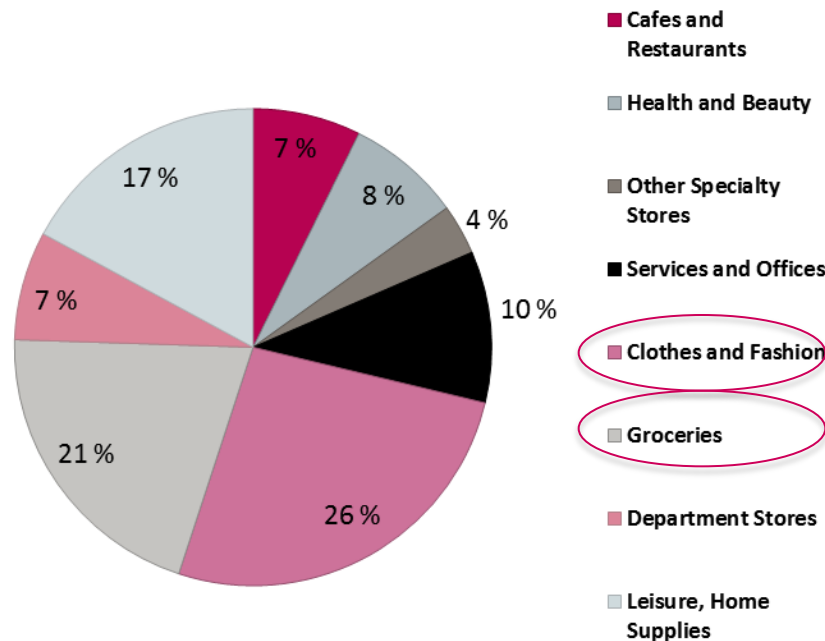
*Koskikeskus in Tampere, Finland*



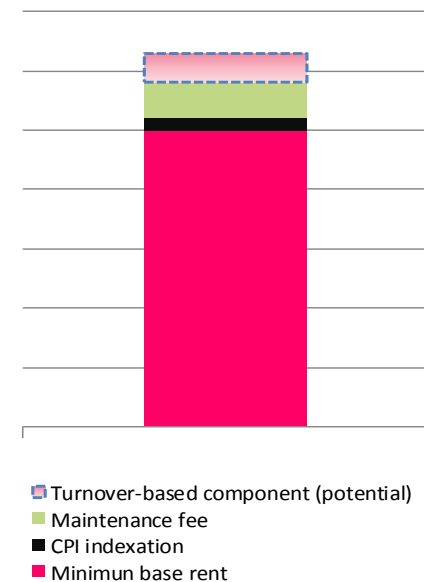


# Key Figures - Property Portfolio

- **3,804 (3,994)** leases with an average length of **3.4 (3.4)** years
- GLA total was **998,170 m<sup>2</sup>**
- Rolling 12-month occupancy cost ratio for total shopping centres was **9.1%**
- Rents linked to CPI (nearly all the agreements).



## Illustration of a typical lease agreement



# Key Figures - Property Portfolio

TOTAL PORTFOLIO	Q3/2012	Q3/2011	Q1-Q3/2012	Q1-Q3/2011	2011
Number of leases started during the period	140	188	597	554	782
Total area of leases started, sq.m. <sup>1)</sup>	23,685	64,777	100,910	127,636	177,006
Average rent of leases started (EUR/sq.m.) <sup>1)</sup>	22.5	21.9	19.9	19.7	19.7
Number of leases ended during the period	328	208	911	593	877
Total area of leases ended, sq.m. <sup>1)</sup>	34,366	62,713	120,245	132,976	186,120
Average rent of leases ended (EUR/sq.m.) <sup>1)</sup>	16.8	21.2	17.1	18.5	18.1
Average rent (EUR/sq.m.)			20.8	19.5	19.7
Occupancy rate at the end of period, %			95.4	95.4	95.5

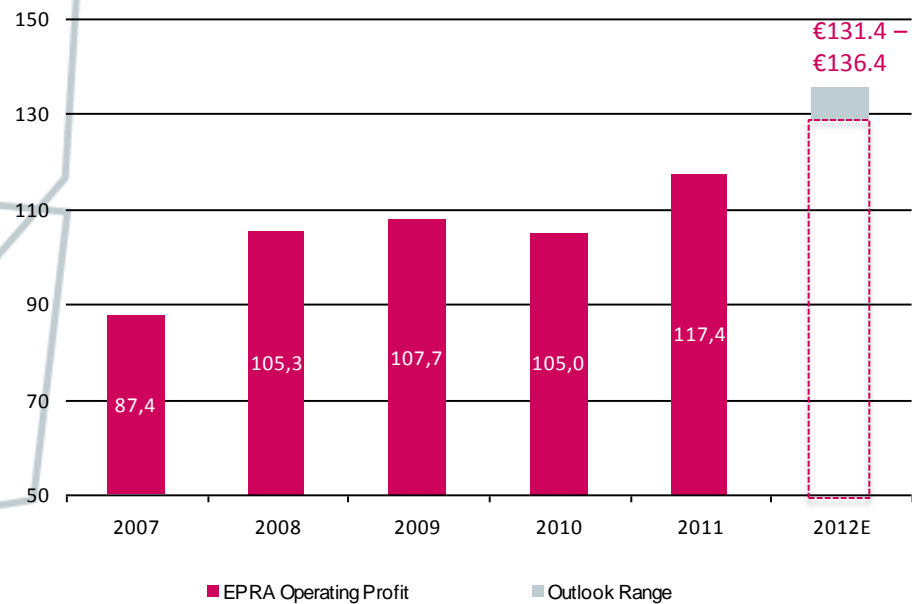
1) Leases started and ended do not necessarily refer to the same premises

# Snapshot of Statement of Comprehensive Income

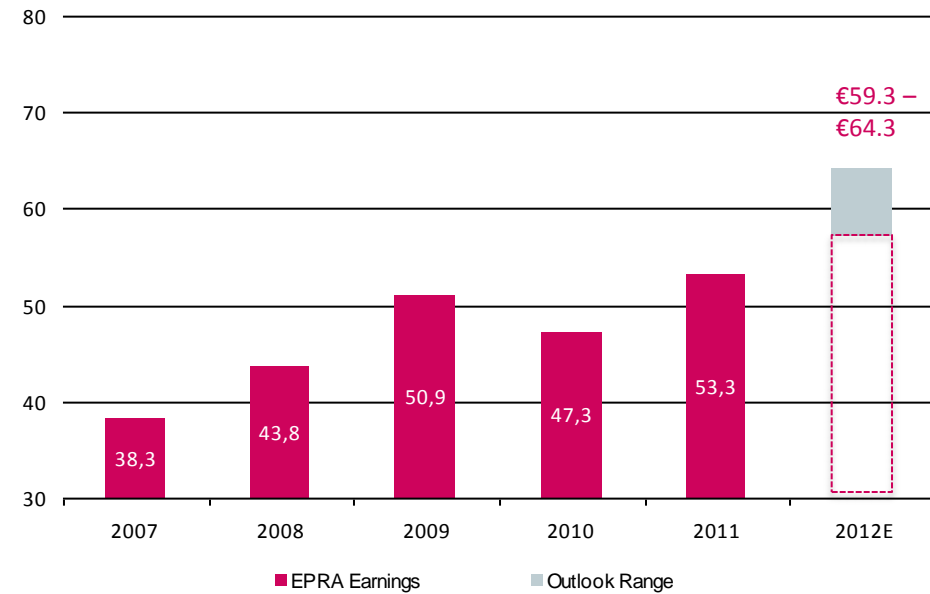
EUR million	Q3/2012	Q3/2011	Q1-Q3/2012	Q1-Q3/2011	2011
Gross rental income	57.5	52.5	167.4	153.0	206.0
Service charge income	3.4	2.5	9.7	8.1	11.1
<b>Turnover</b>	<b>60.9</b>	<b>55.0</b>	<b>177.1</b>	<b>161.0</b>	<b>217.1</b>
Property operating expenses	17.8	16.2	55.7	53.2	71.6
Other expenses from leasing operations	0.4	0.5	1.4	0.9	1.2
<b>Net rental income</b>	<b>42.6</b>	<b>38.3</b>	<b>119.9</b>	<b>107.0</b>	<b>144.3</b>
Administrative expenses	5.6	6.7	19.2	18.8	28.0
Net fair value gains/losses on investment property	13.8	-14.4	19.8	-18.2	-35.3
Net gains on sale of investment property	3.6	-0.3	5.1	1.0	0.6
<b>Operating loss/profit</b>	<b>54.5</b>	<b>17.0</b>	<b>125.8</b>	<b>71.2</b>	<b>81.8</b>
Net financial income and expenses	-18.1	-16.0	-50.7	-46.2	-62.4
Share of profit/loss of jointly controlled entities	0.0	0.1	0.0	0.0	0.3
<b>Profit/loss before taxes</b>	<b>36.5</b>	<b>1.0</b>	<b>75.0</b>	<b>25.0</b>	<b>19.7</b>
Current taxes	-0.6	-0.3	-1.3	-0.9	-0.9
Change in deferred taxes	-1.5	-0.2	-7.8	0.4	2.5
<b>Profit/loss for the period</b>	<b>34.5</b>	<b>0.6</b>	<b>65.9</b>	<b>24.5</b>	<b>21.3</b>
Other comprehensive expenses/income for the period, net of tax	-7.3	-25.8	-8.4	-21.2	-26.2
<b>Total Comprehensive profit/loss for the period, net of tax</b>	<b>27.2</b>	<b>-25.2</b>	<b>57.5</b>	<b>3.3</b>	<b>-4.9</b>
EPS (basic), EUR			0.20	0.07	0.05
EPRA earnings per share (basic), EUR	0.06	0.05	0.17	0.15	0.20
EPRA earnings, EUR million	17.8	14.9	47.7	40.7	53.3
Net cash from operating activities per share, EUR	0.05	0.14	0.15	0.21	0.24
Profit/loss for the period attributable to parent company shareholders, EUR million	30.2	-0.7	56.8	18.3	13.0

# Citycon Outlook 2012

## EPRA Operating Profit, EURm



## EPRA Earnings, EURm



- Current year 2012 Outlook was updated. No changes in general turnover outlook, the change relates to timing change in tenant fitouts in the Baltic Countries:
  - Turnover to grow EUR 16-21 million (previously EUR 13 – 19 m)
  - EPRA Operating Profit to increase by EUR 14 – 19 million (EUR 12 – 18 m)
  - EPRA Earnings to edge higher by 6 – 11 million (EUR 5 – 11 m)
  - EPRA EPS, basic to reach EUR 0.195 – 0.215 (0.21 – 0.23 due to increased number of shares after the rights issue in Sept-Oct)

# NRI Growth by Segments and Portfolios

EUR million	Finland	Sweden	Baltic Countries & New Business	Other	Total	TURNOVER
<b>Q1-Q3/2010</b>	<b>64,7</b>	<b>22,1</b>	<b>8,7</b>	<b>0,0</b>	<b>95,4</b>	<b>146,1</b>
Acquisitions	0,1	0,5	3,7	-	4,3	6,1
(Re)development projects	3,4	1,2	0,0	-	4,6	5,7
Divestments	0,0	-0,8	-	-	-0,8	-1,6
Like-for-like properties	-0,8	2,2	0,6	0,0	2,0	1,9
Other (incl. exch. diff.)	-0,1	1,5	0,0	0,0	1,5	2,8
<b>Q1-Q3/2011</b>	<b>67,3</b>	<b>26,8</b>	<b>12,9</b>	<b>0,0</b>	<b>107,0</b>	<b>161,0</b>
Acquisitions	0,9	1,2	4,0	-	6,1 <sup>A</sup>	9,1
(Re)developments projects	3,2	0,1	0,1	-	3,4 <sup>B</sup>	5,3
Divestments	-0,4	-1,2	-	-	-1,7 <sup>C</sup>	-3,3
Like-for-like properties	1,7	1,7	1,0	-	4,4 <sup>D</sup>	3,7
Other (incl. exch. diff.)	-0,2	0,7	0,0	0,0	0,6 <sup>E</sup>	1,2
<b>Q1-Q3/2012</b>	<b>72,5</b>	<b>29,3</b>	<b>18,1</b>	<b>0,0</b>	<b>119,9</b>	<b>177,1</b>

**A** Acquisitions: Kristiine, Högdalen, Arabia and Albertslund.

**B** (Re)development projects: Martinlaakson Ostari, Myyrmanni, Myllypuro, Åkersberga and Magistral.

**C** Divestments: Floda and Landvetter, residential disposals in Sweden and Tullintori and Valtari in Finland.

**D** LFL properties: Positive LFL NRI growth: 4.4Me, or +5.3% (+4.9% in 1H'12). Especially good LFL results in core shopping centres such as Rocca al Mare, Liljsholmstorget, Iso Omena and Jakobsbergs Centrum.

**E** Other: SEK/EUR-rate impact of +0.8 Me on NRI.

# Financing

Albertslund Centrum, Albertslund, Denmark

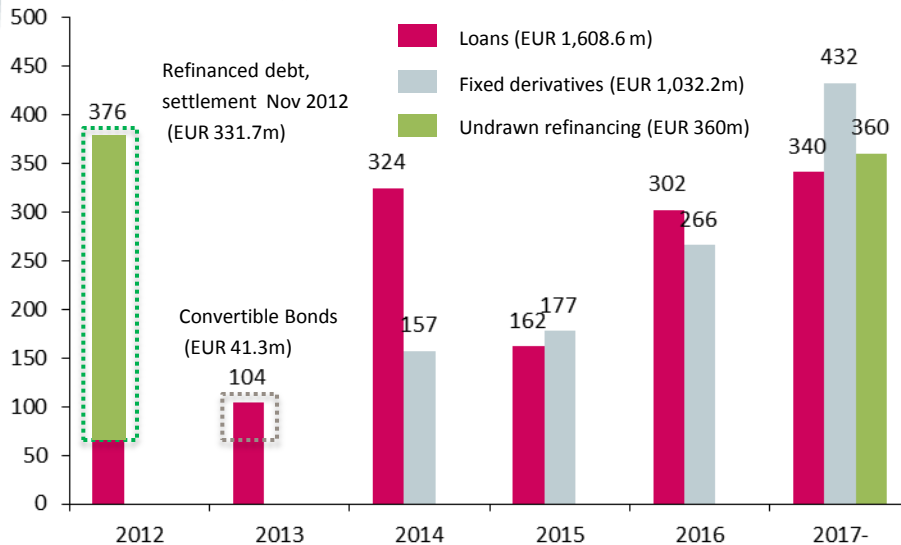


# Financing Overview

- Refinancing, diversification of funding sources, rights issue
- The year-to-date weighted average interest rate for interest-bearing debt increased compared to the previous year's corresponding period, being **4.06%**(3.99%), mainly due to a rise in credit margins.
- At the period-end, the weighted average interest rate, including interest rate swaps, decreased to **3.94%**(4.19%) as a result of lower market interest rates.
- Equity ratio **34.8%** (Q2/2012: 35.0%) decrease due to higher interest bearing debt. Equity ratio will improve after the rights issue.
- The average loan maturity stood at **2.5** years (3.1 years), decrease partially due to early refinancing of debt due in Aug 2013. The average time to fixing **3.6** years, hedging ratio of the loan portfolio **86.1%**
- Cash from operating activities per share: EUR **0.15** (EUR 0.21)
- Net financial expenses stood at EUR **50.7** million (EUR 46.2 m)
- Two covenants
  - Equity ratio: Covenant level 32.5%, equity ratio as defined in loan agreements was **37.2%**
  - Interest cover ratio: Covenant level 1.8x, Citycon's period end ICR **2.1x**

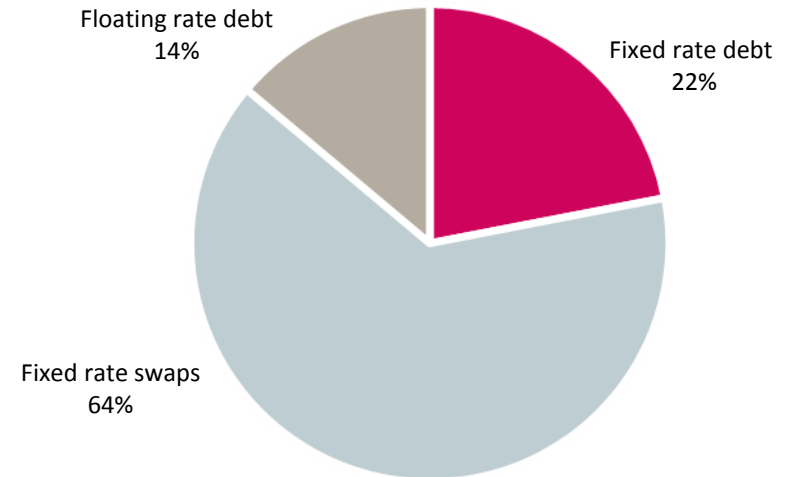
# Key Figures – Financing Overview

## Maturity profile of loans and derivatives



## Interest-bearing debt by fixing type

EUR 1,608.6 m <sup>1)</sup>



- During Q3 majority of debt due 2013 was refinanced by EUR 360 million long-term unsecured credit facility – Refinancing will be settled in Nov 2012.
- Convertible bond buy-back of EUR 30.0 million executed during Q3 - further reducing debt maturities during 2013
- The Q3 period-end interest-bearing net debt increased EUR 45.0 million from Q2 mainly resulting from acquisitions of Oulun Citytalo and Strömpilen, as well as ongoing redevelopment projects

1) Carrying value of debt as at 30 September 2012 was EUR 1,602.2 million. The difference between fair and carrying value equals the capitalized fees of long term loan facilities and bonds as well as to the equity component of the convertible bond which is recognized under equity.



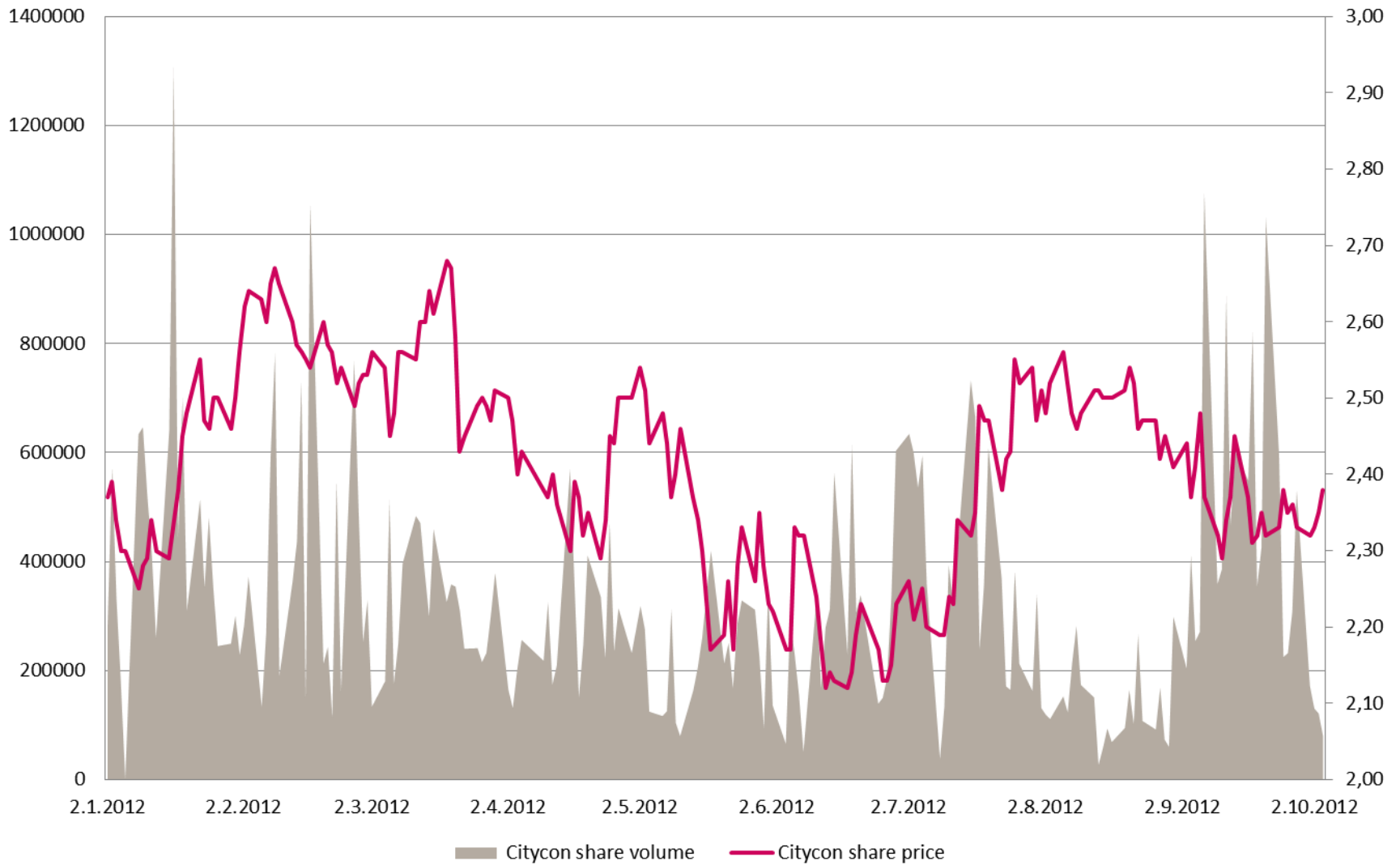
# Snapshot of Statement of Financial Position

Statement of Financial Position, EUR million	30 Sept 2012	30 Sept 2011	31 Dec 2011
Investment property	2,695.5	2,512.6	2,522.1
Total non-current assets	2,717.9	2,529.1	2,540.1
Current assets	51.8	50.2	125.0
Assets total	2,775.1	2,579.3	2,677.7
Total shareholder's equity	964.7	969.6	961.8
Total liabilities	1,810.4	1,609.7	1,715.9
Liabilities and share holders equity	2,775.1	2,579.3	2,677.7

## KEY FIGURES

Equity ratio, %	34.8	37.7	36.0
Gearing, %	162.6	148.3	151.4
Equity per share, €	3.27	3.29	3.25
Net Asset value (EPRA NAV) per share, €	3.71	3.64	3.62
EPRA NNNNAV, €	3.24	3.31	3.29
Net Rental Yield (actual), %	6.3	5.9	6.0
Average Net Yield Requirement (valuation yield by external appraiser)	6.3	6.4	6.4

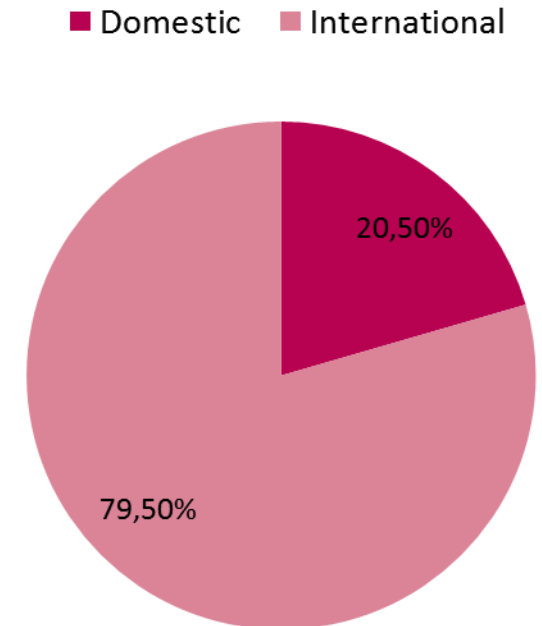
# Share Performance and Volume



# Ownership

- Established and listed on the Helsinki Stock Exchange since 1988
- 30 Sept 2012 market cap **EUR 761.6 m**
- Number of domestic shareholders increased: total 6,658 (3,997) registered shareholders
- Largest Shareholders:
  - Gazit-Globe **48.6%**
  - Ilmarinen **8.99%**
- Citycon is included among others in Global Real Estate Sustainability Benchmark Survey Index and FTSE EPRA/NAREIT Global Real Estate Index.

## Shareholders



# Contact Information

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