



Creating cities full of life

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



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Creating cities full of life

Citycon owns, manages, and develops urban hubs in the Nordics. Our 28 mixed-use centres are located in major cities, with 9 in Finland, 1 in Estonia, 10 in Norway, 6 in Sweden, and 2 in Denmark. Situated at the heart of vibrant communities, our centres offer direct connections to public transport.

With extensive experience as an urban developer, we transform unique locations into sustainable communities and cities full of life, serving 125 million people each year. Our centres include retail, food and beverage, municipal and private services, offices, hotels, as well as housing.

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

28 Centres

125 Visitors
million p.a.

1.0 Gross leasable
area million sq.m.

3.7 Portfolio value
EUR billion

2.8 Tenant sales
EUR billion

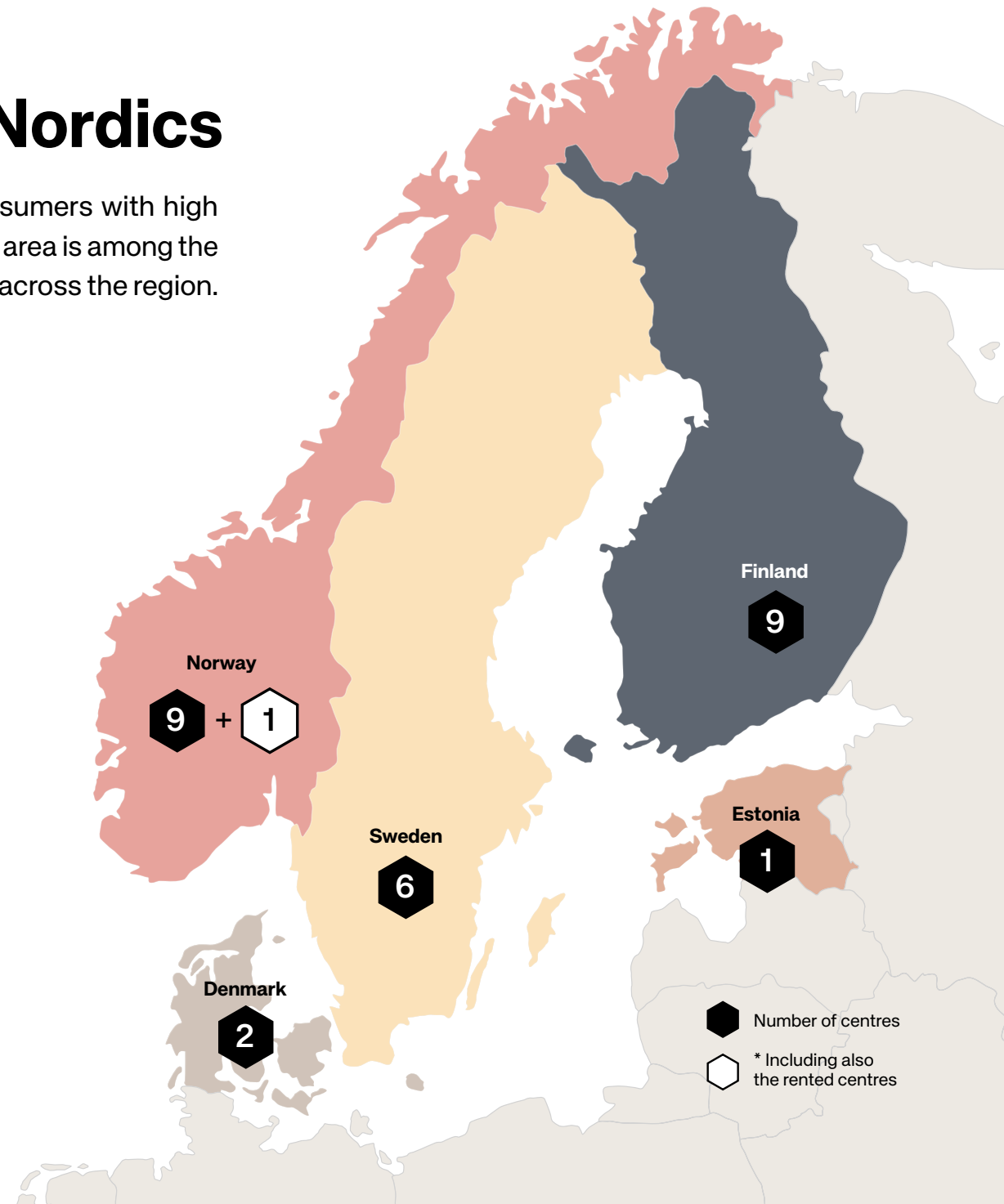
3.831 Lease
agreements

Grow with us in the Nordics

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

Why Nordics?

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





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

SPOT
LIGHT

Be visible
on this screen

Spotlight your brand:

**Easy access to
the Nordic market**

IT'S FRESH
OR NOTHING

Step into the Spotlight with our flexible retail spaces across the Nordics and Baltics. Promote your products or services in our centres attracting 125 million visitors every year.



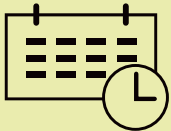
Promotion spots

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



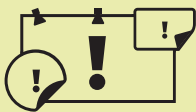
Pop-ups

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



Long-term spots

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



Ad surfaces

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



Vending machines

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



Audio

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



Full-centre takeover

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

www.cityconspotlight.com



Sustainability is part of our everyday work

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



The centre-specific pages contain information about the centre's sustainability efforts. Here are the explanations for the sustainability icons:

The centre is connected to:



Bus



Train



Tram



Metro



The centre has beehives



All or part of the renewable energy used for heating and cooling the centre is produced on-site.



The energy purchased for heating and cooling the centre is entirely renewable.



The purchased electricity for centre's own consumption is entirely renewable.

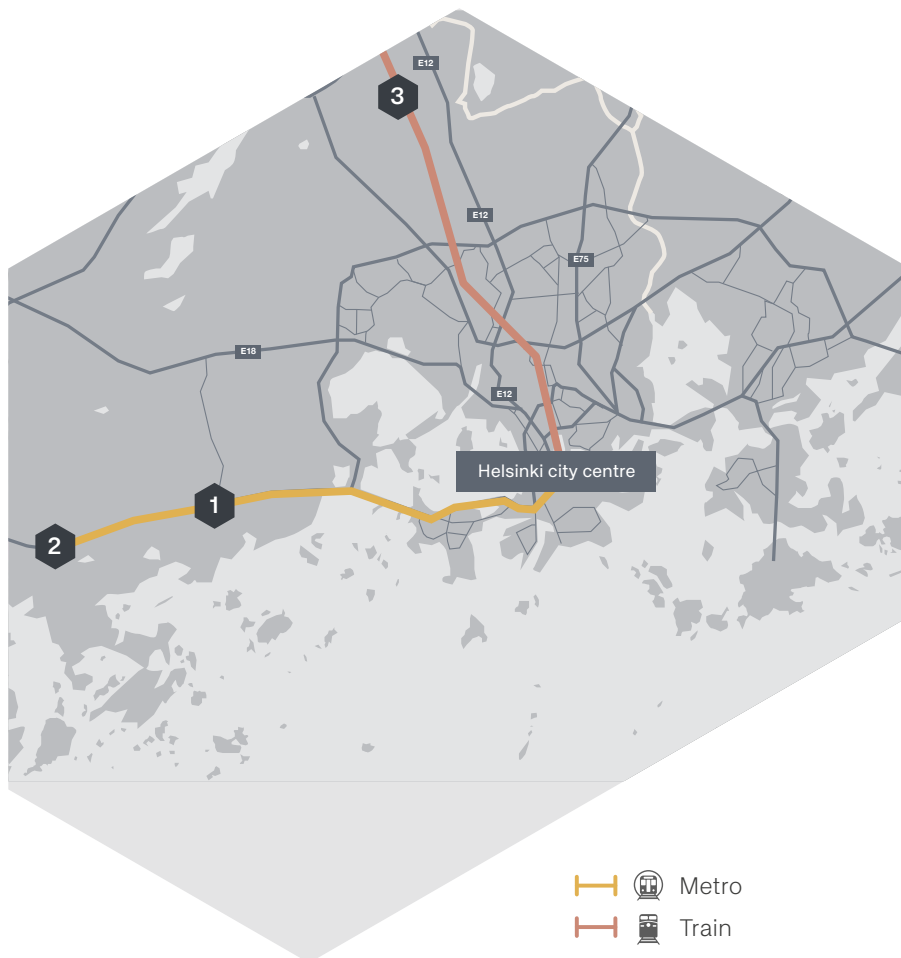
Finland

Greater **Helsinki** area

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

Finland **other** areas

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

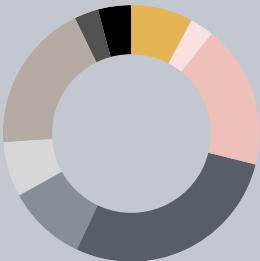




Iso Omena

16.3
million visitors

Gross leasable area by category



- 8% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 18% Fashion & Accessories
- 28% Groceries
- 10% Home & Sporting Goods
- 7% Leisure
- 19% Services & Offices
- 3% Specialty Stores
- 4% Wellness

Stores	Gross leasable area	Retail premises	Sales	Parking spaces
220	102.000 sq.m.	84.600 sq.m.	408.3 MEUR	2.600

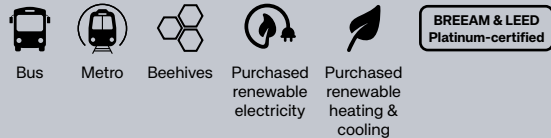
Iso Omena, one of Finland's largest centres, has been awarded as the Best Shopping Centre in Finland and the Best Shopping Centre in the Nordics. It has an excellent grocery store offering, a unique restaurant world M.E.E.T with well over 50 restaurants, and a diverse selection of fashion, interior design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

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

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

Location: Espoo

Sustainability*



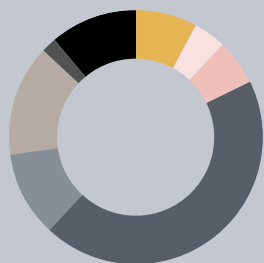
*Key to sustainability information on page 9



Lippulaiva

9.1
million visitors

Gross leasable area by category



- 8% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 6% Fashion & Accessories
- 44% Groceries
- 11% Home & Sporting Goods
- 14% Services & Offices
- 2% Specialty Stores
- 11% Wellness

Stores

90

Gross leasable area

43.700 sq.m.

Retail premises

37.800 sq.m.

Sales

185.0 MEUR

Parking spaces

1.300

Opened in March 2022, the Lippulaiva centre is a thriving urban centre for local services in the rapidly growing Suur-Espoonlahti area, with 90 different shops, cafes and restaurants, as well as private and public services. Lippulaiva focuses on a strong grocery and service offering, and it has one of the largest grocery store concentrations in the Helsinki Metropolitan Area.

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

Anchor tenants:

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

Location: Espoo

Sustainability*



Bus



Metro



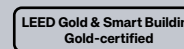
Beehives



Purchased renewable electricity



On-site renewable heating & cooling



*Key to sustainability information on page 9



Myyrmanni



Visitors

9.2 million

Stores

70

Sales

187.2 MEUR

Gross leasable area

43.500 sq.m.

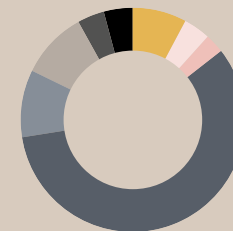
Retail premises

33.800 sq.m.

Parking spaces

950

Gross leasable area by category



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

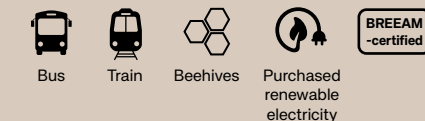
Myyrmanni is at the heart of the densely populated and continuously growing Myyrmäki, in the Helsinki metropolitan area. Its extensive renovation project was completed in autumn 2023, and the centre now houses all of Finland's largest grocery stores under one roof. The centre also offers a comprehensive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

Anchor tenants:

K-Citymarket, Prisma, Lidl, Alko, Jysk, Clas Ohlson, Fitness24Seven, Pikkujätö, Terveystalo, Tokmanni, Myyrmännin apteekki

Location: Vantaa

Sustainability*



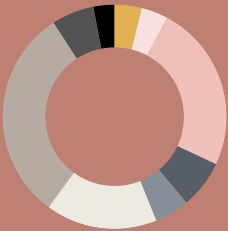
*Key to sustainability information on page 9

Trio



Visitors	Stores	Sales
4.0 million	91	39.5 MEUR
Gross leasable area	Retail premises	Parking spaces
46.300 sq.m.	27.500 sq.m.	330

Gross leasable area by category








- 4% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 24% Fashion & Accessories
- 7% Groceries
- 5% Home & Sporting Goods
- 16% Residentials & Hotel
- 31% Services & Offices
- 6% Specialty Stores
- 3% Wellness

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

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

Location: Lahti

Sustainability*



Bus

Beehives

Purchased renewable electricity

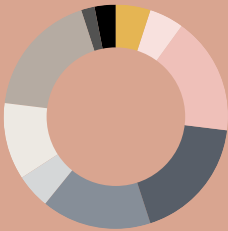
Purchased renewable heating & cooling

IsoKristiina



Visitors	Stores	Sales
4.0 million	65	95.9 MEUR
Gross leasable area	Retail premises	Parking spaces
34.000 sq.m.	25.400 sq.m.	550

Gross leasable area by category








- 5% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 17% Fashion & Accessories
- 18% Groceries
- 16% Home & Sporting Goods
- 5% Leisure
- 11% Residential & Hotel
- 18% Services & Offices
- 2% Specialty Stores
- 3% Wellness

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

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

Location: Lappeenranta

Sustainability*



Bus

Beehives

Purchased renewable electricity

Purchased renewable heating & cooling

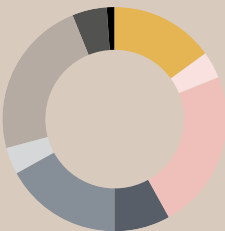
*Key to sustainability information on page 9

Koskikeskus



Visitors	Stores	Sales
5.1 million	73	109.6 MEUR
Gross leasable area	Retail premises	Parking spaces
35.200 sq.m.	30.100 sq.m.	436

Gross leasable area by category



- 15% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 24% Fashion & Accessories
- 8% Groceries
- 17% Home & Sporting Goods
- 4% Leisure
- 23% Services & Offices
- 5% Specialty Stores
- 1% Wellness

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

Anchor tenants:
Pihlajalinna, Intersport, Stadium, Tutoris, Finnkino, Kekäle, Lindex, Poro, Tokmanni

Location: Tampere

Sustainability*

Bus

Tram

Beehives

Purchased renewable electricity

Purchased renewable heating & cooling

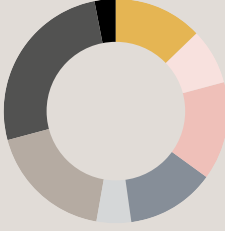
BREEAM-certified

IsoKarhu



Visitors	Stores	Sales
1.0 million	34	10.3 MEUR
Gross leasable area	Retail premises	Parking spaces
15.000 sq.m.	12.700 sq.m.	190

Gross leasable area by category



- 13% Cafes & Restaurants
- 8% Cosmetics & Pharmacies
- 14% Fashion & Accessories
- 13% Home & Sporting Goods
- 5% Leisure
- 18% Services & Offices
- 26% Specialty Stores
- 3% Wellness

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

Anchor tenants:
Eurokangas, Burger King, Kappahl, Gina Tricot, Coronaria, Lääkärikeskus Minerva, IsoKarhun Hammas, Normal, Espresso House

Location: Pori

Sustainability*

Bus

Purchased renewable electricity

Purchased renewable heating & cooling

BREEAM-certified

*Key to sustainability information on page 9

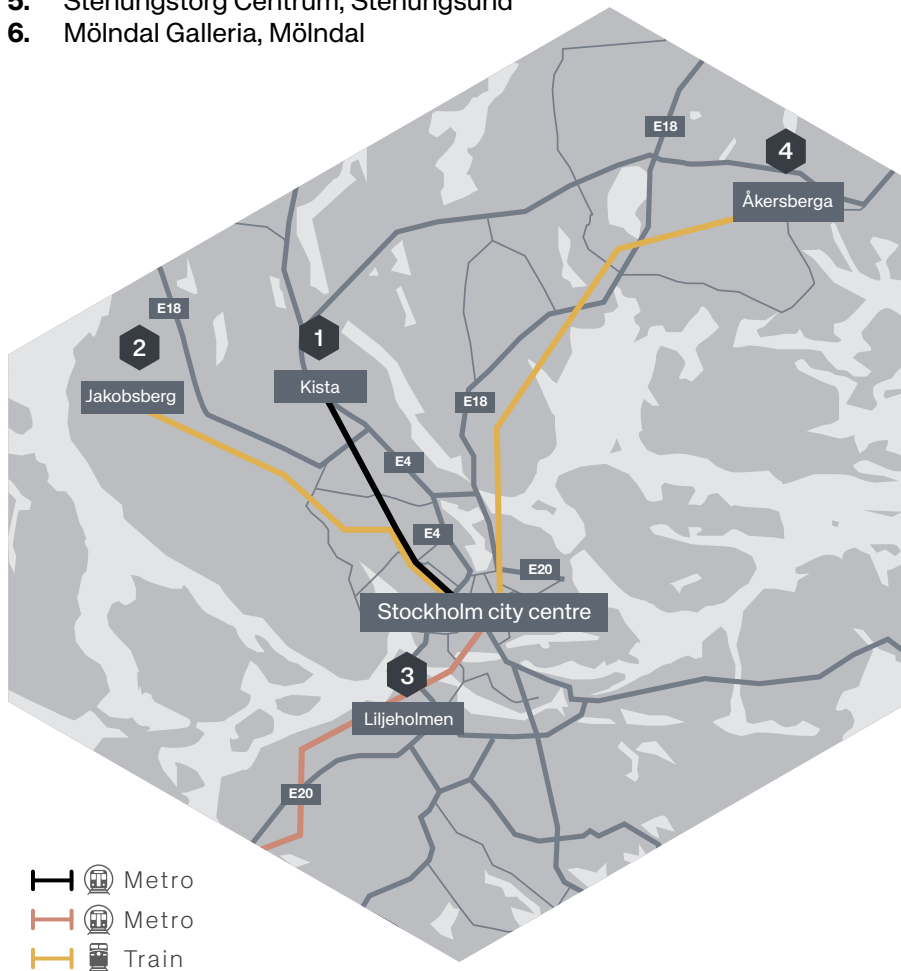
Sweden

Greater **Stockholm** area

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

Greater **Gothenburg** area

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

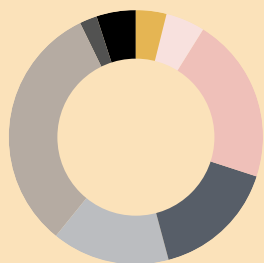




Liljeholmstorget Galleria

7.6
million visitors

Gross leasable area by category



4%	Cafes & Restaurants
5%	Cosmetics & Pharmacies
21%	Fashion & Accessories
16%	Groceries
15%	Home & Sporting Goods
32%	Services & Offices
2%	Specialty Stores
5%	Wellness

Stores

106

Gross leasable area

41.300 sq.m.

Retail premises

27.200 sq.m.

Sales

180.5 MEUR

Parking spaces

900

Liljeholmstorget Galleria is a successful commercial venue and one of the most popular centres in Stockholm. In 2024, the centre was once again awarded 'Best city district centre' in Evimetrix's customer satisfaction survey. The centre offers its customers a comprehensive range of retail, food & beverage concepts, services and other amenities. It also serves as a healthcare destination with around 20 healthcare units and several specialized clinics.

The centre is integrated with one of Stockholm's largest public transport hubs, and the primary catchment area consists of high-income, highly educated people of working age.

Anchor tenants:

Ica Kvantum, Willy's, Systembolaget, H&M, Kappahl, Sats, Lindex, Clas Ohlson, Vårdhuset, Normal, KFC, 7-Eleven

Location: Stockholm

Sustainability*



Bus



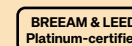
Tram



Metro



Purchased renewable electricity



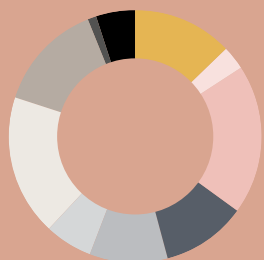
*Key to sustainability information on page 9



Kista Galleria

15.2
million visitors

Gross leasable area by category



- 13% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 19% Fashion & Accessories
- 11% Groceries
- 10% Home & Sporting Goods
- 6% Leisure
- 18% Residential & Hotel
- 14% Services & Offices
- 1% Specialty Stores
- 5% Wellness

Stores

134

Gross leasable area

91.800 sq.m.

Retail premises

58.400 sq.m.

Sales

166.2 MEUR

Parking spaces

1.250

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

Kista Galleria is located in the Kista Science City area, which is Sweden's largest business park with 35,000 workers. With 7,000 new homes in the area, Kista is one of Stockholm's strongest development areas.

Anchor tenants:

H&M, ICA Kvantum, Lidl, Systembolaget, Filmstaden Kista, Rusta, Clas Ohlson, Lager 157, Kappahl, Normal

Location: Stockholm

Sustainability*



Bus



Train



Metro



Purchased renewable electricity



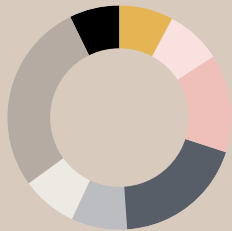
*Key to sustainability information on page 9

Jakobsbergs Centrum



Visitors	Stores	Sales
3.7 million	69	54.2 MEUR
Gross leasable area	Retail premises	Parking spaces
42.200 sq.m.	25.800 sq.m.	490

Gross leasable area by category



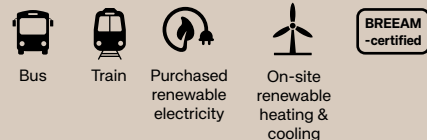
- 8% Cafes & Restaurants
- 8% Cosmetics & Pharmacies
- 14% Fashion & Accessories
- 19% Groceries
- 8% Home & Sporting Goods
- 8% Residential & Hotel
- 28% Services & Offices
- 7% Wellness

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

Anchor tenants:
Systembolaget, Hemköp, Kappahl, Lindex, MQ Marqet, Normal, Kicks, library, Nordic Wellness

Location: Järfälla

Sustainability*

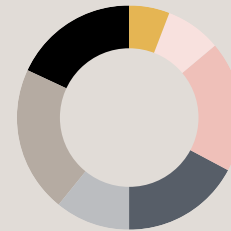


Åkersberga Centrum



Visitors	Stores	Sales
5.5 million	50	72.5 MEUR
Gross leasable area	Retail premises	Parking spaces
27.500 sq.m.	21.500 sq.m.	734

Gross leasable area by category



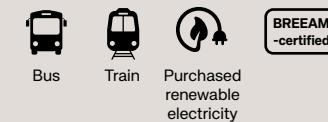
- 6% Cafes & Restaurants
- 8% Cosmetics & Pharmacies
- 19% Fashion & Accessories
- 17% Groceries
- 11% Home & Sporting Goods
- 21% Services & Offices
- 18% Wellness

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

Anchor tenants:
ICA, Systembolaget, Lindex, Kappahl, H&M, MQ Marqet, Hemtex, Kicks, Normal, Fitness24Seven, Sats, library

Location: Åkersberga

Sustainability*



*Key to sustainability information on page 9



Mölndal Galleria



Visitors

4.6 million

Stores

65

Sales

94.1 MEUR

Gross leasable area

26.300 sq.m.

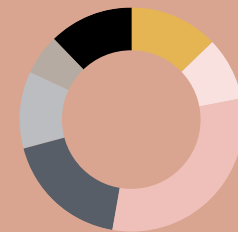
Retail premises

24.200 sq.m.

Parking spaces

950

Gross leasable area by category



- 13% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 31% Fashion & Accessories
- 18% Groceries
- 11% Home & Sporting Goods
- 6% Services & Offices
- 12% Wellness

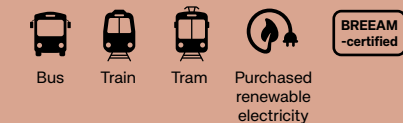
Mölndal Galleria is a new and modern centre in the heart of the fast-growing city of Mölndal, a pleasant meeting place for people living and working in the area. It is adjacent to Gothenburg's largest hub for public transportation, only 8 minutes by train from the central station. Catering to the needs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

Anchor tenants:

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

Location: Mölndal

Sustainability*



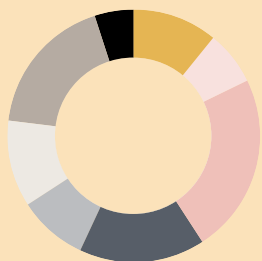
*Key to sustainability information on page 9



Stenungstorg Centrum

2.6
million visitors

Gross leasable area by category



- 11% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 23% Fashion & Accessories
- 16% Groceries
- 9% Home & Sporting Goods
- 11% Residential & Hotel
- 18% Services & Offices
- 5% Wellness

Stores

54

Gross leasable area

35.800 sq.m.

Retail premises

22.400 sq.m.

Sales

65.8 MEUR

Parking spaces

1.000

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

Anchor tenants:

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

Location: Stenungsund

Sustainability*



Bus



Train



Purchased renewable electricity



*Key to sustainability information on page 9

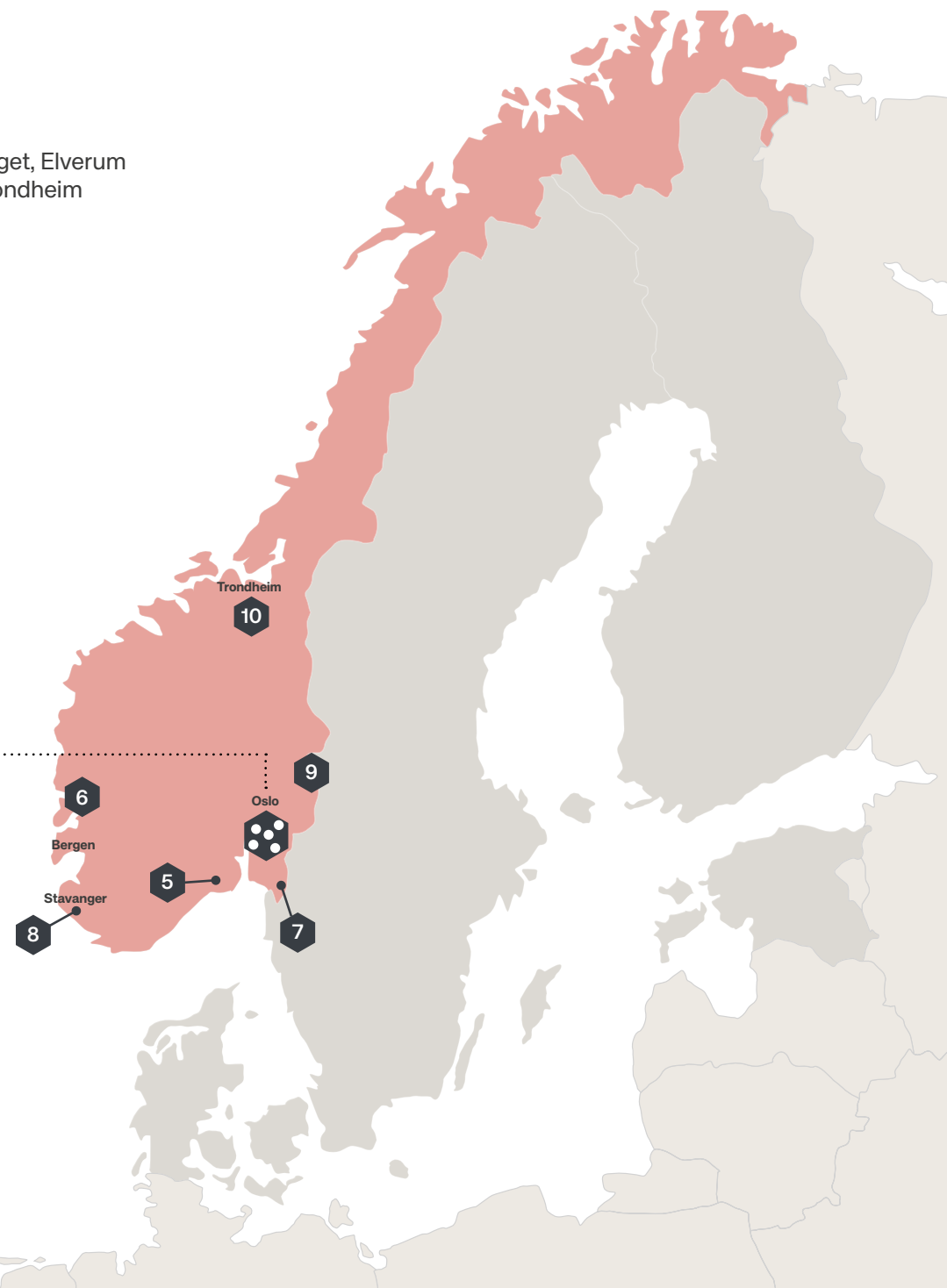
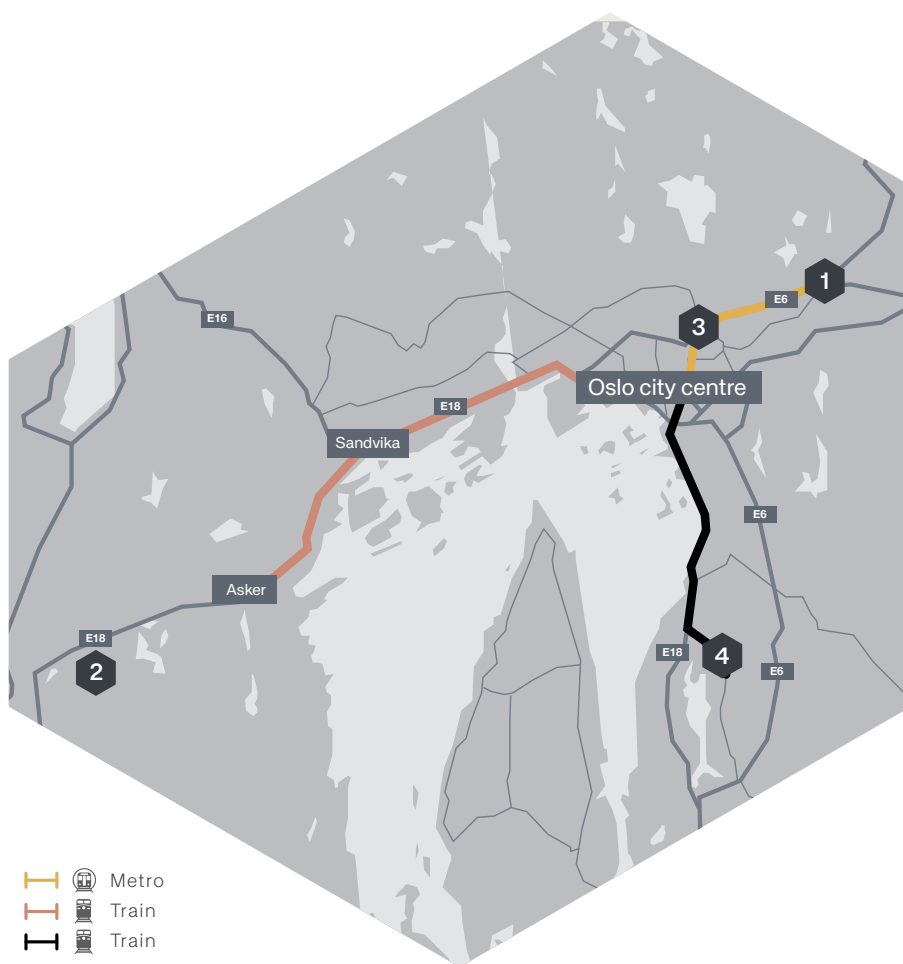
Norway

Greater **Oslo** area

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

Norway **other** areas

5. Herkules, Skien
6. Oasen, Bergen
7. Storbyen, Sarpsborg
8. Kilden, Stavanger
9. Kremmertorget, Elverum
10. Solsiden, Trondheim

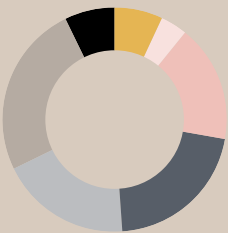


Stovner Senter



Visitors	Stores	Sales
4.9 million	74	100.1 MEUR
Gross leasable area	Retail premises	Parking spaces
42.700 sq.m.	31.600 sq.m.	1.000

Gross leasable area by category




- 7% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 17% Fashion & Accessories
- 21% Groceries
- 19% Home & Sporting Goods
- 25% Services & Offices
- 7% Wellness


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


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


Location: Oslo

Sustainability*


Bus


Metro


Purchased renewable electricity

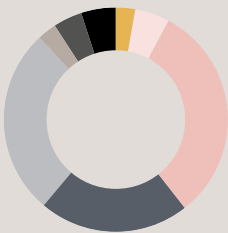


Liertoppen



Visitors	Stores	Sales
2.0 million	67	92.0 MEUR
Gross leasable area	Retail premises	Parking spaces
26.500 sq.m.	24.500 sq.m.	850

Gross leasable area by category




- 3% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 33% Fashion & Accessories
- 22% Groceries
- 27% Home & Sporting Goods
- 3% Services & Offices
- 4% Specialty Stores
- 5% Wellness


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


Anchor tenants:
Meny, Vinmonopolet, Kiwi, Europris, H&M, NetOnNet


Location: Lierskogen


Sustainability*


Bus


Beehives


Purchased renewable electricity


Purchased renewable heating & cooling



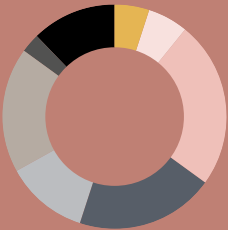
*Key to sustainability information on page 9

Linderud Senter



Visitors	Stores	Sales
2.3 million	68	67.2 MEUR
Gross leasable area	Retail premises	Parking spaces
21.100 sq.m.	16.400 sq.m.	370

Gross leasable area by category



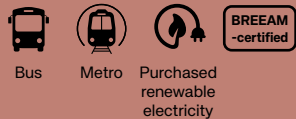
- 5% Cafes & Restaurants
- 6% Cosmetics & Pharmacies
- 24% Fashion & Accessories
- 20% Groceries
- 12% Home & Sporting Goods
- 18% Services & Offices
- 3% Specialty Stores
- 12% Wellness

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

Anchor tenants:
Coop Mega, Kiwi, Vinmonopolet, Apotek1, Boots Apotek

Location: Oslo

Sustainability*

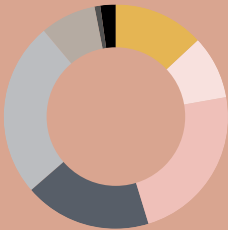


Kolbotn Torg



Visitors	Stores	Sales
2.7 million	51	72.1 MEUR
Gross leasable area	Retail premises	Parking spaces
18.800 sq.m.	16.700 sq.m.	700

Gross leasable area by category



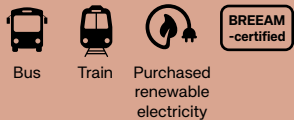
- 13% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 23% Fashion & Accessories
- 18% Groceries
- 25% Home & Sporting Goods
- 8% Services & Offices
- 1% Specialty Stores
- 2% Wellness

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

Anchor tenants:
Coop Mega, Vinmonopolet, Anton Sport, Boots Apotek, Clas Ohlson

Location: Kolbotn

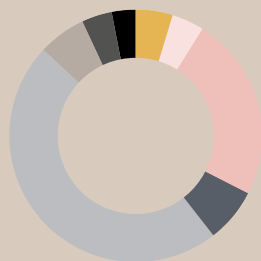
Sustainability*



Herkules

4.3
million visitors

Gross leasable area by category



- 5% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 24% Fashion & Accessories
- 7% Groceries
- 48% Home & Sporting Goods
- 6% Services & Offices
- 4% Specialty Stores
- 3% Wellness

Stores

111

Gross leasable area

50.000 sq.m.

Retail premises

44.100 sq.m.

Sales

143.3 MEUR

Parking spaces

1.550

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

Anchor tenants:

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

Location: Skien

Sustainability*



Bus



Purchased
renewable
electricity



Purchased
renewable
heating &
cooling



*Key to sustainability information on page 9

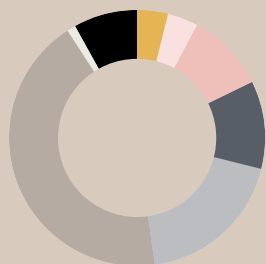




Oasen

4.3
million visitors

Gross leasable area by category



- 4% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 10% Fashion & Accessories
- 11% Groceries
- 19% Home & Sporting Goods
- 43% Services & Offices
- 1% Specialty Stores
- 8% Wellness

Stores

68

Gross leasable area

50.000 sq.m.

Retail premises

26.800 sq.m.

Sales

124.3 MEUR

Parking spaces

800

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

Anchor tenants:

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

Location: Fyllingsdalen

Sustainability*



Bus



Light rail



Purchased renewable electricity



Purchased renewable heating & cooling



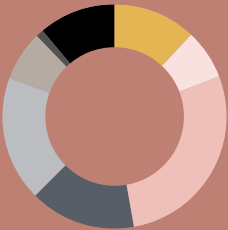
*Key to sustainability information on page 9

Storbyen



Visitors	Stores	Sales
2.7 million	54	60.5 MEUR
Gross leasable area	Retail premises	Parking spaces
25.200 sq.m.	23.200 sq.m.	550

Gross leasable area by category



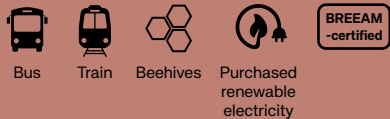
- 12% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 28% Fashion & Accessories
- 15% Groceries
- 18% Home & Sporting Goods
- 7% Services & Offices
- 1% Speciality stores
- 11% Wellness

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

Anchor tenants:
Meny, Vinmonopolet, H&M, SATS, Egon, Apotek 1

Location: Sarpsborg

Sustainability*

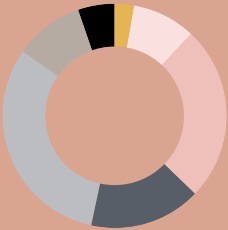


Kilden



Visitors	Stores	Sales
1.9 million	61	77.1 MEUR
Gross leasable area	Retail premises	Parking spaces
23.200 sq.m.	19.300 sq.m.	300

Gross leasable area by category



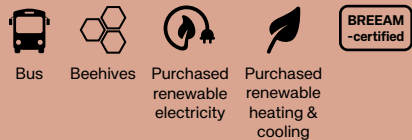
- 3% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 25% Fashion & Accessories
- 16% Groceries
- 32% Home & Sporting Goods
- 10% Services & Offices
- 5% Wellness

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

Anchor tenants:
Vinmonopolet, Coop Mega, Clas Ohlson, H&M

Location: Stavanger

Sustainability*



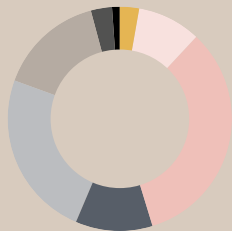
*Key to sustainability information on page 9

Kremmertorget



Visitors 1.0 million	Stores 38	Sales 31.4 MEUR
Gross leasable area 20.200 sq.m.	Retail premises 17.100 sq.m.	Parking spaces 360

Gross leasable area by category



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

Anchor tenants:

Meny, H&M, Nye Sporten, Kappahl

Location: Elverum

Sustainability*



Bus



Purchased renewable electricity



Purchased renewable heating & cooling



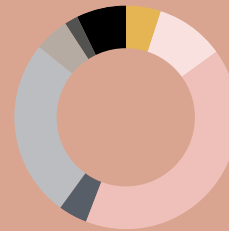
BREEAM-certified

Solsiden



Visitors 3.0 million	Stores 52	Sales 77.5 MEUR
Gross leasable area 14.400 sq.m.	Retail premises 13.700 sq.m.	Parking spaces 400

Gross leasable area by category



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

Anchor tenants:

Clas Ohlson, H&M, Vinmonopolet

Location: Trondheim

Sustainability*



Bus



Train



Purchased renewable electricity



BREEAM-certified

*Key to sustainability information on page 9

Estonia

Greater **Tallinn** area

1. Rocca al Mare, Tallinn

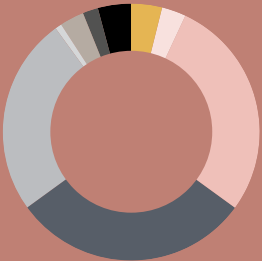




Rocca al Mare

4.3
million visitors

Gross leasable area by category



- 4% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 28% Fashion & Accessories
- 30% Groceries
- 25% Home & Sporting Goods
- 1% Leisure
- 3% Services & Offices
- 2% Specialty Stores
- 4% Wellness


Stores	Gross leasable area	Retail premises	Sales	Parking spaces
136	57.800 sq.m.	56.500 sq.m.	135.6 MEUR	1.254


Rocca al Mare is one of the largest and most well-known shopping destinations in Estonia. Strategically located in Tallinn, Rocca al Mare continues to serve a loyal customer base while adapting to evolving consumer needs. Rocca al Mare is regularly refreshed with new services, innovative concepts, and engaging experiences. Active maintenance and redesign work help keep the shopping environment modern and inviting.


Anchor tenants:
Prisma, H&M, Euronics, Reserved, Rademar, Sportland, New Yorker, Selver, Gym!


Location: Tallinn

Sustainability*


Bus


Beehives


Purchased renewable electricity



*Key to sustainability information on page 9

Denmark

Greater **Copenhagen** area

1. Strædet, Køge
2. Albertslund Centrum, Copenhagen



Strædet



Stores
38

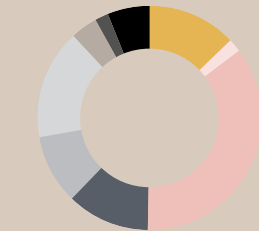
Gross leasable area
19.000 sq.m.

Sales
43.9 MEUR

Retail premises
17.300 sq.m.

Parking spaces
450

Gross leasable area by category



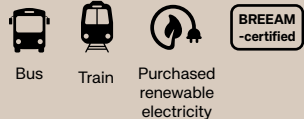
- 13% Cafes & Restaurants
- 2% Cosmetics & Pharmacies
- 36% Fashion & Accessories
- 12% Groceries
- 10% Home & Sporting Goods
- 16% Leisure
- 4% Services & Offices
- 2% Specialty stores
- 6% Wellness

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

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

Location: Køge

Sustainability*



Albertslund Centrum



Visitors
5.1 million

Gross leasable area
19.400 sq.m.

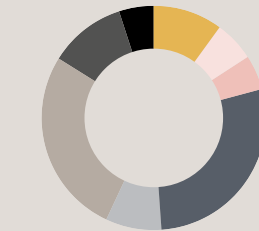
Stores
64

Retail premises
14.100 sq.m.

Sales
58.8 MEUR

Parking spaces
750

Gross leasable area by category



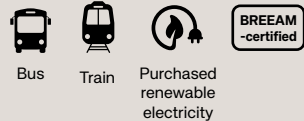
- 10% Cafes & Restaurants
- 6% Cosmetics & Pharmacies
- 5% Fashion & Accessories
- 28% Groceries
- 8% Home & Sporting Goods
- 27% Services & Offices
- 11% Specialty Stores
- 5% Wellness

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

Anchor tenants:
Kvickly, Normal, Matas, Vestegnens Bazar, Lidl

Location: Copenhagen

Sustainability*





S

REAM

SHAKES FRIES

FOODMARKET

FOODMARKET

Pihlajalinna
KOSKIKLINIKKA

Minetti
Ice Cream
stadium

LÖFBERGS



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