



Creating cities full of life

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



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Creating cities full of life

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

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

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

33 Centres

1.1 Gross leasable area* million sq.m.

3.0 Tenant sales* EUR billion

140 Visitors* million p.a.

4.0 Portfolio value* EUR billion

3.371 Lease agreements*

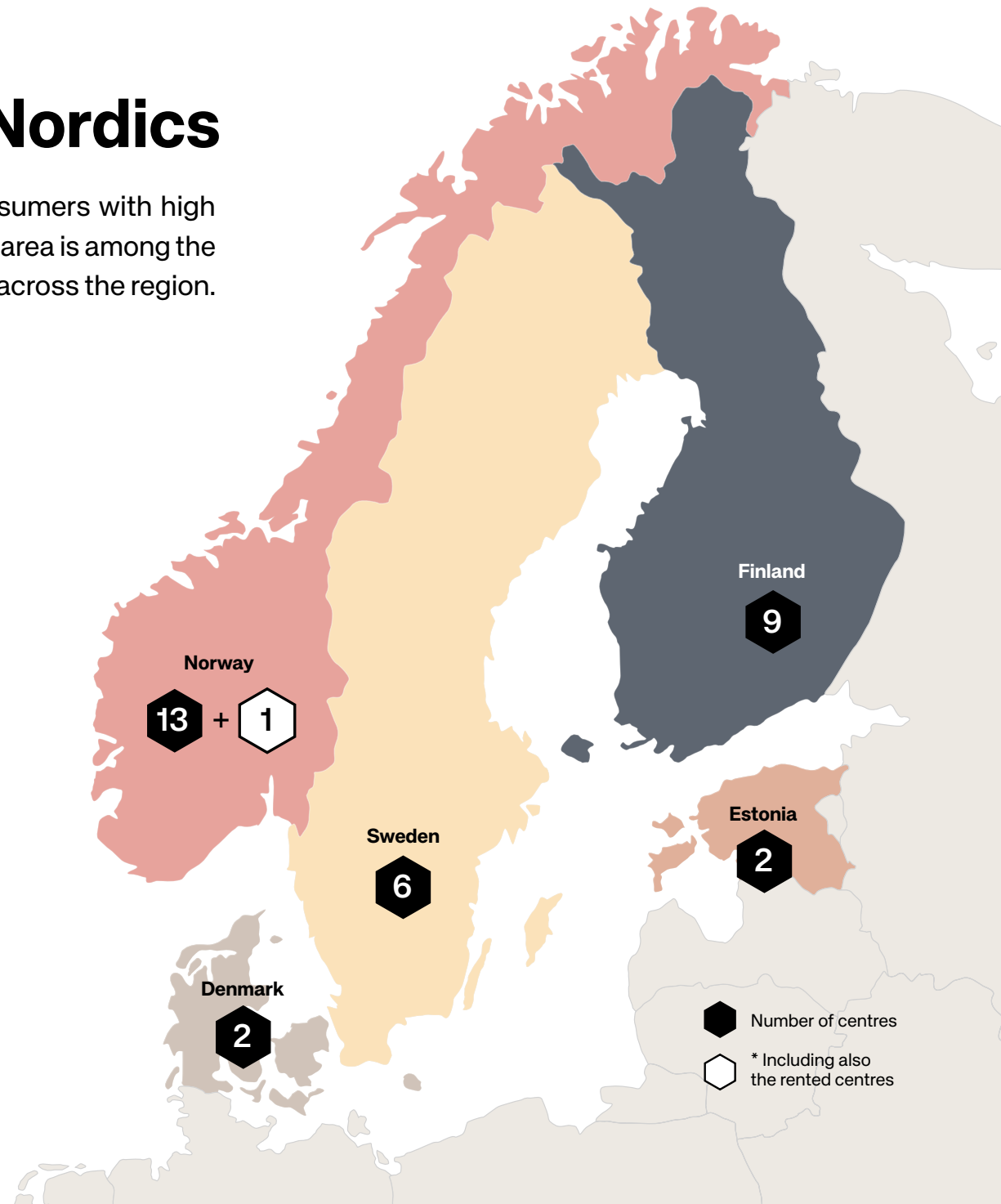
* Figures are for 2023

Grow with us in the Nordics

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

Why Nordics?

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





100%
Linked to public
transport



Housing & health
services



Shopping and
over 100 grocery
stores

Creating cities full of life



Municipal
services



Entertainment
& fun

Enjoyable
food & beverage



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

SPOT
LIGHT



Be visible
on this screen

By G-Citycan

Spotlight your brand:

**Easy access to
the Nordic market**

IT'S FRESH
OR NOTHING

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



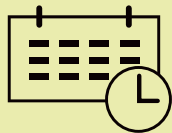
Promotion spots

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



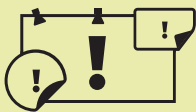
Pop-ups

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



Long-term spots

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



Ad surfaces

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



Vending machines

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



Audio

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



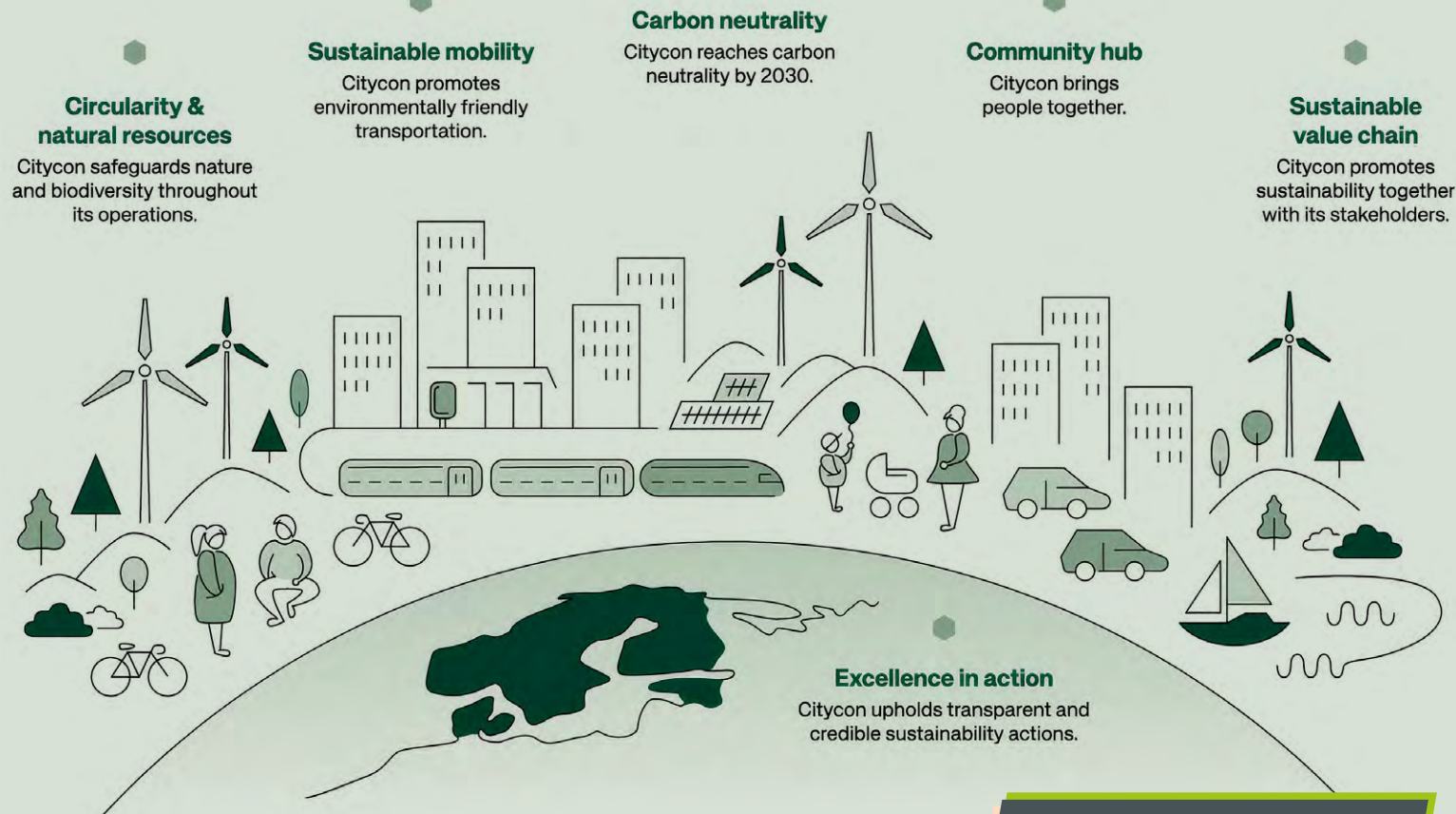
Full-centre takeover

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



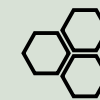
Sustainability is part of our everyday work

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



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:



The centre has beehives



Electricity for centre's own consumption is entirely from renewable sources



The energy used for heating and cooling the centre is entirely from renewable sources

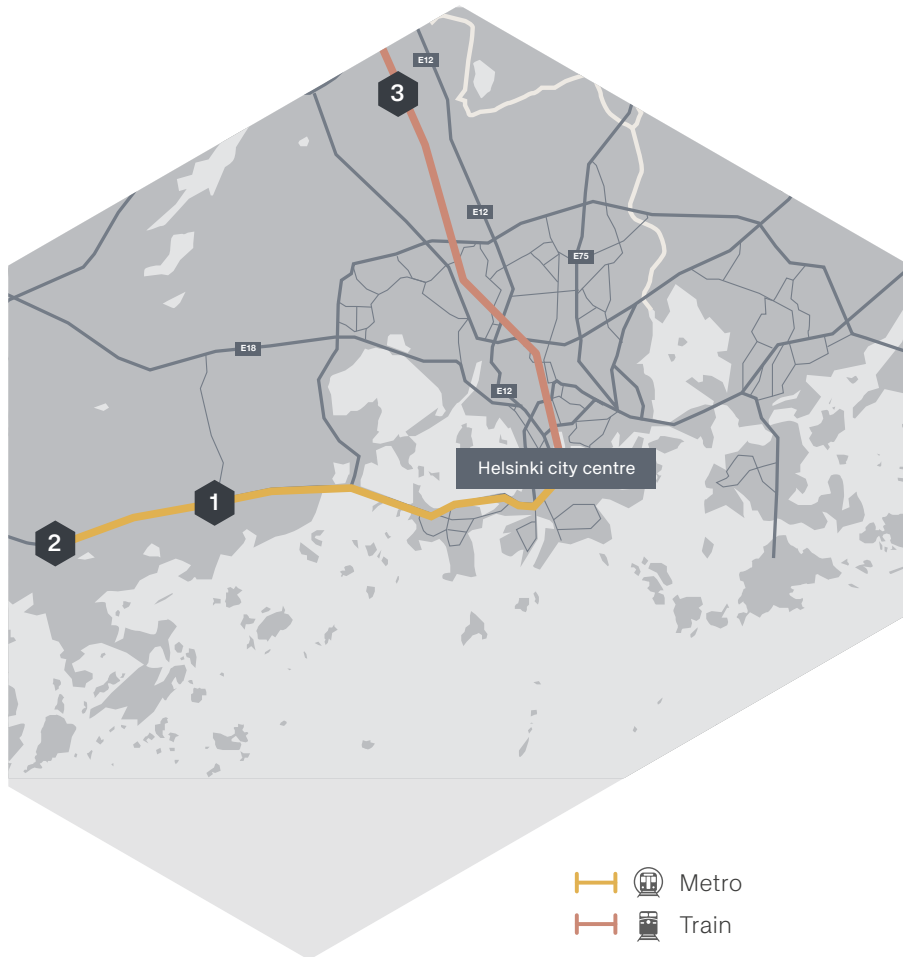
Finland

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

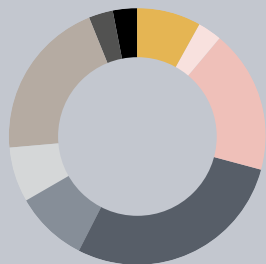




Iso Omena

16.1
million visitors

Gross leasable area by category



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

Stores

220

Gross leasable area

102.100 sq.m.

Retail premises

84.800 sq.m.

Sales

405.4 MEUR

Parking spaces

2.600

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

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

Anchor tenants:

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

Location: Espoo

Sustainability*

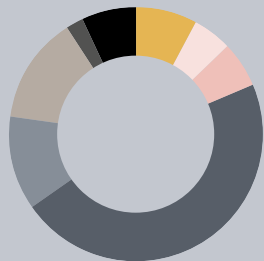
*Key to sustainability information on page 9



8.2
million visitors

Lippulaiva

Gross leasable area by category



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

Stores

90

Gross leasable area

43.800 sq.m.

Retail premises

37.900 sq.m.

Sales

170.1 MEUR

Parking spaces

1.300

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


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


Anchor tenants:


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


Location: Espoo


Sustainability*


Bus


Metro


Beehives


Renewable electricity


Renewable heating & cooling

LEED Gold & Smart Building Gold-certified

*Key to sustainability information on page 9

Myyrmanni



Visitors
7.1 million

Stores
70

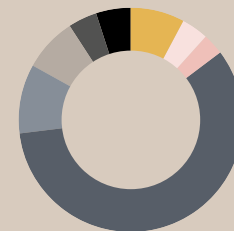
Sales
160 MEUR

Gross leasable area
43.600 sq.m.

Retail premises
33.900 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
- 8% Services & Offices
- 4% Specialty Stores
- 5% Wellness

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

Anchor tenants:

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

Location: Vantaa

Sustainability*



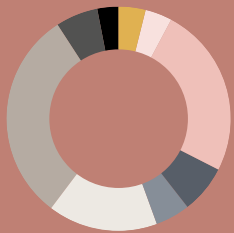
*Key to sustainability information on page 9

Trio



Visitors 4.0 million	Stores 91	Sales 43.9 MEUR
Gross leasable area 46.200 sq.m.	Retail premises 27.500 sq.m.	Parking spaces 330

Gross leasable area by category



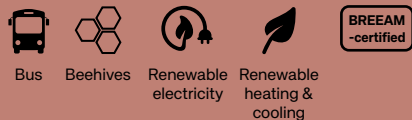
- 4% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 25% Fashion & Accessories
- 7% Groceries
- 5% Home & Sporting Goods
- 16% Residential & Hotel
- 31% Services & Offices
- 6% Specialty Stores
- 3% Wellness

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*

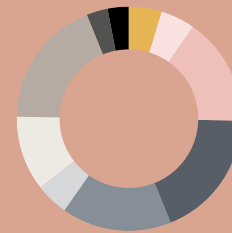


IsoKristiina



Visitors 4.1 million	Stores 70	Sales 95.5 MEUR
Gross leasable area 33.900 sq.m.	Retail premises 25.400 sq.m.	Parking spaces 544

Gross leasable area by category



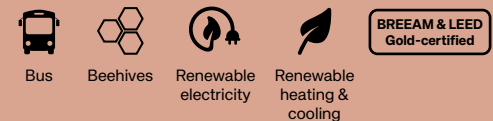
- 5% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 16% Fashion & Accessories
- 19% Groceries
- 16% Home & Sporting Goods
- 5% Leisure
- 11% Residential & hotel
- 19% Services & Offices
- 3% Specialty Stores
- 3% Wellness

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*

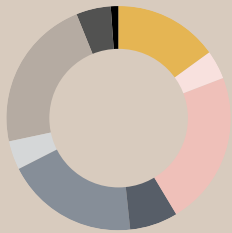


Koskikeskus



Visitors 5.2 million	Stores 73	Sales 113.8 MEUR
Gross leasable area 35.300 sq.m.	Retail premises 30.200 sq.m.	Parking spaces 430

Gross leasable area by category



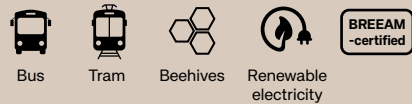
- 15% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 22% Fashion & Accessories
- 7% Groceries
- 19% Home & Sporting Goods
- 4% Leisure
- 22% Services & Offices
- 5% Specialty Stores
- 1% Wellness

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*

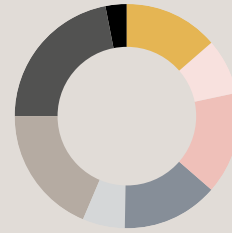


IsoKarhu



Visitors 1.1 million	Stores 34	Sales 10.1 MEUR
Gross leasable area 15.000 sq.m.	Retail premises 12.700 sq.m.	Parking spaces 190

Gross leasable area by category



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

Location: Pori

Sustainability*



*Key to sustainability information on page 9

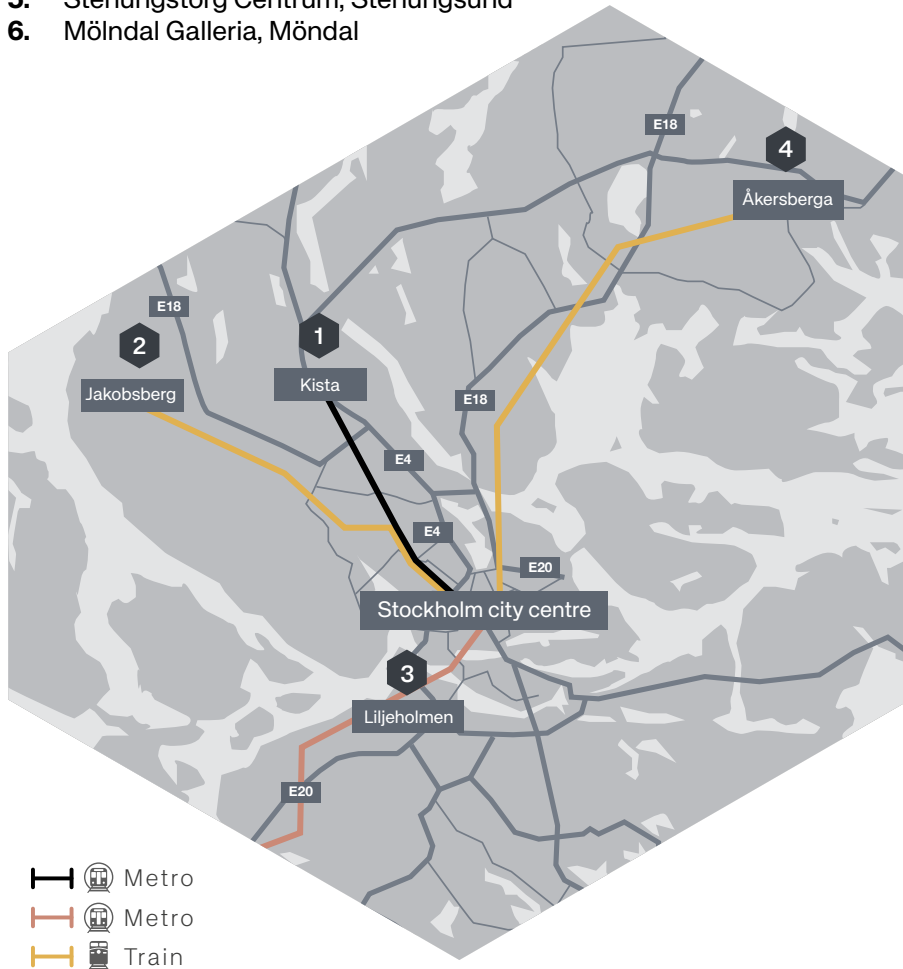
Sweden

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, Möndal





Vi älskar mat

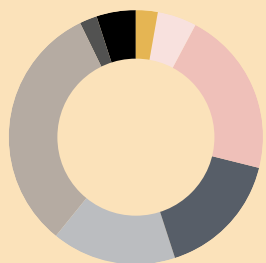
Öppet
7-22

ICA Kvantum Liljeholmen

7.7
million visitors

Liljeholmstorget Galleria

Gross leasable area by category



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

Stores

90

Gross leasable area

41.200 sq.m.

Retail premises

27.100 sq.m.

Sales

178.4 MEUR

Parking spaces

900

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

Anchor tenants:

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

Location: Stockholm

Sustainability*

Bus Tram Metro Renewable electricity

BREEAM & LEED
Platinum-certified

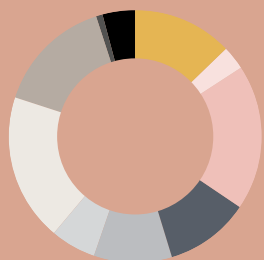
*Key to sustainability information on page 9



Kista Galleria

15.4
million visitors

Gross leasable area by category



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

Stores

132

Gross leasable area

92.500 sq.m.

Retail premises

58.200 sq.m.

Sales

158.3 MEUR

Parking spaces

1.250

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

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

Anchor tenants:

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

Location: Stockholm

Sustainability*



*Key to sustainability information on page 9

Jakobsbergs Centrum

Åkersberga Centrum



Visitors
3.6 million

Stores
74

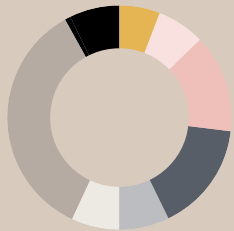
Sales
51 MEUR

Gross leasable area
42.500 sq.m.

Retail premises
26.000 sq.m.

Parking spaces
490

Gross leasable area by category

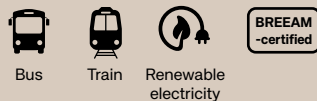


Jakobsbergs Centrum is centrally located by the commuter train station in the city centre of Järfälla municipality, only 18 minutes by train from Stockholm's city centre. Jakobsberg stands as one of the country's largest stations, with over 20.000 arriving passengers per day, making it a significant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

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

Location: Järfälla

Sustainability*



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

Visitors
5.7 million

Stores
50

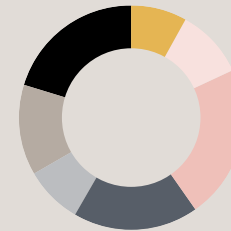
Sales
75.8 MEUR

Gross leasable area
27.600 sq.m.

Retail premises
22.600 sq.m.

Parking spaces
734

Gross leasable area by category

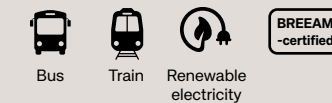


Åkersberga enjoys an excellent location in the Stockholm archipelago, situated in Österåker municipality, just 30 minutes by train from the city centre of Stockholm. Åkersberga Centrum is adjacent to Roslagsbanan, the urban railway system, and bus connections. The centre offers a wide range of groceries,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

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

Location: Åkersberga

Sustainability*



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

*Key to sustainability information on page 9



Mölndal Galleria



Visitors

4.7 million

Stores

65

Sales

92.4 MEUR

Gross leasable area

26.300 sq.m.

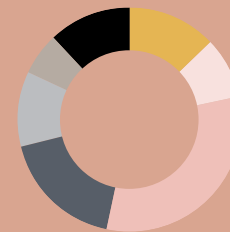
Retail premises

24.200 sq.m.

Parking spaces

950

Gross leasable area by category



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

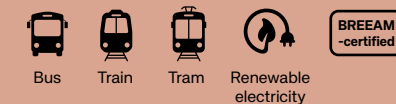
Mölndal Galleria is a new and modern centre in the heart of the fast-growing city of Mölndal, a pleasant meeting place for people living and working in the area. It is adjacent to Gothenburg's largest hub for public transportation, only 8 minutes by train from the central station. Catering to the needs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

Anchor tenants:

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

Location: Mölndal

Sustainability*



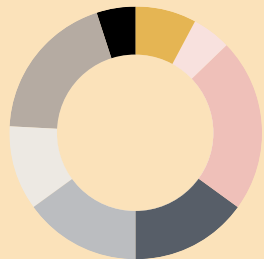
*Key to sustainability information on page 9



Stenungstorg Centrum

2.6
million visitors

Gross leasable area by category



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

Stores

54

Gross leasable area

35.800 sq.m.

Retail premises

22.200 sq.m.

Sales

63.7 MEUR

Parking spaces

1.000

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

Anchor tenants:

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

Location: Stenungsund

Sustainability*



Bus



Train



Renewable electricity



BREEAM-certified

*Key to sustainability information on page 9

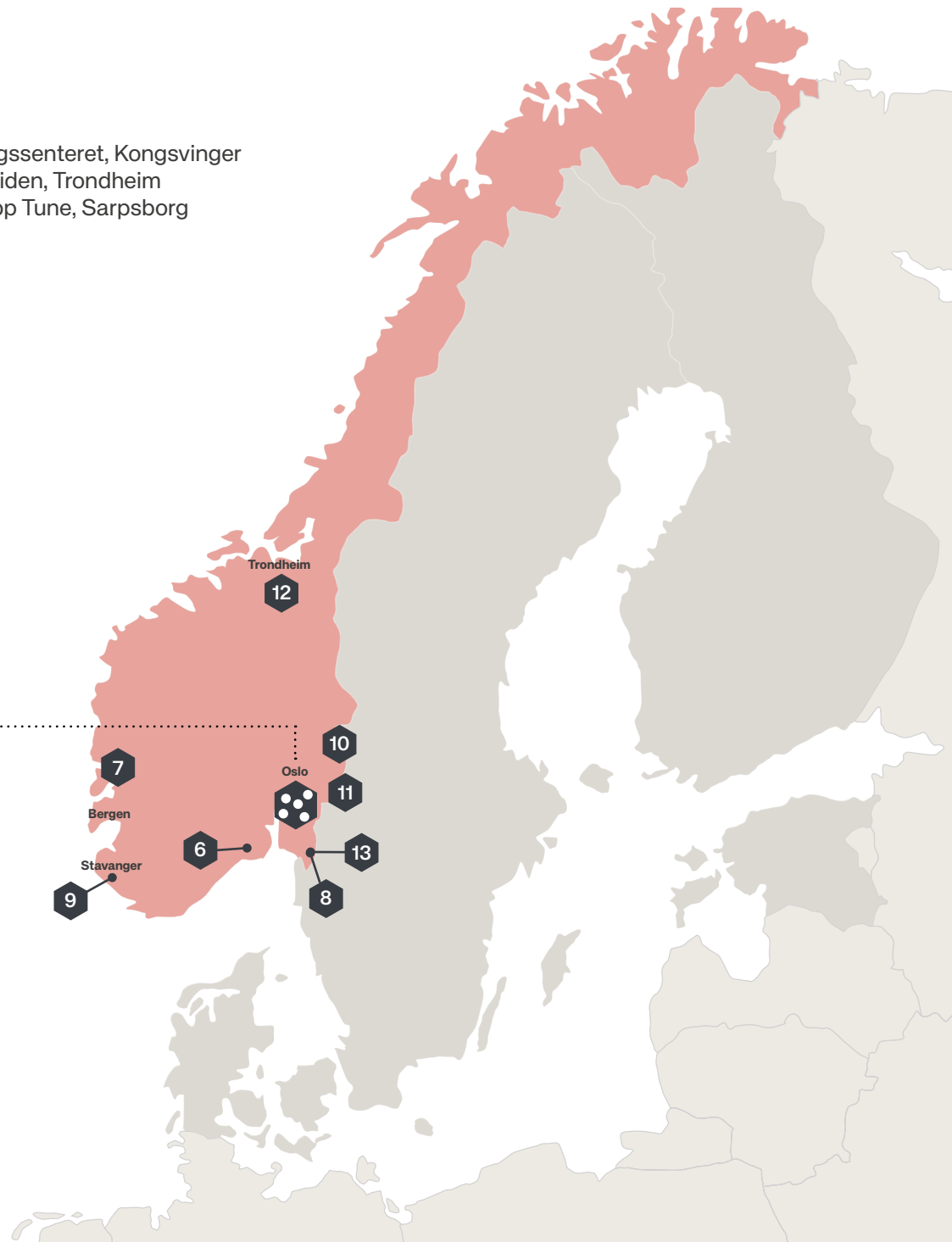
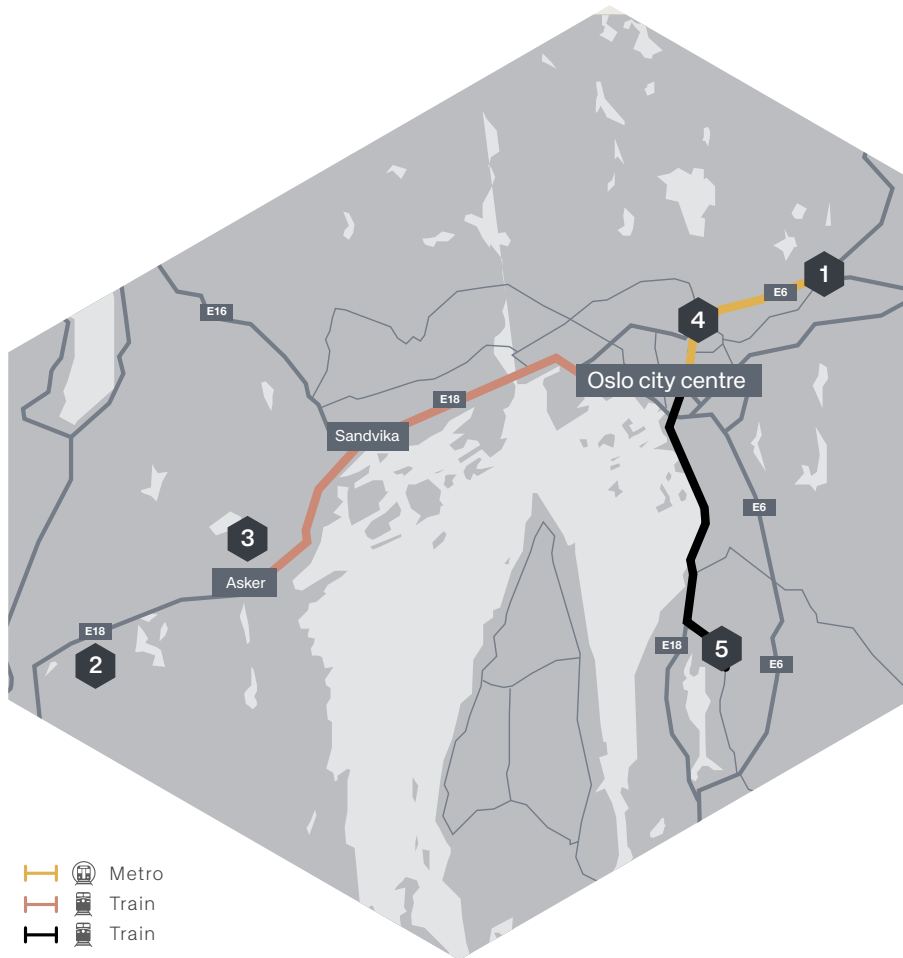
Norway

Greater **Oslo** area

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

Norway **other** areas

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

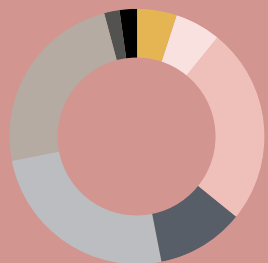




Trekanten

3.3
million visitors

Gross leasable area by category



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

Stores

65

Gross leasable area

24.000 sq.m.

Retail premises

16.900 sq.m.

Sales

92.5 MEUR

Parking spaces

670

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

Anchor tenants:

Meny, H&M, Clas Ohlson, Anton Sport

Location: Asker

Sustainability*



Bus



Train



Renewable electricity



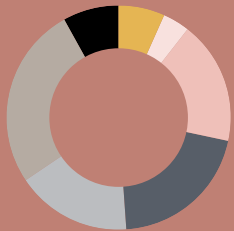
*Key to sustainability information on page 9

Stovner Senter



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

Gross leasable area by category



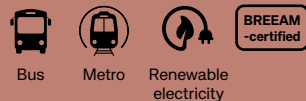
- 7% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 18% Fashion & Accessories
- 21% Groceries
- 17% Home & Sporting Goods
- 26% Services & Offices
- 8% Wellness

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*

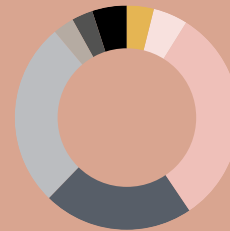


Liertoppen



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

Gross leasable area by category



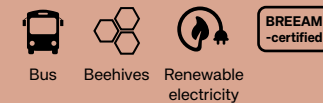
- 4% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 32% Fashion & Accessories
- 22% Groceries
- 27% Home & Sporting Goods
- 3% Services & Offices
- 3% Specialty Stores
- 5% Wellness

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*



Linderud Senter



Visitors
2.3 million

Stores
68

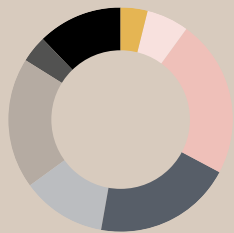
Sales
66.8 MEUR

Gross leasable area
21.200 sq.m.

Retail premises
16.400 sq.m.

Parking spaces
370

Gross leasable area by category

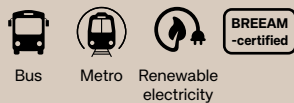


Since its opening in 1967, Linderud Senter has built a unique position in a high-density Oslo neighbourhood. The centre has undergone a number of refurbishments and houses both shops and many service providers in the health and wellness sector. The centre is easily accessible by car, public transport,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

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

Location: Oslo

Sustainability*



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

Kolbotn Torg



Visitors
2.6 million

Stores
50

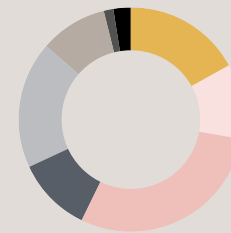
Sales
68.4 MEUR

Gross leasable area
18.800 sq.m.

Retail premises
16.500 sq.m.

Parking spaces
700

Gross leasable area by category

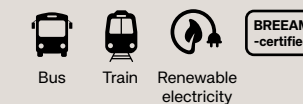


Kolbotn Torg stands as a vibrant hub, offering more than just shopping. Beyond its diverse retail offerings, the centre is home to variety of service providers, including those in the healthcare sector. Citycon and Nordre Follo Municipality have collaborated to create an urban oasis at Kolbotn. The area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

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

Location: Kolbotn

Sustainability*



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

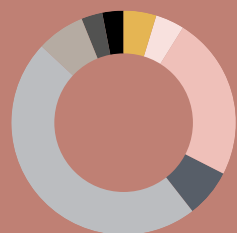
*Key to sustainability information on page 9

Herkules



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

Gross leasable area by category



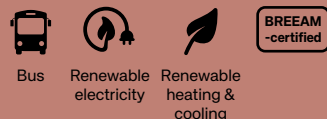
- 5% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 24% Fashion & Accessories
- 7% Groceries
- 48% Home & Sporting Goods
- 7% Services & Offices
- 3% Specialty Stores
- 3% Wellness

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

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

Location: Skien

Sustainability*

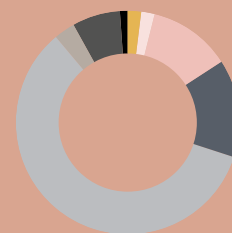


Stopp Tune



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

Gross leasable area by category



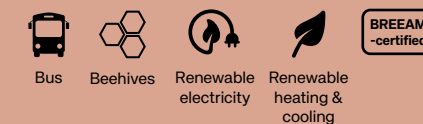
- 2% Cafes & Restaurants
- 2% Cosmetics & Pharmacies
- 12% Fashion & Accessories
- 14% Groceries
- 59% Home & Sporting Goods
- 3% Services & Offices
- 7% Specialty Stores
- 1% Wellness

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

Anchor tenants:
Spar, XXL, Rusta

Location: Sarpsborg

Sustainability*

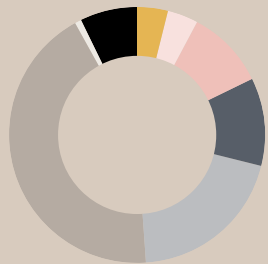




4.2
million visitors

Oasen

Gross leasable area by category



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

Stores

68

Gross leasable area

50.100 sq.m.

Retail premises

26.700 sq.m.

Sales

119.9 MEUR

Parking spaces

800

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

Anchor tenants:

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

Location: Fyllingsdalen

Sustainability*



Bus



Light rail



Renewable electricity

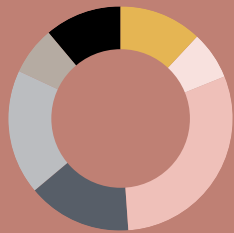
*Key to sustainability information on page 9

Storbyen



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

Gross leasable area by category

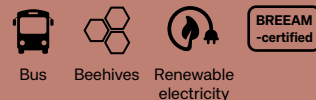


Storbyen, located in central Sarpsborg, is a regional centre with a versatile offering. Storbyen has experienced sales growth and a significant increase in the number of visitors after being recently refurbished with an additional 2,000 sq.m. along with many new restaurants and shops. Storbyen has been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

Anchor tenants:
Meyn, Vinmonopolet, H&M, SATS, Egon, Apotek 1, Home & Cottage

Location: Sarpsborg

Sustainability*



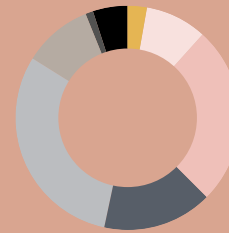
- 12% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 30% Fashion & Accessories
- 15% Groceries
- 18% Home & Sporting Goods
- 7% Services & Offices
- 11% Wellness

Kilden



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

Gross leasable area by category

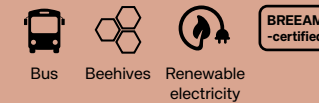


The Kilden centre is situated in the Hillevåg district of Stavanger, a growing area of the city with exciting plans for the future. Kilden was expanded in 2016, resulting in more shopping options and an increased variety of other service providers. This includes health services in two floors and a brand-new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

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

Location: Stavanger

Sustainability*



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

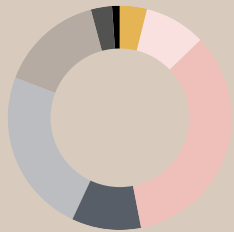
*Key to sustainability information on page 9

Kremmertorget



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

Gross leasable area by category



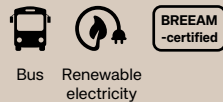
Kremmertorget became Norway's first 'environmental shopping centre' when it was certified under the BREEAM environmental standard upon its completion in 2012. In 2015, the centre also became the first in Norway to be awarded the BREEAM-In-Use certificate. Today, Kremmertorget appears as a modern centre 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*



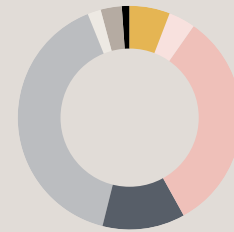
- 4% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 34% Fashion & Accessories
- 10% Groceries
- 24% Home & Sporting Goods
- 15% Leisure
- 3% Services & Offices
- 1% Wellness

Kongssenteret



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

Gross leasable area by category



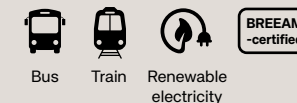
Kongssenteret has a wide selection of shops, several restaurants, and recent additions including a Kiwi grocery store and Dollarstore, enhancing the centre's necessity-based offerings. Kongssenteret is one of the largest centres in Hedmark county, located in the heart of Kongsvinger. As a natural meeting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

Anchor tenants:

Meny, H&M, Clas Ohlson, Power, Nye Sporten

Location: Kongsvinger

Sustainability*



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

*Key to sustainability information on page 9

Solsiden



Visitors
3.0 million

Stores
52

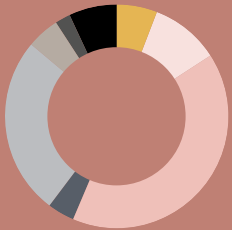
Sales
75.6 MEUR

Gross leasable area
14.500 sq.m.

Retail premises
13.700 sq.m.

Parking spaces
650

Gross leasable area by category



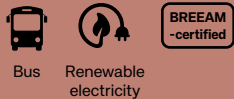
- 6% Cafes & Restaurants
- 10% Cosmetics & Pharmacies
- 41% Fashion & Accessories
- 4% Groceries
- 26% Home & Sporting Goods
- 5% Services & Offices
- 2% Specialty Stores
- 7% Wellness

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

Anchor tenants:
Clas Ohlson, H&M, Vinmonopolet

Location: Trondheim

Sustainability*



Estonia

Greater **Tallinn** area

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

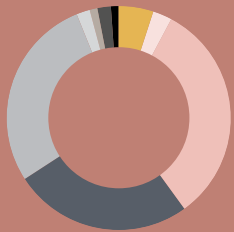


Rocca al Mare



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

Gross leasable area by category



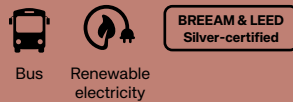
- 5% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 32% Fashion & Accessories
- 26% Groceries
- 28% Home & Sporting Goods
- 2% Leisure
- 1% Services & Offices
- 2% Specialty Stores
- 1% Wellness

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

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

Location: Tallinn

Sustainability*

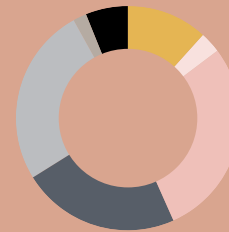


Kristiine Keskus



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

Gross leasable area by category



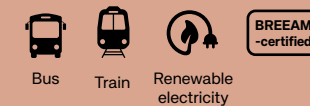
- 12% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 29% Fashion & Accessories
- 23% Groceries
- 25% Home & Sporting Goods
- 3% Services & Offices
- 1% Specialty Stores
- 5% Wellness

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

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

Location: Tallinn

Sustainability*



*Key to sustainability information on page 9

Denmark

Greater **Copenhagen** area

1. Strædet, Køge
2. Albertslund Centrum, Copenhagen



Strædet



Stores
38

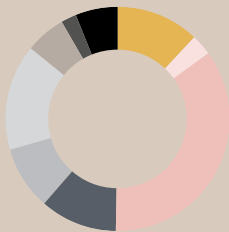
Sales
43.5 MEUR

Gross leasable area
19.100 sq.m.

Retail premises
17.300 sq.m.

Parking spaces
450

Gross leasable area by category



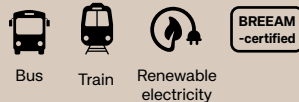
Strædet is a modern, high-quality shopping street located in the picturesque city centre of Køge in the greater Copenhagen area. It is integrated with the station bridge, the station square, the refurbished town hall and other municipal services. As part of a defined high street loop with pedestrian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

Anchor tenants:

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

Location: Køge

Sustainability*



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

Albertslund Centrum



Visitors
4.7 million

Stores
64

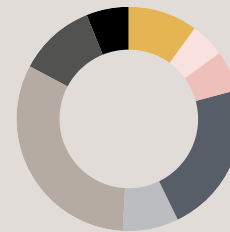
Sales
52.2 MEUR

Gross leasable area
19.600 sq.m.

Retail premises
14.100 sq.m.

Parking spaces
750

Gross leasable area by category



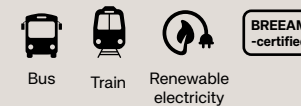
Albertslund Centrum is an open-air local centre located in the centre of the municipality of Albertslund, 20 minutes west of Copenhagen's city centre. It is a community centre providing, in addition to retail, municipal services, town hall, theatre, cinema and offices. Citycon and the municipality are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

Anchor tenants:

Kvickly, Normal, Matas, Vestegnens Bazar

Location: Copenhagen

Sustainability*



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

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