



# 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

**120**

Visitors \*  
million p.a.

**1.1**

Gross leasable area\*  
million sq.m.

**4.3**

Portfolio value <sup>1</sup>  
EUR billion

**3.0**

Tenant sales \*  
EUR billion

**3.191**

Lease  
agreements \*

\* Figures are for 2022



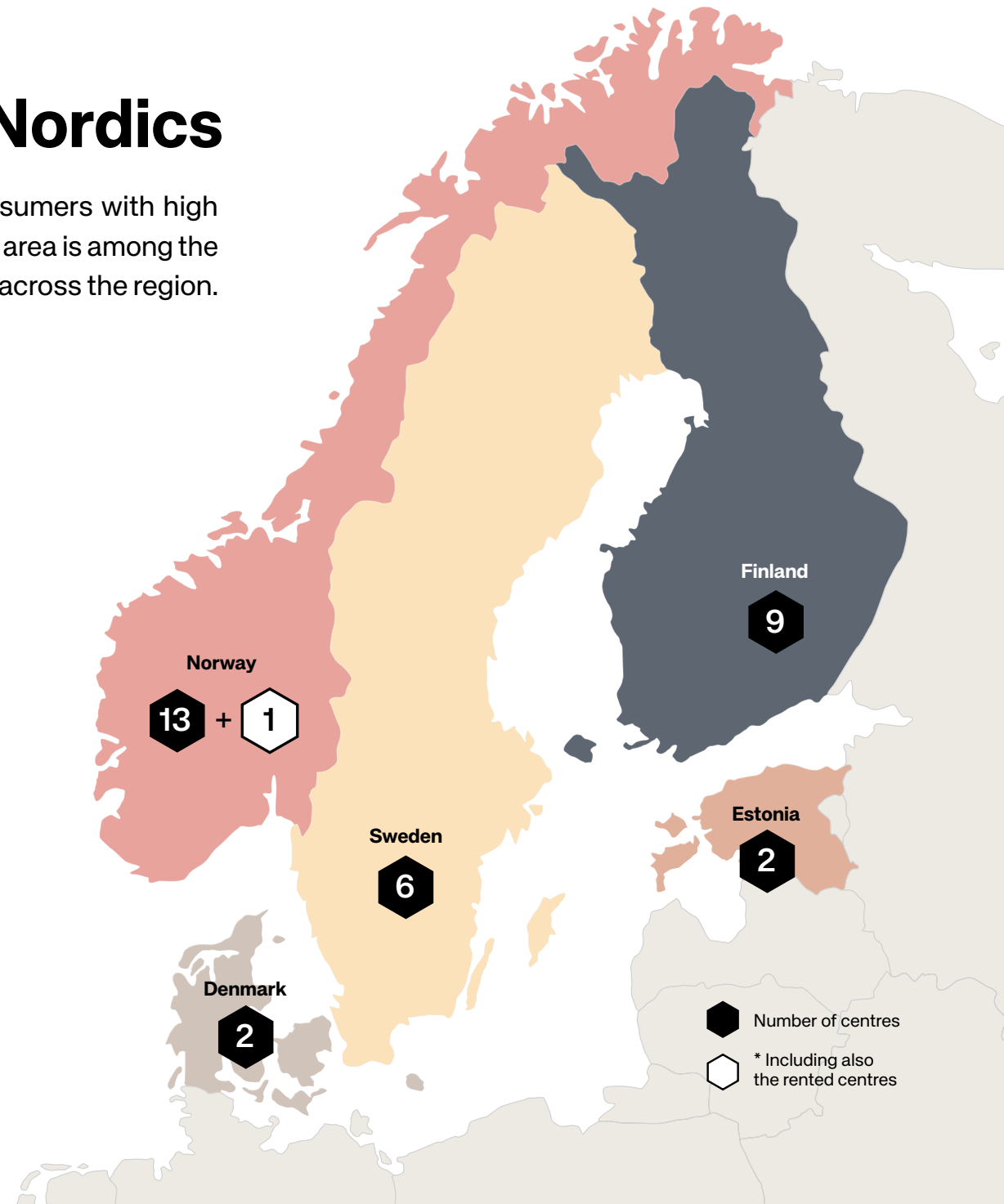


# Grow with us in the Nordics

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.







# 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.

## Citycon's sustainability strategy

### Excellence in action

Citycon upholds transparent and credible sustainability actions.

### Sustainable mobility

Citycon promotes environmentally friendly transportation.

### Sustainable value chain

Citycon promotes sustainability together with its stakeholders.

### Community hub

Citycon brings people together.



Citycon puts best sustainability practices into effect by following a clear roadmap and monitoring success

### Carbon neutrality

Citycon reaches carbon neutrality by 2030.

### Circularity and natural resources

Citycon safeguards nature and biodiversity throughout its operations.

FT FINANCIAL TIMES

statista

CLIMATE LEADERS

2021 – 2023



# Finland

## Greater **Helsinki** area

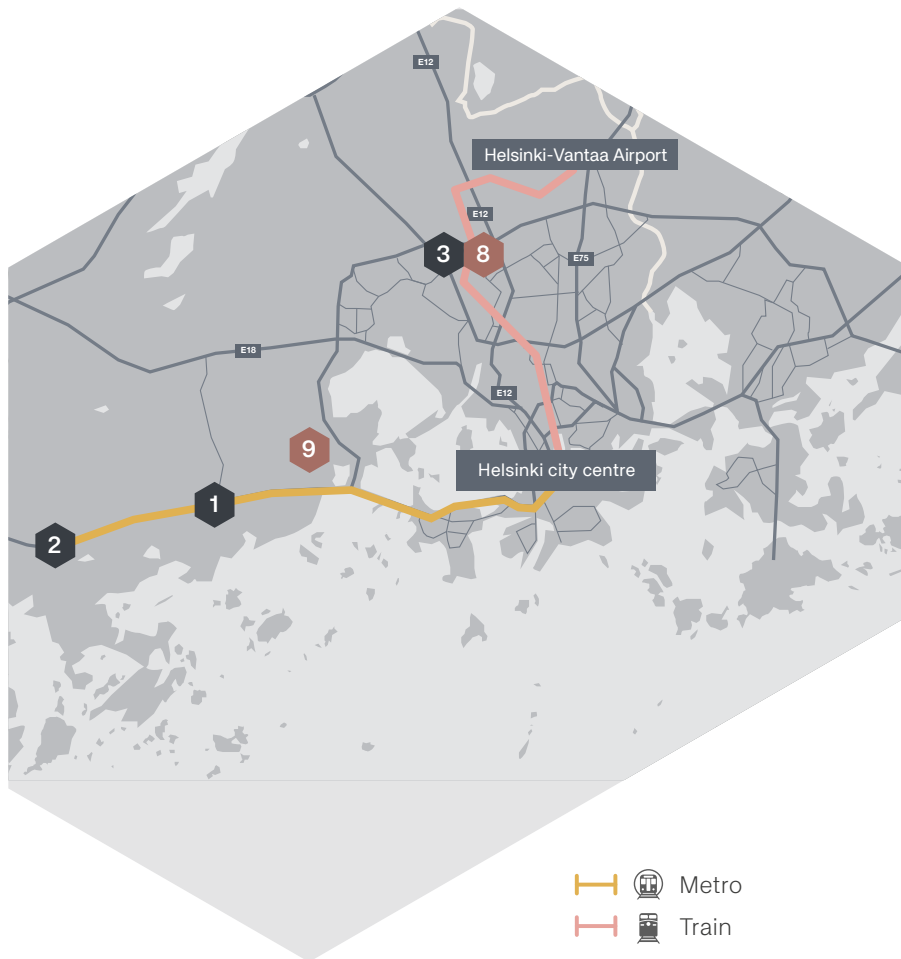
1. Iso Omena, Espoo
2. Lippulaiva, Espoo
3. Myyrmanni, Vantaa

## Finland **other** areas

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

## Residential development projects:

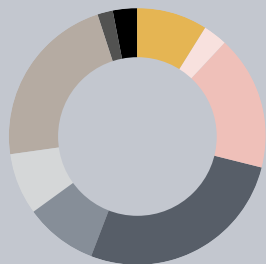
8. Isomyyri, Vantaa
9. Heikintori, Espoo



## Iso Omena, Espoo

**16.8**  
million visitors

Gross leasable  
area by category



Stores

**220**

Gross leasable area

**101.900** sq.m.

Retail premises

**84.600** sq.m.

Sales

**389.4** 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, unique restaurant world M.E.E.T with well over 50 restaurants and diverse selection of fashion, interior design and leisure specialty stores as well as private and public services. Iso Omena houses the Service Centre of the City of Espoo (6,000 sqm), which offers the services of a modern library and a public health centre.

Iso Omena has undergone a major expansion project that was completed in 2017. The traffic connections to Iso Omena are excellent. The centre is 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 one of the wealthiest and fastest growing areas in Finland, and its household income level is very high.

### Anchor tenants:

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

Location: Espoo





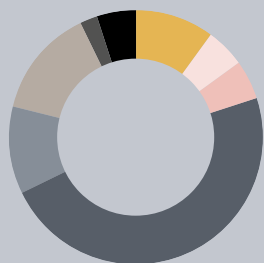
**Lippulaiva**

**LIPPU  
LAIVA**  
CITYCON

**8.0**

million expected  
visitors <sup>1)</sup>

Gross leasable  
area by category



- 10% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 5% Fashion & Accessories
- 48% Groceries
- 11% Home & Sporting Goods
- 14% Services & Offices
- 2% Specialty Stores
- 6% Wellness

Stores

**90**

Gross leasable area

**43.500** sq.m.

Retail premises

**37.800** sq.m.

Sales

**175** MEUR<sup>1)</sup>

Parking spaces

**1.300**

Opened at the end of March 2022, the new 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 daily shopping 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, as the largest geothermal heating and cooling facility for a commercial building in Europe has been built under the centre, and it generates carbon-free energy to meet almost the entire heating and cooling needs of the centre. Lippulaiva is the world's first centre to be awarded Smart Building's Gold certificate. Lippulaiva also has received the LEED Gold environmental certificate.

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.

Lippulaiva will be surrounded by eight residential blocks with 560 apartments. Six of the blocks have already been completed.

#### Anchor tenants:

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

Location: Espoo

<sup>1)</sup> These targets are for the time when situation is stable.  
Earliest these targets can be achieved is in 2024.





# Myyrmanni



Visitors

**7.7** million

Gross leasable area

**41.500** sq.m.

Stores

**75**

Retail premises

**31.400** sq.m.

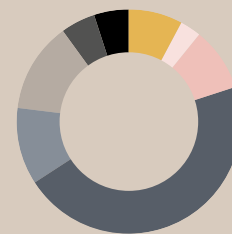
Sales

**151.8** MEUR

Parking spaces

**900**

Gross leasable area by category



- 8% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 9% Fashion & Accessories
- 46% Groceries
- 11% Home & Sporting Goods
- 13% Services & Offices
- 5% Specialty Stores
- 5% Wellness

Myyrmani is at the heart of the densely populated and continuously growing Myyrmäki, in the Helsinki metropolitan area. The centre has two large grocery stores, fashion, beauty and interior design stores as well as restaurants and cafés, specialty shops and a diverse selection of health care services. Myyrmäki has a great train connection straight to the heart of Helsinki. An extensive renovation project has started in Myyrmanni in spring 2023. During the project, common areas will be renovated and the centre's energy efficiency will be improved. The centre will meet customers' needs better than before, value locality and community, and house all of Finland's largest grocery stores under one roof.

## Anchor tenants:

K-Citymarket, S-Market, Alko, Jysk, Clas Ohlson, Fitness 24Seven, Pikkujätti, Terveystalo, Tokmanni

Location: Vantaa

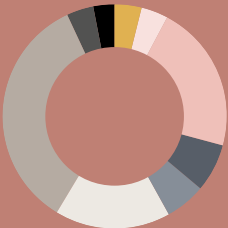


# Trio



Visitors	Stores	Sales
3.7 million	80	37.9 MEUR
Gross leasable area	Retail premises	Parking spaces
46.200 sq.m.	27.500 sq.m.	330

Gross leasable area by category



- 4% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 22% Fashion & Accessories
- 7% Groceries
- 6% Home & Sporting Goods
- 17% Residentials & Hotel
- 35% Services & Offices
- 4% Specialty Stores
- 3% Wellness

Trio is a well-known centre with long history in the heart of the city of Lahti. The centre has a strong and loyal customer base and very good selection of services and retail in unique location. Trio has a wide selection of private services, such as extensive banking services, hotel, gym, and office spaces. The centre houses the Service Centre of City of Lahti (3,000 sqm), 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

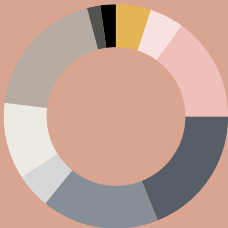
Location: Lahti

# IsoKristiina



Visitors	Stores	Sales
3.9 million	70	93.8 MEUR
Gross leasable area	Retail premises	Parking spaces
33.900 sq.m.	25.500 sq.m.	544

Gross leasable area by category



- 5% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 15% Fashion & Accessories
- 19% Groceries
- 17% Home & Sporting Goods
- 5% Leisure
- 11% Residential & hotel
- 19% Services & Offices
- 2% Specialty Stores
- 2% Wellness

IsoKristiina, 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 special feature of IsoKristiina is that the Lappeenranta City Theatre is located within the centre. The centre, theatre and hotel form a unique entity for the locals as well as tourists. IsoKristiina houses the temporary facilities of Lappeenranta City Library for the duration of the renovation started in 2022.

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

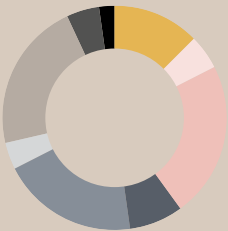
Location: Lappeenranta

# Koskikeskus



Visitors	Stores	Sales
<b>4.8</b> million	<b>73</b>	<b>104.1</b> MEUR
Gross leasable area	Retail premises	Parking spaces
<b>35.100</b> sq.m.	<b>30.100</b> sq.m.	<b>430</b>

Gross leasable area by category



- 13% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 23% Fashion & Accessories
- 8% Groceries
- 20% Home & Sporting Goods
- 4% Leisure
- 22% Services & Offices
- 5% Specialty Stores
- 2% Wellness

Koskikeskus, in the best location in the city centre of Tampere, is especially known for its wide selection of sports and leisure shops. The strengths of the centre are attractive café and restaurant services, diverse clothing and specialty stores and health services. In spring 2023, five new restaurants opened in the centre. Koskikeskus is constantly evolving and renewing. In 2018, the façade of the centre was refurbished. The traffic connections to Koskikeskus are excellent including tram, bus, bike, car, and walking.

**Anchor tenants:**  
Pihlajalinna, Intersport, Stadium, Tutoris, Finnkinno, Kekäle, Lindex, Poro, Koskikeskuksen Apteekki, Oral, Tokmanni

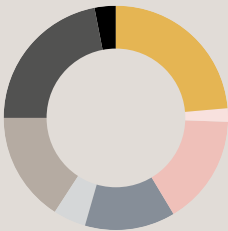
Location: Tampere

# IsoKarhu



Visitors	Stores	Sales
<b>0.9</b> million	<b>34</b>	<b>6.7</b> MEUR
Gross leasable area	Retail premises	Parking spaces
<b>15.100</b> sq.m.	<b>12.900</b> sq.m.	<b>190</b>

Gross leasable area by category



- 24% Cafes & Restaurants
- 2% Cosmetics & Pharmacies
- 16% Fashion & Accessories
- 13% Home & Sporting Goods
- 5% Leisure
- 16% Services & Offices
- 22% Specialty Stores
- 3% Wellness

IsoKarhu has an excellent location in the heart of Pori. Situated along a busy pedestrian street, IsoKarhu is an attractive and diverse centre for shopping and leisure in an urban environment. The centre focuses primarily on specialty shops, offices and health care services and offers also a selection of cafés and restaurants.

**Anchor tenants:**  
Eurokangas, Burger King, KappAhl, Gina Tricot, Coronaria, Lääkärikeskus Minerva.

Location: Pori



# Sweden

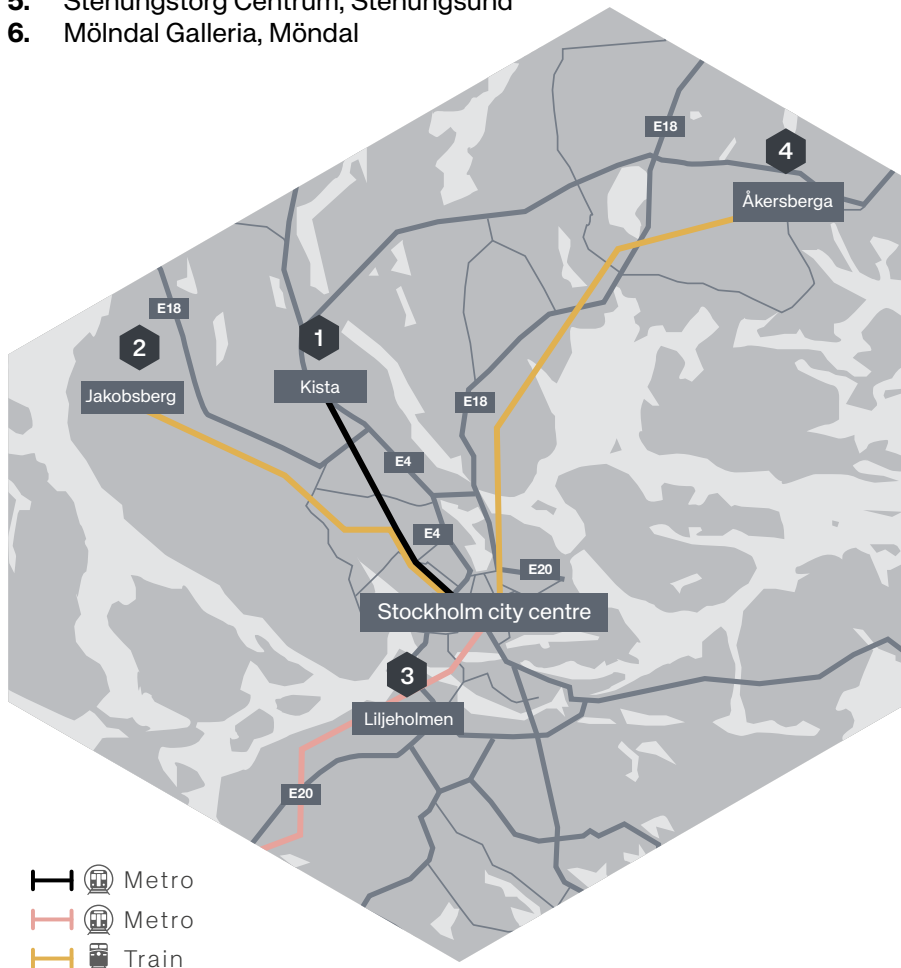
## Greater **Stockholm** area

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

Residential development projects:  
Barkarbystaden

## Greater **Gothenburg** area

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

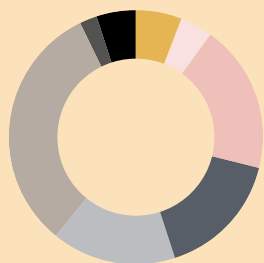




# Liljeholmstorget

**7.8**  
million visitors

Gross leasable area by category



6%	Cafes & Restaurants
4%	Cosmetics & Pharmacies
19%	Fashion & Accessories
16%	Groceries
16%	Home & Sporting Goods
32%	Services & Offices
2%	Specialty Stores
5%	Wellness

Stores

**93**

Gross leasable area

**41.200** sq.m.

Retail premises

**27.200** sq.m.

Sales

**179.5** MEUR

Parking spaces

**900**

Liljeholmstorget Galleria is a successful commercial venue, offering its customers a comprehensive range of retail, food & beverage concepts, service and other amenities. It is also a healthcare destination with around 20 health care 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

Location: Stockholm

## Development plans

Citycon is planning to strengthen the role of the place as an inspirational urban hub by overdecking the metro and expanding on top with offices, hotel, restaurants, services, wellness, healthcare and culture. The development will include new residentials by the park and lake.

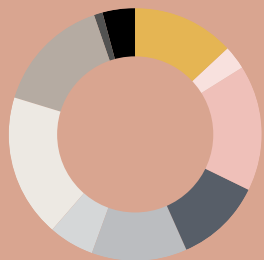




# Kista Galleria

**15.5**  
million visitors

Gross leasable area by category



13%	Cafes & Restaurants
3%	Cosmetics & Pharmacies
16%	Fashion & Accessories
11%	Groceries
12%	Home & Sporting Goods
6%	Leisure
18%	Residentials & Hotel
15%	Services & Offices
1%	Specialty Stores
4%	Wellness

Stores

**132**

Gross leasable area

**92.700** sq.m.

Retail premises

**58.200** sq.m.

Sales

**157.4** MEUR

Parking spaces

**1.100**

Kista Galleria is one of Sweden's largest and most visited centres in a rapidly growing area within Stockholm municipality, adjacent to metro and bus terminal. Here, you'll find 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.

## Development plans

Kista Galleria is expanding with an additional 65,000 square meters of offices, housing, stronger health clusters, greener areas and safer and more active squares. The development has already started with the upgrade of Kistagången, Modeboulevarden and the food court M.E.E.T.

## Anchor tenants:

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

Location: Stockholm



## Jakobsbergs Centrum



Visitors

**3.6** million

Stores

**70**

Sales

**50.9** MEUR

Gross leasable area

**42.500** sq.m.

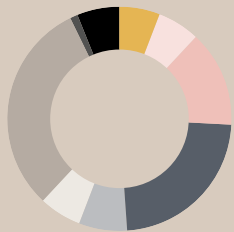
Retail premises

**26.000** sq.m.

Parking spaces

**500**

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 CBD. 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 library, bank, dentist, healthcare and fitness centre.

### Anchor tenants:

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

Location: Järfälla

## Åkersberga Centrum



Visitors

**6.3** million

Stores

**49**

Sales

**94.5** MEUR

Gross leasable area

**27.900** sq.m.

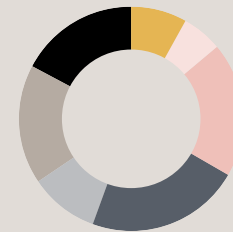
Retail premises

**22.900** sq.m.

Parking spaces

**750**

Gross leasable area by category



Åkersberga enjoys an excellent location in the Stockholm archipelago, in Österåker municipality, 30 minutes by train from Stockholm CBD. Åkersberga Centrum is adjacent to Roslagsbanan, the urban railway system and bus connections. Here, you'll find a wide range of groceries, services, restaurants, cafés as well as fashion, home electronics and interior decoration. The centre was refurbished and extended 2010–2011.

### Anchor tenants:

ICA, Systembolaget, Lindex, KappAhl, H&M, MQ Marqet, Hemtex, Kicks, library

Location: Åkersberga



# Mölndal Galleria



Visitors

**4.7** million

Stores

**65**

Sales

**95.5** MEUR

Gross leasable area

**26.300** sq.m.

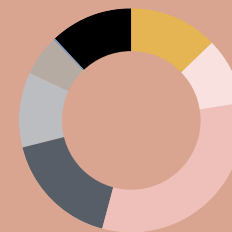
Retail premises

**24.200** sq.m.

Parking spaces

**950**

Gross leasable  
area by category



- 13% Cafes & Restaurants
- 10% Cosmetics & Pharmacies
- 32% Fashion & Accessories
- 17% Groceries
- 11% Home & Sporting Goods
- 6% Services & Offices
- 12% Wellness

Mölndal Galleria is a new and modern galleria 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. Here, you'll find daily necessities such as groceries, pharmacies and commercial services, 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

Location: Mölndal

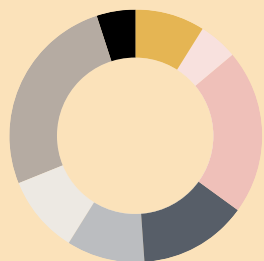




# Stenungstorg Centrum

**2.8**  
million visitors

Gross leasable area by category



9%	Cafes & Restaurants
5%	Cosmetics & Pharmacies
21%	Fashion & Accessories
14%	Groceries
10%	Home & Sporting Goods
10%	Residentials & Hotel
26%	Services & Offices
5%	Wellness

Stores

**65**

Gross leasable area

**35.500** sq.m.

Retail premises

**22.100** sq.m.

Sales

**67.6** MEUR

Parking spaces

**1.050**

Stenungstorg Centrum, located on the seafront in Stenungsund in the Gothenburg area, is a regional commercial centre. Here is a curated selection of premium brands and larger chains combined with an extensive service offer. The average income in the catchment area is high. Population and tourism are growing steadily. The centre was refurbished and extended 2014–2016. The guest harbour and new harbour square with cafés attract many visitors in the summer.

## Anchor tenants:

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

Location: Stenungsund

## Development plans

New city blocks with residential houses to create a modern and enjoyable city centre by the sea. Rearranging the customer round and concentrating the retail to the core.

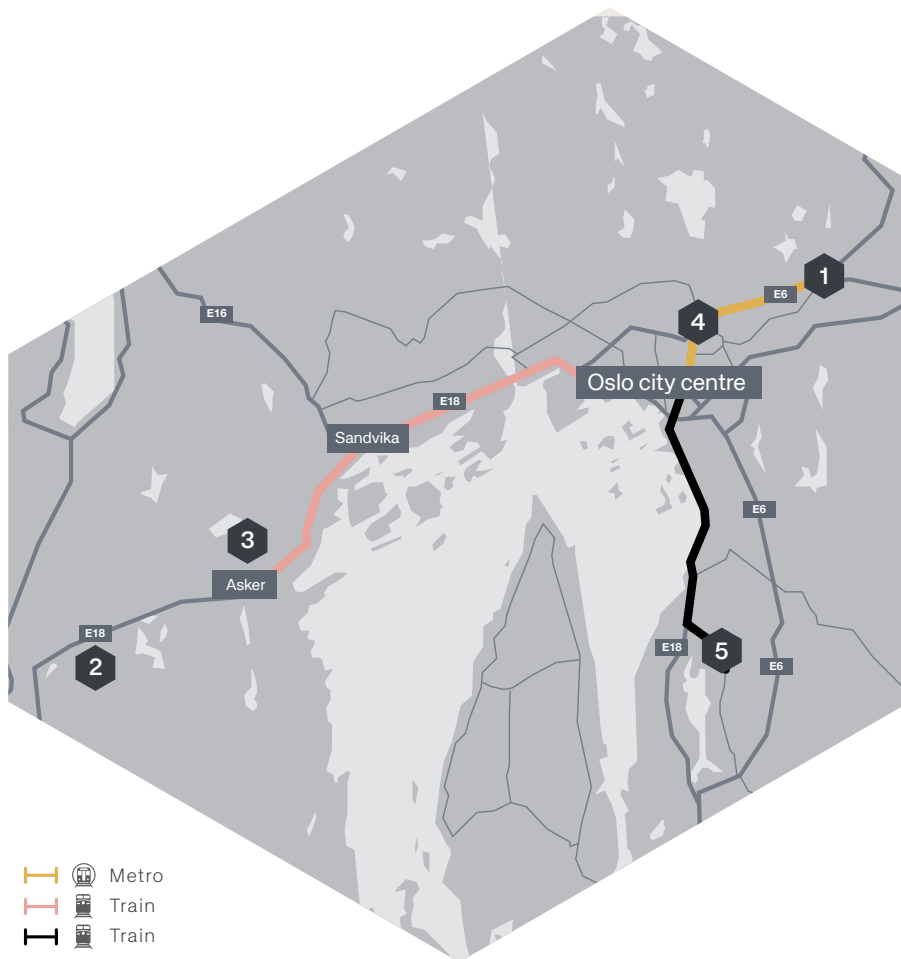
# Norway

## Greater **Oslo** area

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

## Norway **other** areas

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



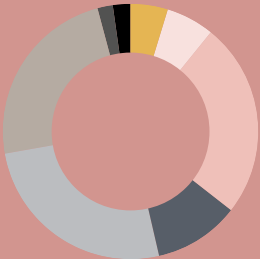




# Trekanten

**3.2**  
million visitors

Gross leasable  
area by category



- 5% Cafes & Restaurants
- 6% Cosmetics & Pharmacies
- 25% Fashion & Accessories
- 11% Groceries
- 26% Home & Sporting Goods
- 24% Services & Offices
- 2% Specialty Stores
- 2% Wellness

Stores

**70**

Gross leasable area

**24.000** sq.m.

Retail premises

**16.900** sq.m.

Sales

**98.1** MEUR

Parking spaces

**670**

Trekanten is located at the heart of Asker city centre where the distances are short, and you can walk between all the shops and services. Asker city centre is also 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 in Asker. The centre has an impressive array of shops and health care services. Trekanten is known for its harmony and good atmosphere, not least thanks to the pleasant square and outdoor food and beverage service in the summer.

## Anchor tenants:

Meny, H&M, Clas Ohlson

Location: Asker

## Development plans

We plan to strengthen Trekanten as a meeting place with a varied offering. The diversity of functions should be greater and the interaction better, so that Asker city centre and Trekanten are in use all day and every day of the week.

## Stovner Senter



Visitors

**4.5** million

Stores

**102**

Sales

**101.7** MEUR

Gross leasable area

**43.100** sq.m.

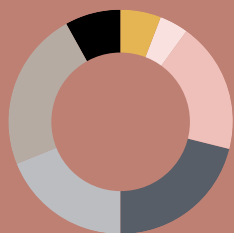
Retail premises

**31.900** sq.m.

Parking spaces

**1.000**

Gross leasable area by category



- 6% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 19% Fashion & Accessories
- 21% Groceries
- 19% Home & Sporting Goods
- 23% Services & Offices
- 8% Wellness

Stovner Senter is located in a densely populated area in the northern part of Groruddalen in Oslo. The centre is a hub for the local population, with its direct bus and metro connections. In 2016, the centre underwent a complete makeover and acquired a further 4,500 sq.m. of leasable area. Stovner Senter offers a wide range of retail, food & beverage and services, making it a great place to meet.

### Anchor tenants:

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

Location: Oslo

## Liertoppen



Visitors

**2.1** million

Stores

**80**

Sales

**103.1** MEUR

Gross leasable area

**26.700** sq.m.

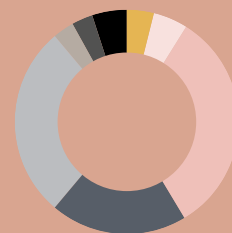
Retail premises

**24.600** sq.m.

Parking spaces

**1.200**

Gross leasable area by category



- 4% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 33% Fashion & Accessories
- 20% Groceries
- 28% 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 has a wide range and a good mix of stores – strong anchor tenants in combination with everyday shopping, services and restaurants. Liertoppen is well-established with a good customer flow and easily accessible from the highway E18. About 50,000 cars pass every day, which makes Liertoppen a shopping place for both locals and people from all over Norway.

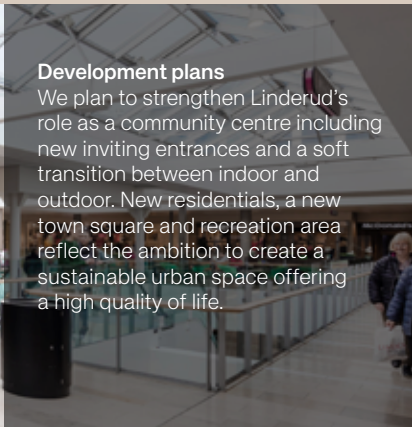
### Anchor tenants:

Meny, Vinmonopolet, Kiwi, Europris, H&M, NetOnNet

Location: Lierskogen



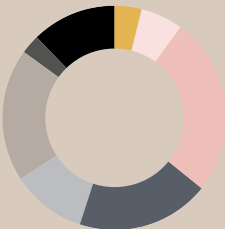
# Linderud Senter



**Development plans**  
We plan to strengthen Linderud's role as a community centre including new inviting entrances and a soft transition between indoor and outdoor. New residentials, a new town square and recreation area reflect the ambition to create a sustainable urban space offering a high quality of life.

Visitors	Stores	Sales
2.3 million	73	74.3 MEUR
Gross leasable area	Retail premises	Parking spaces
22.300 sq.m.	16.400 sq.m.	370

Gross leasable area by category



- 4% Cafes & Restaurants
- 6% Cosmetics & Pharmacies
- 26% Fashion & Accessories
- 19% Groceries
- 11% Home & Sporting Goods
- 19% 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 been through 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.

**Anchor tenants:**  
Coop Mega, Kiwi, Vinmonopolet, H&M, SATS

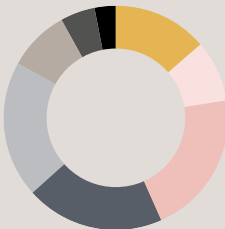
Location: Oslo

# Kolbotn Torg



Visitors	Stores	Sales
2.3 million	50	70.7 MEUR
Gross leasable area	Retail premises	Parking spaces
18.600 sq.m.	16.400 sq.m.	700

Gross leasable area by category



- 14% Cafes & Restaurants
- 9% Cosmetics & Pharmacies
- 21% Fashion & Accessories
- 20% Groceries
- 20% Home & Sporting Goods
- 9% Services & Offices
- 5% Wellness
- 3% Wellness

Kolbotn Torg is the meeting place that has it all. In addition to the stores, the centre has a wide array of other service providers, including health care. 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 the good life.

**Anchor tenants:**  
Coop Mega, Vinmonopolet, Anton Sport, O'Learys

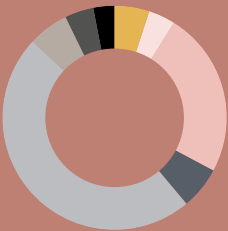
Location: Kolbotn

# Herkules



Visitors	Stores	Sales
4.0 million	111	142.2 MEUR
Gross leasable area	Retail premises	Parking spaces
50.500 sq.m.	44.700 sq.m.	1.550

Gross leasable area by category



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

Herkules is the largest retail area in the Grenland region. The centre has a rich and varied store mix and several restaurants. Herkules is one of Citycon’s largest centres in Norway and was previously named the Shopping center of the year. Herkules is accessible by car and bus.

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

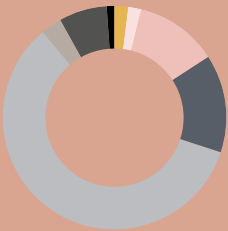
Location: Skien

# Stopp Tune



Visitors	Stores	Sales
1.2 million	19	33.8 MEUR
Gross leasable area	Retail premises	Parking spaces
13.400 sq.m.	12.600 sq.m.	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. With popular shops such as XXL Sport Villmark, Rusta, Meny, Match and Apotek1, it has seen a very positive growth.

**Anchor tenants:**  
Spar, XXL, Rusta

Location: Sarpsborg

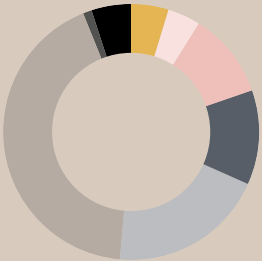




# Oasen

**3.7**  
million visitors

Gross leasable area by category



- 5% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 11% Fashion & Accessories
- 12% Groceries
- 20% Home & Sporting Goods
- 43% Services & Offices
- 1% Specialty Stores
- 5% Wellness

Stores	Gross leasable area	Retail premises	Sales	Parking spaces
<b>68</b>	<b>50.300</b> sq.m.	<b>27.000</b> sq.m.	<b>111.5</b> MEUR	<b>800</b>

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. Estimated population growth in Fyllingsdalen is 33 percent in the years to come. The new light rail (Bybanen) opened in 2022, which has strengthened Oasen as an urban hub linked to public transportation. A high share of health and F&B 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, Julia

Location: Fyllingsdalen

**Development plans**  
Bergen light rail, 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 opened in 2022, further strengthens Oasen as a transportation hub. Oasen has a greater role in the ongoing municipal zoning plans for the development of Fyllingsdalen, highlighting Oasen as the city centre of the district.

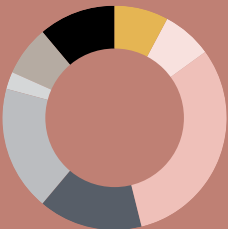
Our development plans for the centre includes 220–250 apartments.

# Storbyen



Visitors	Stores	Sales
2.6 million	48	60.1 MEUR
Gross leasable area	Retail premises	Parking spaces
25.600 sq.m.	24.000 sq.m.	550

Gross leasable area by category



- 8% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 31% Fashion & Accessories
- 15% Groceries
- 18% Home & Sporting Goods
- 3% Leisure
- 7% Services & Offices
- 11% Wellness

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

**Anchor tenants:**  
Meny, Vinmonopolet, H&M, SATS, Egon, Apotek 1 and Home & Cottage

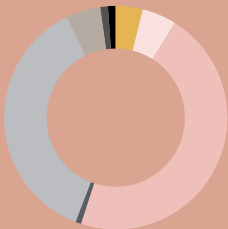
Location: Sarpsborg

# Torvbyen



Visitors	Stores	Sales
3.5 Million	82	91.1 MEUR
Gross leasable area	Retail premises	Parking spaces
23.800 sq.m.	21.600 sq.m.	485

Gross leasable area by category



- 4% Cafes & Restaurants
- 5% Cosmetics & Pharmacies
- 46% Fashion & Accessories
- 1% Groceries
- 37% Home & Sporting Goods
- 5% Services & Offices
- 1% Speciality Stores
- 1% Wellness

Torvbyen is one of the region's largest centres. It has a wide array of shops and services. Torvbyen is located in the heart of Fredrikstad and makes a significant contribution to the vibrant city centre. The centre recently added a further 2,000 sq.m. of leasable area and attracts both local customers and tourist from all over Norway.

Torvbyen has two owners: Citycon and DEAS.

**Anchor tenants:**  
Cubus, Intersport, Lindex, KappAhl

**anchors DEAS part:**  
Vinmonopolet, Coop Mega and H&M.

Location: Fredrikstad

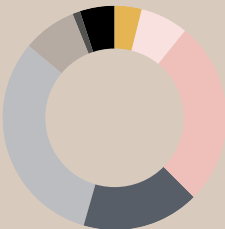


# Kilden



Visitors	Stores	Sales
1.9 million	61	78.8 MEUR
Gross leasable area	Retail premises	Parking spaces
23.300 sq.m.	19.500 sq.m.	350

Gross leasable area by category



- 4% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 27% Fashion & Accessories
- 17% Groceries
- 32% Home & Sporting Goods
- 8% Services & Offices
- 1% Specialty Stores
- 5% Wellness

Kilden centre is located in the Hillevåg district of Stavanger, a growing area of the city with exciting plans for the future. The Kilden centre was expanded in 2016. That means more shopping, but also a larger variety of other service providers, including health services in two floors and a brand-new fitness centre that opened in 2021.

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

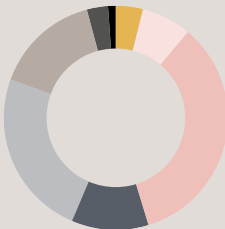
Location: Stavanger

# Kremmertorget



Visitors	Stores	Sales
1.1 million	38	36.3 MEUR
Gross leasable area	Retail premises	Parking spaces
20.200 sq.m.	17.100 sq.m.	360

Gross leasable area by category



- 4% Cafes & Restaurants
- 7% Cosmetics & Pharmacies
- 34% Fashion & Accessories
- 11% Groceries
- 24% Home & Sporting Goods
- 15% Leisure
- 3% Services & Offices
- 1% Wellness

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 with 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 1000 sq.m. specialist sports and approx. 1000 sq.m. animal equipment and animal clinic. The centre also has two new restaurants with a varied menu and a pleasant atmosphere.

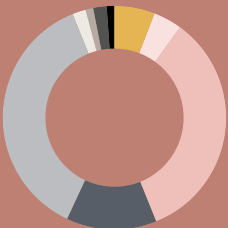
**Anchor tenants:**  
Meny, H&M, Nye Sporten, Kappahl  
Location: Elverum

# Kongssenteret



Visitors	Stores	Sales
1.2 million	36	42.4 MEUR
Gross leasable area	Retail premises	Parking spaces
17.900 sq.m.	15.700 sq.m.	230

Gross leasable area by category



- 6% Cafes & Restaurants
- 4% Cosmetics & Pharmacies
- 34% Fashion & Accessories
- 13% Groceries
- 37% Home & Sporting Goods
- 2% Residentials & Hotel
- 1% Services & Offices
- 2% Specialty Stores
- 1% Wellness

Kongssenteret has a wide selection of shops, several restaurants and a large Meny grocery store. Kongssenteret is one of the largest centres in Hedmark county. It is located right in the centre of Kongsvinger, and is a natural gathering point drawing the public from a larger area around Kongsvinger. The centre is located right by the E16 with good parking facilities and is easily accessible with both railway and bus station in the immediate vicinity.

**Anchor tenants:**  
Meny, H&M, Clas Ohlson, Power, Nye Sporten

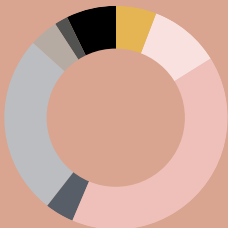
Location: Kongsvinger

# Solsiden



Visitors	Stores	Sales
3.0 million	52	79 MEUR
Gross leasable area	Retail premises	Parking spaces
14.500 sq.m.	13.700 sq.m.	650

Gross leasable area by category



- 6% Cafes & Restaurants
- 10% Cosmetics & Pharmacies
- 40% Fashion & Accessories
- 4% Groceries
- 26% Home & Sporting Goods
- 4% 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





# Estonia

Greater **Tallinn** area

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





## Rocca al Mare



Visitors  
**4.1** million

Stores  
**132**

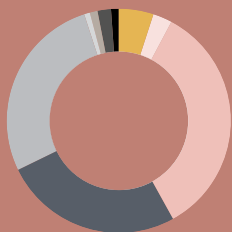
Sales  
**139.9** MEUR

Gross leasable area  
**57.800** sq.m.

Retail premises  
**56.800** sq.m.

Parking spaces  
**1.254**

Gross leasable area by category



- 5% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 34% Fashion & Accessories
- 26% Groceries
- 27% Home & Sporting Goods
- 1% 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

## Kristiine Keskus



Visitors  
**5.6** million

Stores  
**127**

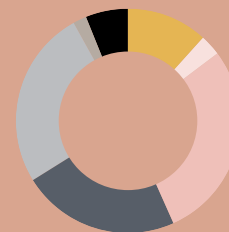
Sales  
**130.9** MEUR

Gross leasable area  
**45.100** sq.m.

Retail premises  
**43.800** sq.m.

Parking spaces  
**965**

Gross leasable area by category



- 12% Cafes & Restaurants
- 3% Cosmetics & Pharmacies
- 29% Fashion & Accessories
- 23% Groceries
- 26% Home & Sporting Goods
- 2% Services & Offices
- 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

# Denmark

Greater **Copenhagen** area

1. Strædet, Køge
2. Albertslund Centrum, Copenhagen





# Strædet



Stores  
**38**

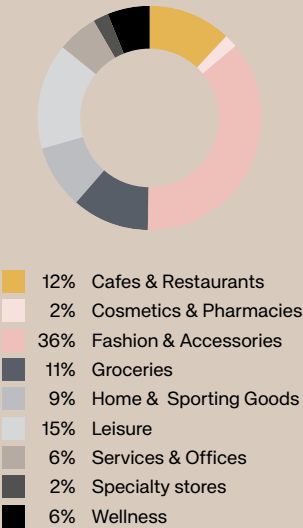
Sales  
**33.7** MEUR

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, Nordisk Film Biografer

Location: Køge

# Albertslund Centrum



Visitors  
**4.7** million

Stores  
**64**

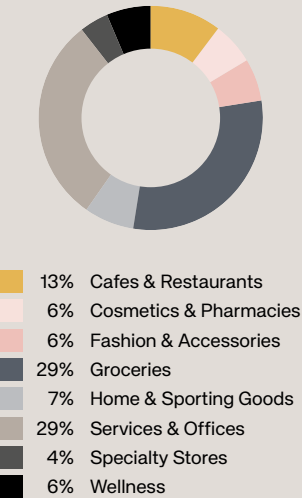
Sales  
**47.6** MEUR

Gross leasable area  
**17.000** sq.m.

Retail premises  
**12.700** 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

Location: Copenhagen











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