

Kista Galleria, Sweden

Asset Tour | June, 2026



Kista Galleria Overview



132
Stores



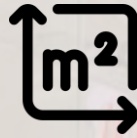
15.7m
Annual Visitors (2025)



EUR 326m
Fair value (2025)



1,250
Parking Spaces



91,900 sqm
Gross Lettable Area



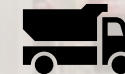
94.2%
Retail Economical Occupancy
Rate (2025)



EUR 13.9m
NRI (2025)



58,500 sqm
Retail Area



1977 | 2002 | 2009
Construction | Expansion



EUR 171m
Tenant Sales (2025)



EUR 2,923
Tenant Sales/Retail sqm



EUR 27.3/sqm
Average Retail Rent (2025)



Prime Shopping Centre

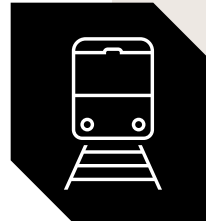
Kista Galleria is one of Sweden's largest and most visited shopping centers, situated in a rapidly growing area within Stockholm municipality.



Kista Galleria is located in Stockholm, in the Kista Science City area, which combines offices, retail, housing and public transport connections making it **one of Stockholm's most important hubs**.



Kista Galleria offers a strong selection of groceries with anchor tenants such as ICA Kvantum and Lidl, as well as local grocery stores. The unique restaurant concept M.E.E.T is the heart of Kista Galleria, serving 6,000 meals per day. Kista also offers a wide variety of services, primarily within healthcare, wellness and public services.






The traffic connections to Kista Galleria are excellent. The center serves as a transportation hub, hosting the metro station and bus terminal. In 2029 a huge infrastructure project called "E4 Bypass" will connect the northern and southern part of Stockholm and further in 2030, a new light rail line will be completed.

Key Highlights

Attractive Destination Centre

Kista Galleria is one of Stockholm's most accessible shopping centres, serving office workers, students, residents, and visitors as both a regional destination and an everyday meeting place.

Visitors*

-  Public transportation ~44%
-  By walking and cycle ~41%
-  Car ~15%



~243,600
Citizens within 10 minutes
driving time



20%
Groceries and services**



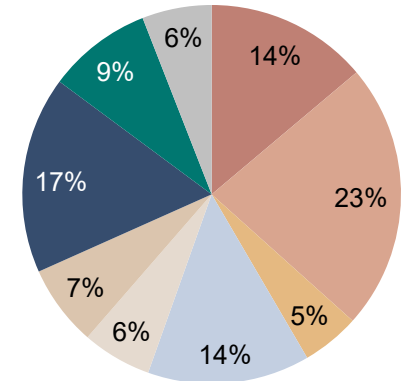
30
Cafes and restaurants



572
Student apartments

Retail tenant mix based on GLA

- Home and Sporting Goods
- Fashion and Accessories
- Cosmetics and Pharmacies
- Groceries
- Services And Offices
- Wellness
- Cafes and Restaurants
- Leisure
- Other



Biggest tenants include:

- O'Learys entertainment center of 4,100 sqm
- Cinema 4,000 sqm
- ICA grocery 2,300 sqm
- City of Stockholm 2,300 sqm library