

Lippulaiva, Finland

Asset Tour | June, 2026



Lippulaiva Overview



90
Stores



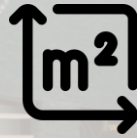
9.6m
Annual Visitors (2025)



EUR 295m
Fair Value (2025)



1,300
Parking Spaces



43,800 sqm
Gross Lettable Area



98.2%
Retail Economical Occupancy
Rate (2025)



EUR 15.6m
NRI (2025)



37,800 sqm
Retail Area



2022
Construction



EUR 197m
Tenant Sales (2025)



EUR 5,222
Tenant Sales/Retail sqm



EUR 34.5/sqm
Average Retail Rent (2025)




Necessity-Based Urban Hub


The Flagship of Sustainable Commercial Building, Seamlessly Combined with Residentials and Public Transportation.




Lippulaiva is in **rapidly expanding and developing** southwestern part of Espoo. **Excellent connectivity and effortless accessibility** combined with the **strong purchase power** of the catchment area.



A **strong combination of grocery and home goods** along with **diverse F&B options**. The attractive service offering includes **high-quality public and private services** like a library, a private healthcare center, and a kindergarten, enhancing convenience for residents.



The **metro station and the bus terminal** in the centre, excellent **electric car charging facilities** and **bicycle connections** contribute to the reduction of environmental impacts.






Lippulaiva's energy solutions are among industry top, including carbon-neutral heating and cooling production through geothermal plant optimized through a smart microgrid. **Lippulaiva is the world's first centre to be awarded Smart Building's Gold certificate.**

Key Highlights

Attractive Service Offering

High quality, modern asset combining an attractive service offering with both public and private services. Affluent catchment area with good connections.

Visitors*

-  Public transportation ~19%
-  By walking and cycle ~44%
-  Car ~37%



~114,300
Citizens within 10 minutes driving time



58%
Groceries and services**







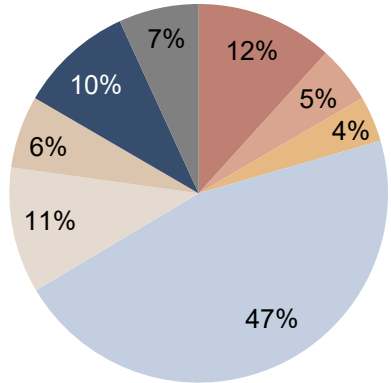
24
Cafes and restaurants



170
Child's Daycare Centre

Retail tenant mix based on GLA

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



Biggest tenants include:

- Prisma hypermarket 8,300 sqm
- K Supermarket 4,900 sqm
- City of Espoo 3,000 sqm library

*Footfall figures include estimates
**Share of grocery and service tenants based on retail GLA