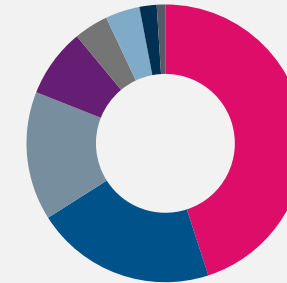


NECESSITY-BASED URBAN HUB WITH 45% OF GROCERIES



- Groceries 45%
- Services and offices 21%
- Home and sporting goods 15%
- Restaurants 8%
- Wellness 4%
- Fashion 4%
- Cosmetics and pharmacies 2%
- Speciality stores 1%

LIPPULAIVA HAS SOME OF THE MOST ADVANCED ENERGY SOLUTIONS IN THE WORLD

GEOENERGY **171** WELLS

SOLAR PANELS **2,400** SQ.M.

GREEN ROOFS **3,500** SQ.M.

Lippulaiva, the new mixed-use centre representing the future of convenient urban living, opened its doors on 31 March in Espoonlahti near Helsinki.

Lippulaiva is a great example of Citycon's comprehensive strategy in action: a full-service, mixed-use, urban hub with several large grocery anchors, a wide range of private and municipal services, direct connection to the metro, surrounded by eight residential towers. Lippulaiva is the first stop in the community for local services and an important strategic milestone in the implementation of Citycon's mixed-use development plans.

Lippulaiva is a pioneer in sustainable energy solutions and will be carbon neutral in terms of energy consumption from the opening day. Energy solutions include geogeneity and smart management of electricity consumption. The heating and electricity systems of Lippulaiva are not only among the most advanced in the world but are also sensible investments.

SMART MANAGEMENT OF ELECTRICITY CONSUMPTION

Lippulaiva's electricity consumption is optimised with a smart system that manages a wide range of the centre's electricity consumption areas as well as a backup generator and a large electric battery. Includes also an option to sell back to grid the excess energy



560 APARTMENTS

Complementing the retail experience there will be a total of eight residential buildings with 560 new apartments and condominiums built in and around Lippulaiva (coming online 2022-2024)

LIPPULAIVA

NEARLY ZERO ENERGY BUILDING

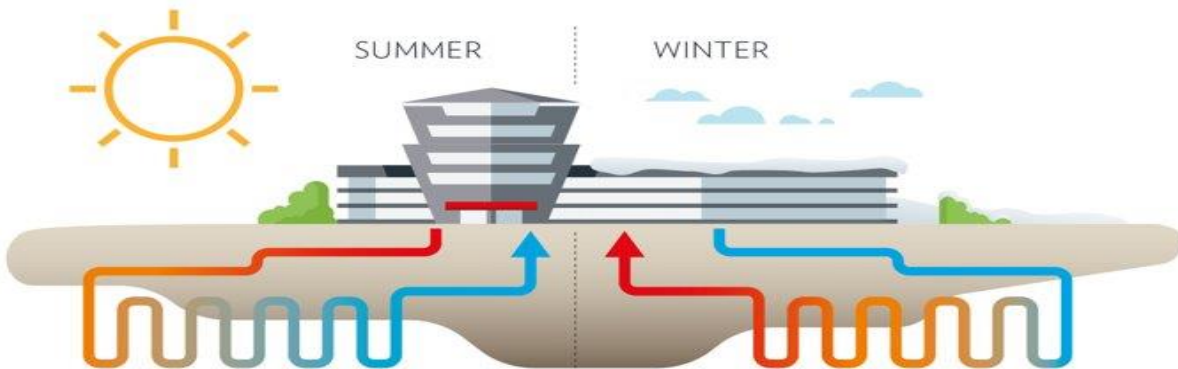
with carbon-free heating and cooling from the most extensive geoenergy solution in any European commercial building.



50 KILOMETRES OF GEOENERGY WELLS

HEATING CAPACITY
4 MW

UTILIZING EXCESS HEAT FROM
GROCERY STORES



TRANSPORTATION HUB

with direct connection to metro & bus terminal, parking spaces for 1,400 bicycles and for 1,300 cars of which 130 for electric cars.



SOCIAL RESPONSIBILITY

- Local necessity-based retail centre for 95,000 local citizens in vibrant and fast growing with expected growth rate of 10 % in next 10 years.
- Community hub with many private and public services including also municipal tenants such as city library.
- Building engagement among citizens through enabling and supporting active participation in planning and different activities.
- Part of EU-funded SPARCS project with aim to promote energy efficiency and electric-powered modes of transport.
- Lippulaiva is also progress oif being certified under LEED GOLD and Smart Building certification systems.

CITYCON´S SUSTAINABILITY STRATEGY: EXCELLENCE IN ACTION

CITYCON IS FULLY COMMITTED TO ARCHIEVE CARBON NEUTRALITY BY 2030.

- Last year Citycon became the first real estate company in Finland to join the Science Based Targets initiative while committing to reduce greenhouse gas emissions in line with the 1.5°C Paris goal
- In 2021, Financial Times listed Citycon in the top quarter in Europe's top Climate Leader companies across all sectors.

LIPPULAIVA HAS BEEN CARBON NEUTRAL FROM DAY ONE, SHOWCASING A MODERN, SUSTAINABLE, NECESSITY-BASED RETAIL CENTER.

- Lippulaiva is a pioneer in sustainable energy solutions with more than 25% better energy efficiency (based on the building's energy performance certificate) compared to the Finnish building regulations' minimum level.
- Lippulaiva will almost double the amount of onsite renewable energy production in Citycon's portfolio.



Since 2014, Citycon has also **reduced energy consumption by 10%** through a large number of smaller energy investments, such as air handling unit renewals, improving ventilation heat recovery, and changing to led lights.

LIPPULAIVA - PRIME EXAMPLE OF CITYCON'S STRATEGY



NECESSITY BASED URBAN HUBS PROVIDE STABLE CORE BUSINESS

- **35 centres** in prime locations in top Nordic cities
- **Grocery anchored centres**, a large share of necessity and municipal tenants
 - +35% GRI from necessity tenants
- 92% rents fixed with **inflation protection**
- 100% of centres connected to the **public transportation**

ONE OF THE EARLIEST NORDIC REAL ESTATE COMPANIES COMMITTED TO SUSTAINABLE FINANCING

EUR **1.1 billion** GREEN ISSUANCES

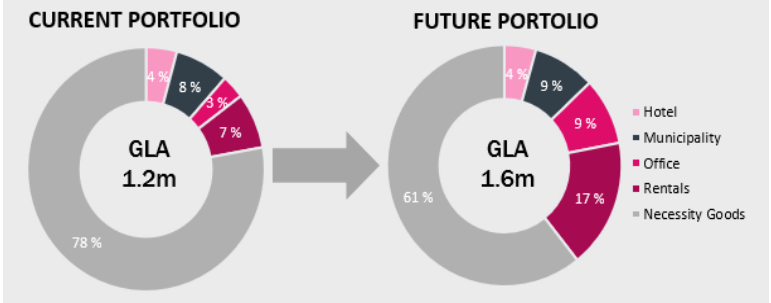
EUR **500 million** GREEN RCF

CITYCON'S STRATEGY IS BASED ON A STABLE CORE BUSINESS WITH ATTRACTIVE GROWTH OPPORTUNITIES

SYNERGIES & GROWTH FROM DENSIFICATION

- Citycon has identified a significant residential potential in connection to existing assets
- Attractive add-on business on retail assets with a significant portfolio diversification impact
- An organic route to diversify through own asset development.

IDENTIFIED TOTAL BUILDING RIGHT VALUE POTENTIAL OF EUR 275 MILLION



CITYCON IS PROUD TO
BE RECOGNISED AS ONE OF
EUROPE'S CLIMATE LEADERS 2021

