

Myyrmanni, Finland

Asset Tour | June, 2026



Myyrmanni Overview



70
Stores



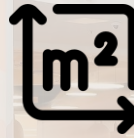
10,2m
Annual Visitors (2025)



EUR 204m
Fair Value (2025)



950
Parking Spaces



43,700 sqm
Gross Lettable Area



98.2%
Retail Economical Occupancy
Rate (2025)



EUR 11.8m
NRI (2025)



33,900 sqm
Retail Area



1994 | 2016 | 2023
Construction | Expansion



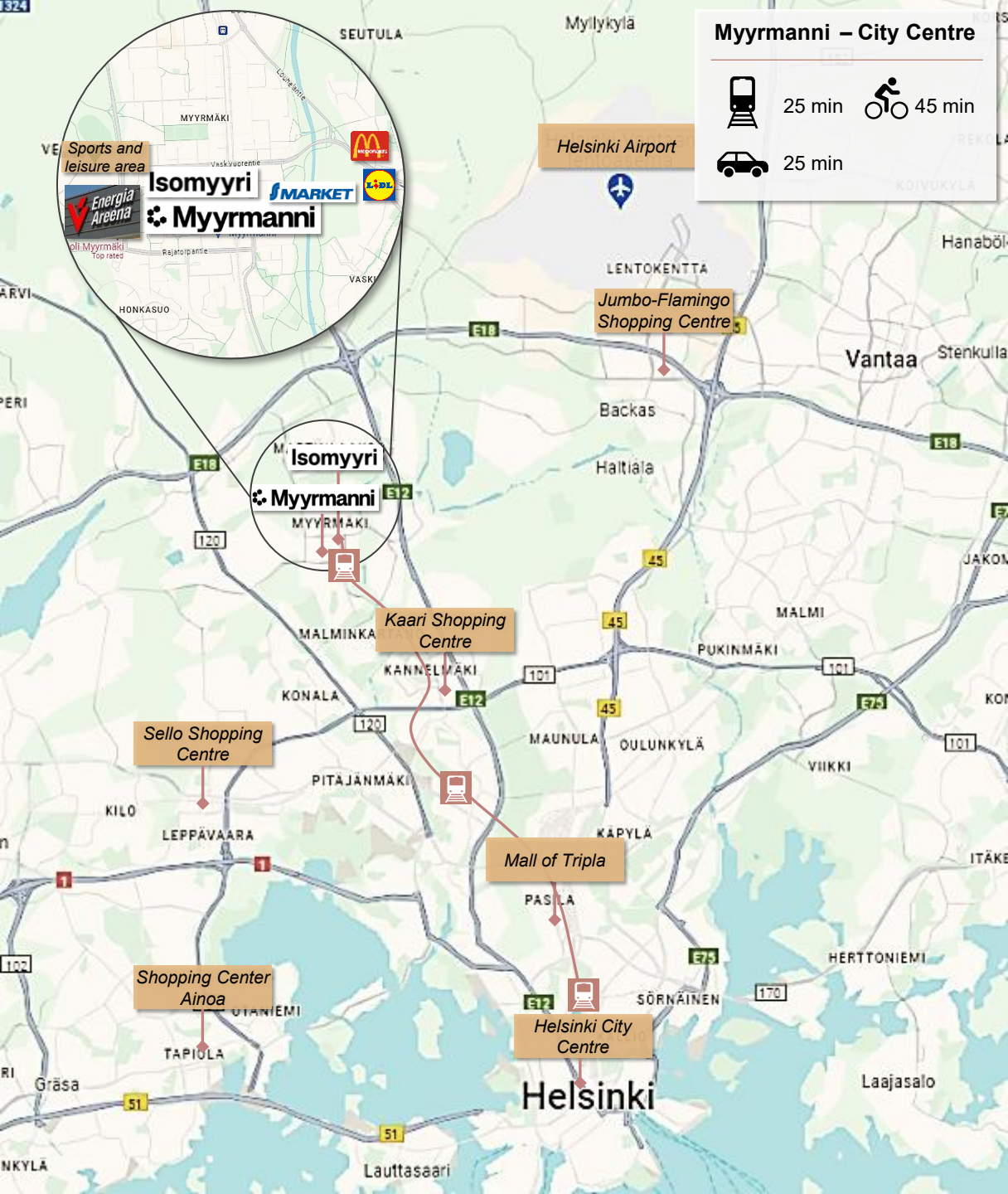
EUR 193.9m
Tenant Sales (2025)



EUR 5,721
Tenant Sales/Retail sqm



EUR 31.9/sqm
Average Retail Rent (2025)



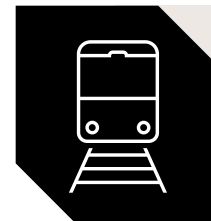
Necessity-based shopping centre



Myyrmäki is in the centre of western Vantaa, closely neighboring to Helsinki and Espoo. Hence, **the catchment area is wide and growing in the upcoming years.**



Necessity-based shopping centre, with major grocery selection. Nice restaurant area, basic offering of fashion, interior design and specialty stores. **Healthcare and beauty services.**






The traffic connections to Myyrmäki are excellent. Adjacent to the centre is the Myyrmäki railway station (local transport) and bus terminal.

Key Highlights

Local service center

Myrmani went through an extensive renovation project during 2023 with a commercial facelift. At the same time nearly 9,000sqm of retail and parking space were converted to groceries. Significant visitor growth after the renovation was completed.

Visitors*

-  Public transportation ~37%
-  By walking and cycle ~30%
-  Car ~25%



~139,700

Citizens within 10 minutes driving time



65%

Groceries and services**



15

Cafes and restaurants

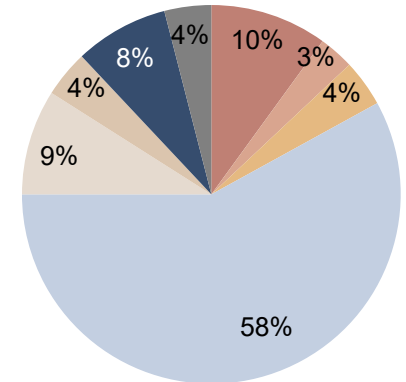


> 8 years

Average lease maturity

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:

- K Citymarket hypermarket 8,200 sqm
- Prisma hypermarket 7,300 sqm
- Lidl grocery 1,800 sqm
- Terveystalo healthcare 1,200 sqm