

Myyrmanni, Finland

Asset Tour | June, 2026



Myyrmanni Overview



70
Stores



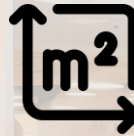
10,2m
Annual Visitors (2025)



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)

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**






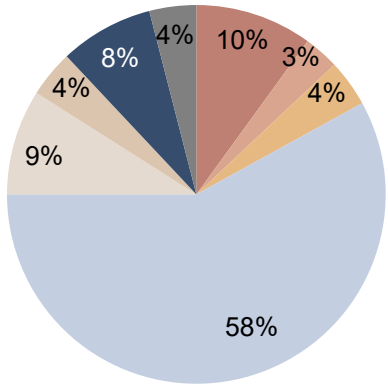
15
Cafes and restaurants



> 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

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