



**CITYCON** is an active owner and long-term developer of shopping centres. We lay the foundation for a successful retail business. Our retail properties serve both consumers and retailers. We take into account environmental interests and the wellbeing of surrounding areas of our shopping centres. We are a market leader in Finland and we have a strong position in Sweden and a solid foothold in the Baltic countries.

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# Consumer needs in the heart of shopping centre development

Citycon's shopping centres are designed to meet the diverse needs of consumers. Effective cooperation with our tenants is an essential part of this work.

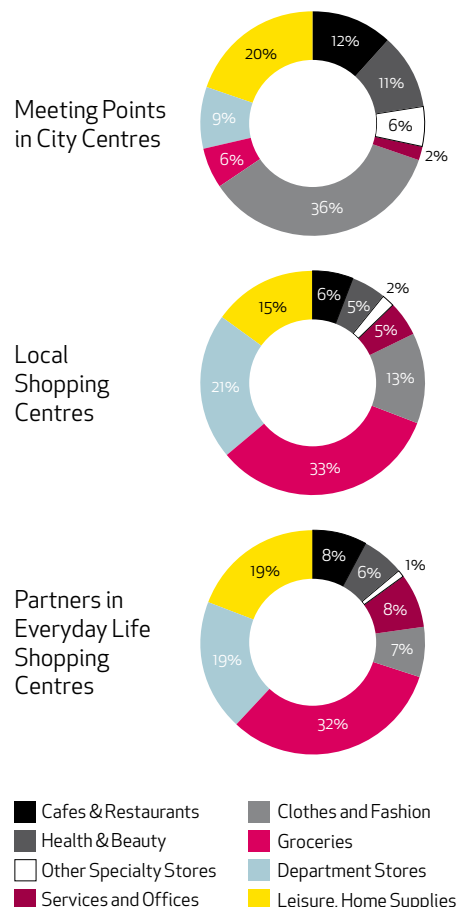
Our shopping centres are located next to customer flows in city centres or they are local neighbourhood shopping centres, or they can be found conveniently on the way home. Each centre has a different role in a customer's life, and on this basis we improve the offering of shops and services in our shopping centres.

Meeting Points in City Centres are downtown located centres and a vital element of the city's beating heart. These centres are an essential part of "going to town", which consists not only of shopping but of meeting friends and recreation as well. Meeting Points in City Centres provide especially fashion, and strong brands are key factors.

Local Shopping Centres serve their immediate neighbourhoods by offering one place where alleveryday business can be taken care of easily and conveniently. Local Shopping Centres meet recurrent and clearly defined needs and therefore a quality offering of basic services is of importance. Brands with broad target groups in clothing and groceries as well as private and public services are an essential part of the offering.

Partners in Everyday Life Shopping Centres are located conveniently on the way home. They offer quick and painless shopping. Partners in Everyday Life Shopping Centres offer a selection of quickly accessed products and services for everyday needs and daily routines. The anchor of these shopping centres is often a quality grocery store with good selection. Partners in Everyday Life Shopping Centres are visited even several times a week.

## Sales area by branch



# Citycon's shopping centres in Finland

## Meeting Points in City Centres

### FORUM

#### FORUM

**Jyväskylä**  
Citycon's gross leasable area 17,500 sq.m.  
Built in 1953/1972/1980  
Extended and/or renovated in 1991  
Retail premises 18,800 sq.m.  
Sales in 2008: 66.1 EUR million  
Footfall in 2008: 6.9 million  
Catchment area population: 134,200



#### GALLERIA

**Oulu**  
Citycon's gross leasable area 3,500 sq.m.  
Built in 1987  
Retail premises 2,600 sq.m.  
Sales in 2008: 8.0 EUR million  
Footfall in 2008: 1.0 million  
Catchment area population 197,700



#### HEIKINTORI

**Espoo, Tapiola**  
Citycon's gross leasable area 5,800 sq.m.  
Built in 1968  
Retail premises 7,000 sq.m.  
Sales in 2008: 20.5 EUR million  
Footfall in 2008: 2.2 million  
Catchment area population 187,100



#### ISOKARHU

**Pori**  
Citycon's gross leasable area 14,800 sq.m.  
Built in 1972/2001  
Extended and/or renovated in 2004  
Retail premises 12,300 sq.m.  
Sales in 2008: 37.4 EUR million  
Footfall in 2008: 3.4 million  
Catchment area population 91,500



#### ISOKRISTIINA

**Lappeenranta**  
Citycon's gross leasable area 18,700 sq.m.  
Built in 1987/1993  
Retail premises 14,100 sq.m.  
Sales in 2008: 47.0 EUR million  
Footfall in 2008: 2.2 million  
Catchment area population 85,000



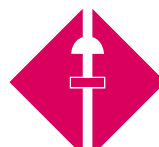
#### JYVÄSKESKUS

**Jyväskylä**  
Citycon's gross leasable area 5,800 sq.m.  
Built in 1955  
Extended and/or renovated in 1993.  
Retail premises 6,700 sq.m.  
Sales in 2008: 22.5 EUR million  
Footfall in 2008: 4.0 million  
Catchment area population 134,200



#### KOSKIKESKUS

**Tampere**  
Citycon's gross leasable area 26,100 sq.m.  
Built in 1988  
Extended and/or renovated in 1995/2007.  
Retail premises 23,900 sq.m.  
Sales in 2008: 117.6 EUR million  
Footfall in 2008: 5.7 million  
Catchment area population 274,800



SAMPOKESKUS  
JOKA PÄIVÄ JOTAIN UUTTA

#### SAMPOKESKUS

**Rovaniemi**  
Citycon's gross leasable area 14,000 sq.m.  
Built in 1989/1990  
Retail premises 7,800 sq.m.  
Sales in 2008: 20.0 EUR million  
Footfall in 2008: 2.8 million  
Catchment area population 87,500



#### TORIKESKUS

**Seinäjoki**  
Citycon's gross leasable area 11,500 sq.m.  
Built in 1992  
Extended and/or renovated in 2007  
Retail premises 7,100 sq.m.  
Sales in 2008: 16.3 EUR million  
Footfall in 2008: 1.3 million  
Catchment area population 109,600



#### TRIO

**Lahti**  
Citycon's gross leasable area 35,000 sq.m.  
Built in 1987  
Extended and/or renovated in 1992/2007/2008  
Retail premises 33,400 sq.m.  
Sales in 2008: 62.2 EUR million  
Footfall in 2008: 5.8 million  
Catchment area population 118,600  
(Incl. Hansa block)



#### ISO OMENA

**Espoo, Matinkylä**  
Citycon's gross leasable area 60,600 sq.m.  
Built in 2001  
Retail premises 47,900 sq.m.  
Sales in 2008: 222.9 EUR million  
Footfall in 2008: 8.4 million  
Catchment area population 193,400

The shopping centre Iso Omena features many characteristics of Local Shopping Centres. However, its catchment area is wider and offering more extensive than Citycon's other Local Shopping Centres.

## Local Shopping Centres



### COLUMBUS

Helsinki, Vuosaari  
Citycon's gross leasable area 21,100 sq.m.  
Built in 1997  
Extended and/or renovated in 2007  
Retail premises 19,200 sq.m.  
Sales in 2008: 98.7 EUR million  
Footfall in 2008: 7.5 million  
Catchment area population 33,000



### KOSKIKARA

Valkeakoski  
Citycon's gross leasable area 5,800 sq.m.  
Built in 1993  
Retail premises 10,000 sq.m.  
Sales in 2008: 32.7 EUR million  
Footfall in 2008: 2.2 million  
Catchment area population 20,500



### LIPPULAIVA

Espoo, Espoonlahti  
Citycon's gross leasable area 18,200 sq.m.  
Built in 1993  
Extended and/or renovated in 2007  
Retail premises 16,100 sq.m.  
Sales in 2008: 70.8 EUR million  
Footfall in 2008: 3.7 million  
Catchment area population: 44,500



### MYYRMÄNNI

Vantaa, Myyrmäki  
Citycon's gross leasable area 40,300 sq.m.  
Built in 1994  
Extended and/or renovated in 2007  
Retail premises 32,000 sq.m.  
Sales in 2008: 159.1 EUR million  
Footfall in 2008: 7.0 million  
Catchment area population 67,400



### TIKKURI

Vantaa, Tikkurila  
Citycon's gross leasable area 10,700 sq.m.  
Built in 1984/1991  
Retail premises 8,100 sq.m.  
Sales in 2008: 31.9 EUR million  
Footfall in 2008: 2.9 million  
Catchment area population: 166,900



### VALTARI

Kouvola  
Citycon's gross leasable area 7,600 sq.m.  
Built in 1994  
Extended and/or renovated in 2002.  
Retail premises 6,400 sq.m.  
Sales in 2008: -  
Footfall in 2008: 0.5 million  
Catchment area population 32,000\*

## Partners in Everyday Life Shopping Centres



### DUO

Tampere  
Citycon's gross leasable area 13,000 sq.m.  
Built in 1979  
Extended and/or renovated in 2007  
Retail premises 11,900 sq.m.  
Sales in 2008: 48.2 EUR million  
Footfall in 2008: 3.7 million  
Catchment area population 21,200\*



### ESPOONTORI

Espoo, Espoon keskus  
Citycon's gross leasable area 17,300 sq.m.  
Built in 1987  
Retail premises 12,000 sq.m.  
Sales in 2008: 30.9 EUR million  
Footfall in 2008: 3.3 million  
Catchment area population 52,400



### ISOMYYRI

Vantaa, Myyrmäki  
Citycon's gross leasable area 10,900 sq.m.  
Built in 1987  
Retail premises 8,800 sq.m.  
Sales in 2008: 34.2 EUR million  
Footfall in 2008: 2.6 million  
Catchment area population: 88,900



### LINJURI

Salo  
Citycon's gross leasable area 9,300 sq.m.  
Built in 1971-1975  
Extended and/or renovated in 2007  
Retail premises 8,100 sq.m.  
Sales in 2008: 34.5 EUR million  
Footfall in 2008: 2.8 million  
Catchment area population 25,900\*



### TULLINTORI

Tampere  
Citycon's gross leasable area 10,300 sq.m.  
Built in 1930.  
Extended and/or renovated in 1990  
Retail premises 9,100 sq.m.  
Sales in 2008: 15.8 EUR million  
Footfall in 2008: 2.7 million  
Catchment area population 166,000

# Citycon's shopping centres in Sweden

## Greater Stockholm Area

### FRUÄNGEN CENTRUM

**Stockholm**  
Citycon's gross leasable area 14,600 sq.m.  
Built in 1965  
Retail premises 6,600 sq.m.  
Sales in 2008: 9.0\* EUR million  
Footfall in 2008: -  
Catchment area population 33,400\*



### JAKOBSBERGS CENTRUM

**Järfälla**  
Citycon's gross leasable area 67,400 sq.m.  
Built in 1959  
Extended and/or renovated in 1993  
Retail premises 27,300 sq.m.  
Sales in 2008: 61.7 EUR million  
Footfall in 2008: 5.5 million  
Catchment area population 82,000

### LILJEHOLMS TORGET GALLERIA

### LILJEHOLMSTORGET

**Stockholm**  
Citycon's gross leasable area 39,800 sq.m.  
after the development project in 2009  
Built in 1973  
Extended and/or renovated in 1986.  
Retail premises 28 000 sq.m.  
after the project  
Sales in 2008: -  
Footfall in 2008: -  
Catchment area population 104,000



### ÅKERSBERGA CENTRUM

**Österråker**  
Citycon's gross leasable area 33,100 sq.m.  
Built in 1985  
Extended and/or renovated in 1995/1996.  
Retail premises 19,700 sq.m.  
Sales in 2008: 55.8\* EUR million  
Footfall in 2008: 4.3 million  
Catchment area population 37,000\*

### ÅKERMYNTAN CENTRUM

**Hässelby**  
Citycon's gross leasable area 8,400 sq.m.  
Built in 1977  
Retail premises 6,300 sq.m.  
Sales in 2008: 19.5\* EUR million  
Footfall in 2008: 0.9\* million  
Catchment area population 32,000\*



### TUMBA CENTRUM

**Botkyrkan**  
Citycon's gross leasable area 31,400 sq.m.  
Built in 1952  
Extended and/or renovated in 2002  
Retail premises 14,800 sq.m.  
Sales in 2008: 35.1 EUR million  
Footfall in 2008: 3.4 million  
Catchment area population 55,000

## Greater Gothenburg Area

### STENUNGS TORG

### STENUNGS TORG

**Stenungsund**  
Citycon's gross leasable area 37,600 sq.m.  
Built in 1967  
Extended and/or renovated in 1993.  
Retail premises 17,100 sq.m.  
Sales in 2008: 52.5 EUR million  
Footfall in 2008: 3.2 million  
Catchment area population 74,000



### STRÖMPILEN

**Umeå**  
Citycon's gross leasable area 25,700 sq.m.  
Built in 1927  
Extended and/or renovated in 1997.  
Retail premises 22,300 sq.m.  
Sales in 2008: 103.1 EUR million  
Footfall in 2008: -  
Catchment area population 109,800

# Citycon's shopping centres in the Baltic Area

## Estonia



### MAGISTRAL

**Tallinn**  
Citycon's gross leasable area 9,500 sq.m.  
Built in 2000  
Retail premises 9,500 sq.m.  
Sales in 2008: 18.3 EUR million  
Footfall in 2008: 3.5 million  
Catchment area population 64,000



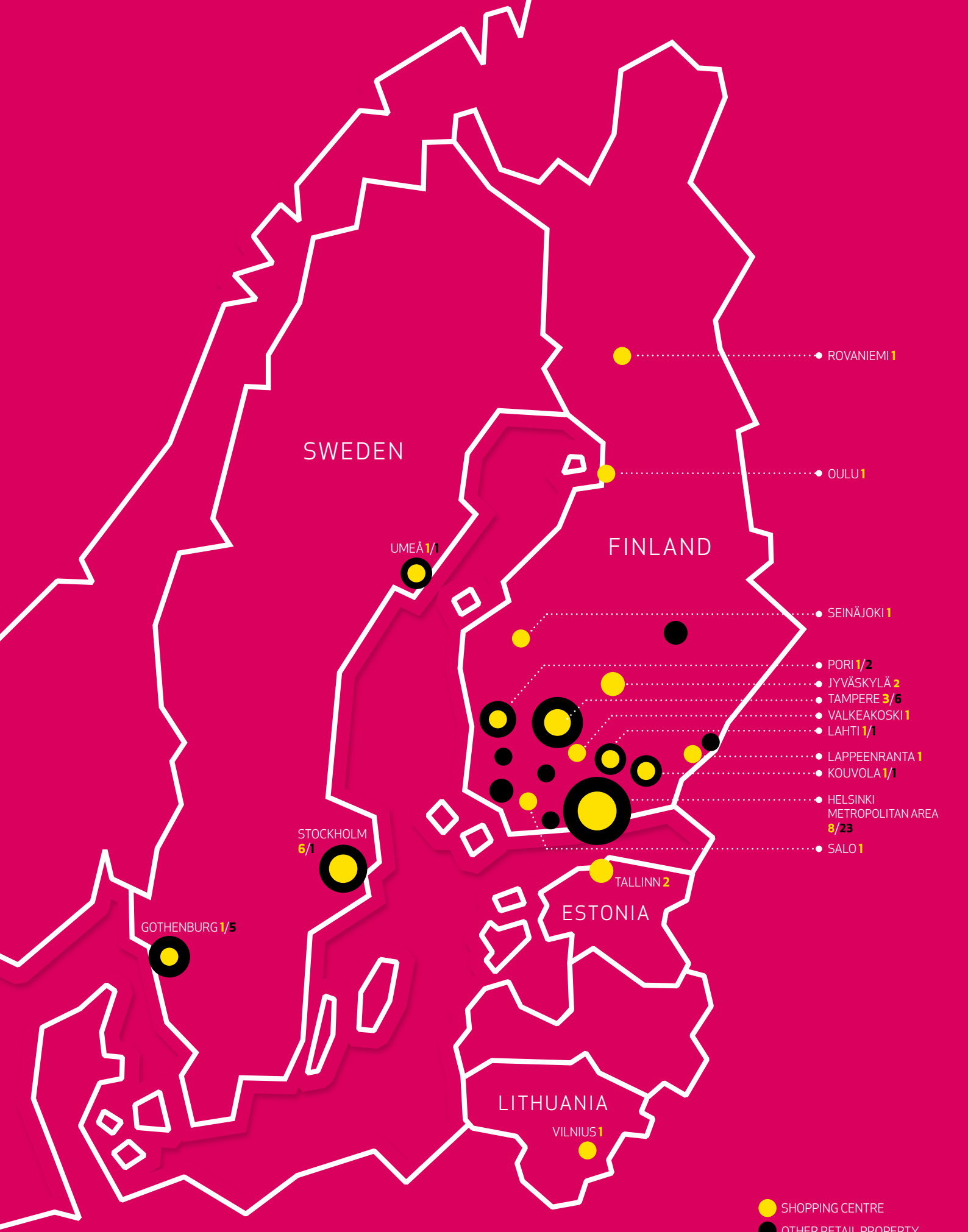
### MANDARINAS

**Vilnius**  
Citycon's gross leasable area 8,000 sq.m.  
Built in 2005  
Retail premises 7,900 sq.m.  
Sales in 2008: 25.3\* EUR million  
Footfall in 2008: 2.7 million  
Catchment area population 50,000



### ROCCA AL MARE

**Tallinn**  
Citycon's gross leasable area 54 000 sq.m.  
after the development project in 2009  
Built in 1998  
Extended and/or renovated in 2008  
Retail premises 53,500 sq.m.  
Sales in 2008: 62.3 EUR million  
Footfall in 2008: 4.5 million  
Catchment area population 340,000



SHOPPING CENTRES: FINLAND 22, SWEDEN 8, BALTIC COUNTRIES 3

## General information

	FINLAND	SWEDEN	ESTONIA	LITHUANIA
Population (2007)	5 300 000	9 249 000	1 340 900	3 366 400
Surface area, km <sup>2</sup>	338 400	450 300	45 200	65 300
Inflation (2008)*	3.9	3.3	10.6	11.1
Unemployment (2008)	6.9	6.1	4.7	4.3
Currency	Euro (EUR)	Krona (SEK)	Kroon (EEK)	Litas (LTL)
Retail sales, EUR million (2007)	32 670	60 982	3 696	5 501
Retail sales per capita, EUR (2007)	6 189	6 689	2 766	1 629

\*HICP, Annual average rate of change. Sources: Eurostat, Experian Business Strategies, King Sturge, 2009 and Estonian Institute of Economic Research

## Most important cities

POPULATION 2008	
<b>FINLAND</b>	<b>ESTONIA</b>
Helsinki metropolitan area (Hki, Espoo, Vantaa, Kauniainen)	Tallinn (capital)
Tampere	Tartu
Turku	Narva
Oulu	Kohtla-Järve
Jyväskylä	Pärnu
Lahti	Viljandi
Source: Statistics Finland. Population December 2007.	

## GDP per capita in purchasing power standards (PPS)

	2007	2008 (F)
EU (27 countries)	100.0	100.0
Estonia	68.0	64.8
Lithuania	59.5	59.9
Finland	115.9	114.1
Sweden	112.2	118.1

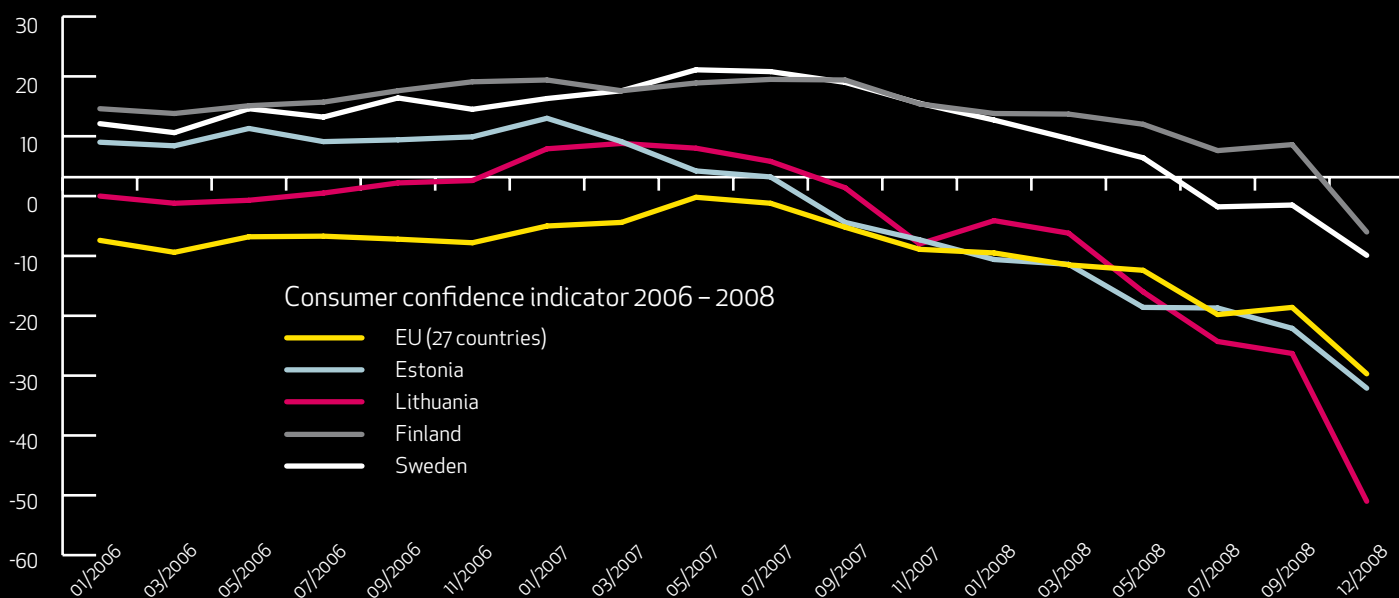
(F)=Forecast

Source: Eurostat, last update 22.01.2009.

(EU-27=100)

SWEDEN	
Metropolitan Stockholm	1 978 000
Metropolitan Gothenburg	866 000
Metropolitan Malmö	634 000
Uppsala	190 000
Linköping	142 000
Västerås	135 000
Source: Statistics Sweden	

LITHUANIA	
Vilnius (capital)	544 000
Kaunas	356 000
Klaipeda	185 000
Siauliai	127 000
Panevezys	114 000
Alytus	68 000
Source: Statistics Lithuania	



## Citycon's shopping centres 2008

	FINLAND	SWEDEN	ESTONIA	LITHUANIA
Gross leasable area, total, sq.m.	447 400	238 400	46 200	8 000
Retail premises, total, sq.m.	323 300	122 700	45 400	7 900
Sales, EUR million	1 201.5	336.7	80.6	25.3
Footfall, million	82.6	17.3	8.0	2.7