



ANNUAL REVIEW 2017

BUILDING URBAN COMMUNITY HUBS

WE ENRICH URBAN CROSSPOINTS BY OFFERING EVERYDAY SHOPPING, SERVICES AND EXPERIENCES TO OUR CUSTOMERS



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HOW TO READ THIS REPORT

Citycon's Annual Report 2017 consists of four parts: Annual Review, Sustainability Accounts, Corporate Governance Statement and Financial Review. All parts are available in both English and Finnish.



Annual Review focuses on Citycon as a company as well as its strategy, value creation, portfolio and development projects.



Sustainability Accounts describes Citycon's environmental and social performance as well as sustainability highlights in 2017.



Corporate Governance Statement explains Citycon's structure of governance and the Board of Directors' activities in 2017.



Financial Review covers Citycon's financial performance in 2017, operational key figures, report by the Board of Directors and risk management review.



READ MORE

Citycon's previous Annual Reports can be found on the company's website at citycon.com/investors/reports-and-presentations/annual-reports.

A TRULY NORDIC SHOPPING CENTRE COMPANY

Citycon is a leading owner, manager and developer of urban, grocery-anchored shopping centres in the Nordic region. Citycon is the No. 1 shopping centre owner in Finland and among the market leaders in Norway, Sweden and Estonia. Citycon has also established a foothold in Denmark.

Citycon's shopping centres are located at urban crosspoints close to where customers live and work, and with direct connection to public transportation. Placed in the heart of communities, Citycon's shopping centres cater for the customers' everyday needs that exceed shopping.

43

SHOPPING CENTRES

+12 MANAGED/RENTED SHOPPING CENTRES



165

VISITORS

MILLION P.A.

1.2

GLA
MILLION SQ.M.

~2

MARKET CAP
EUR BILLION



READ MORE

Information on our core assets on pages 26-27.

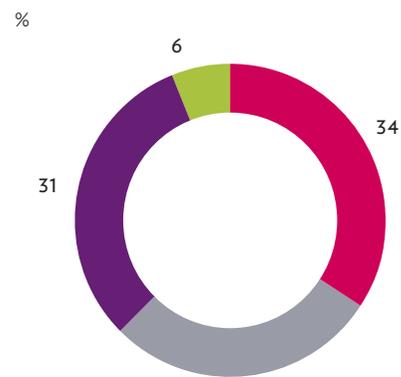
WE OPERATE IN URBAN LOCATIONS IN THE NORDICS

Citycon operates in the largest and fastest growing cities in the Nordics. The region is home to over 25 million consumers with high purchasing power, and the population growth in the area is among the strongest in Europe.



Majority of shopping centres located in capital or second-tier cities

BALANCED NORDIC PORTFOLIO



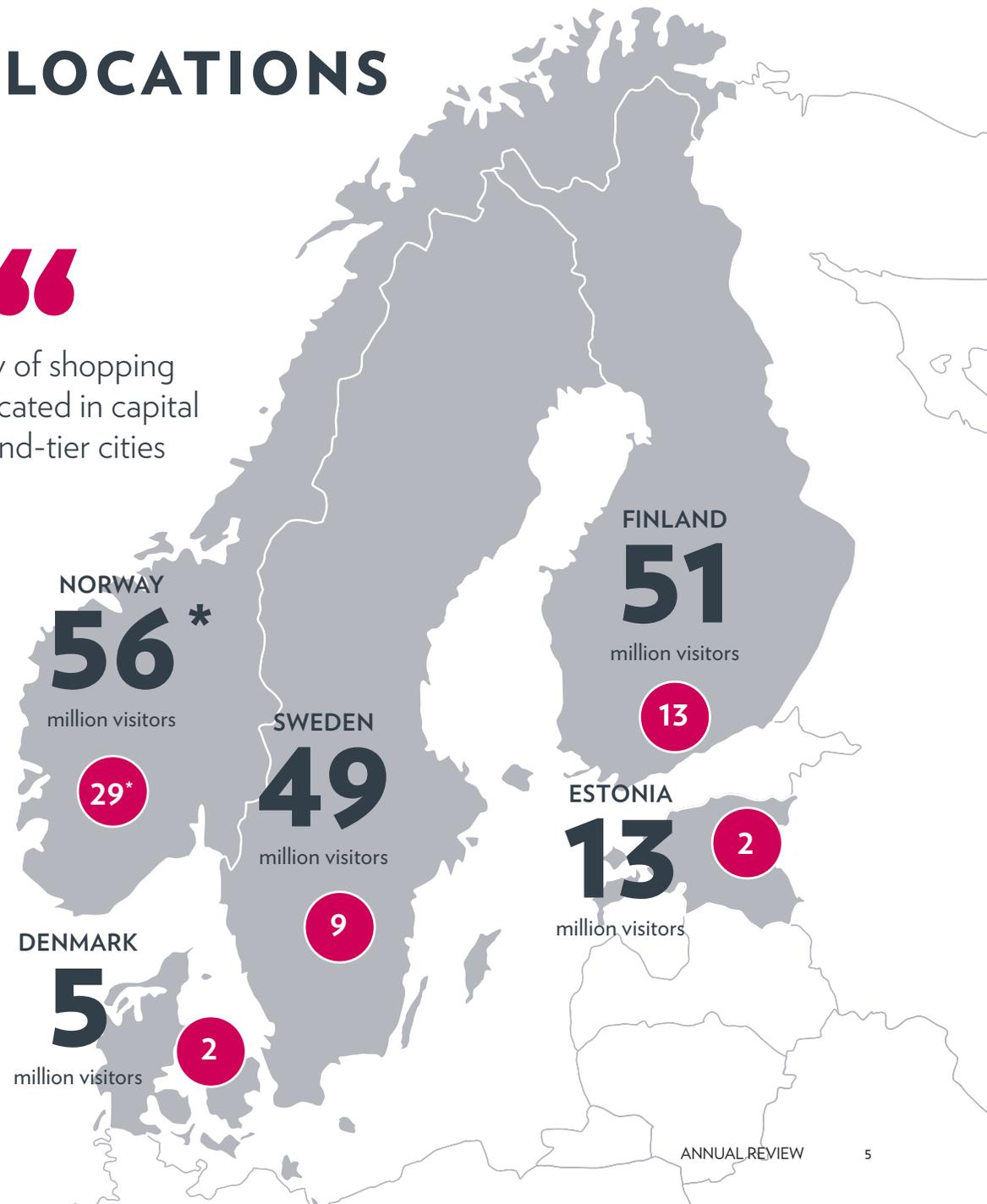
- Finland 28
- Norway 31
- Sweden and Denmark ¹⁾ 28
- Estonia 6

¹⁾Including Kista Galleria 100%



Number of shopping centres

*Including also the managed/rented centres



OUR JOURNEY TOWARDS HIGHER QUALITY ASSETS CONTINUES

WHAT WERE THE HIGHLIGHTS OF THE YEAR FOR YOU?

In 2017, we continued the execution of our strategy by focusing more on multi-functional shopping centres in growing urban locations. We divested 13 non-core assets for EUR 325 million during the year with the aim of shifting our portfolio increasingly towards larger urban assets.

The highlights of 2017 were the successful opening of the final part of the Iso Omena extension in Greater Helsinki Area, as well as the announced letter of intent regarding the joint venture with Klöver to develop Globen Shopping in Stockholm. The second phase of Iso Omena's extension comprising of the new M.E.E.T restaurant area concept and a seven-screen cinema, among others, was opened in April and the metro extension as well as bus terminal level premises were finally opened in mid-November, both of which we expect to boost footfall even further. All in all, the Iso Omena development project has been a success with the December 2017 footfall increasing by 49%, and retail sales by 40% compared to the previous year. In August, we announced a joint venture with Klöver to develop Globen Shopping in Stockholm, where we plan to double the size of the existing shopping centre by 2023 in an

up-and-coming neighbourhood of Globen, just South of Stockholm's CBD. I am very excited about this new development, which will further increase our presence in the growing Swedish capital.

DID YOU SEE ANY BIG CHANGES IN THE OPERATING ENVIRONMENT IN 2017?

The most notable change was the clear improvement in Finnish economy during the year, with consumer confidence reaching a record-high level and the GDP growth rate being among the highest in the Eurozone. However, we continue to see retail property overcapacity in Finland, which has had, and will still have, an impact on the operating environment especially outside Greater Helsinki. On the other hand, the economies in Sweden and Norway continued to develop strongly, although the sentiment in both countries softened during the year due to a decline in housing prices.

HOW WOULD YOU DESCRIBE CITYCON'S OPERATING PERFORMANCE?

Overall, Citycon's good operational results in 2017 were mainly driven by strong business performance in Sweden and



In 2017, we continued transforming our portfolio increasingly towards larger and higher quality urban assets



Norway, which compensated for the weaker performance in our Finnish operations. The situation in Finland remains polarised: our shopping centres in Greater Helsinki clearly outperformed the rest of the country, and we expect this trend to continue. I am pleased that our diversified asset portfolio has helped us weather the headwinds we have seen in Finland. In addition, we continued to strengthen our financial position by diversifying financing sources, reducing the cost of debt, and extending debt maturities.

Our people have played a key role in our good operational results and I would like to thank everyone for the good performance and commitment.

HOW WILL ONLINE RETAIL IMPACT THE INDUSTRY AND CITYCON'S BUSINESS?

In the Nordics, online sales currently accounts for around 10% of total retail sales, and it is hard to predict how it will develop. However, having an omni-channel approach is vital for a retailer, as customers do not pay that much attention whether they buy a product online or from a physical store. There continues to be clear demand for two shopping centre types: destination shopping centres, where people go to spend time, and convenience-based shopping centres, which focus more on the daily needs of customers. A common denominator for success is an urban location and connection to public transportation. Thus, a shopping centre operator needs a clear strategy and successful asset allocation to succeed in an increasingly competitive environment.

We at Citycon are very much focused on daily convenience-based urban properties, and I am confident that we are constantly improving our offering for our customers, including various non-retail services. Therefore, we see our role shifting more towards a city platform operator, offering everyday services and experiences on top of retail.

IS ONLINE RETAIL THE REASON CITYCON IS DIVESTING SOME ASSETS?

Necessity-based shopping centres in growing urban areas are at the core of our strategy. As a result, we need to divest our smaller and non-urban assets to strengthen and improve the quality of our asset portfolio. Looking at 2017, we successfully divested assets with EUR 325 million mainly in Finland and in Norway. The proceeds from the divestments will be used to further develop our core assets and to strengthen our balance sheet. Our capital recycling actions will continue in the coming years and we expect to divest 5–10% of the fair value of our property portfolio within the next 3 to 5 years.

HOW IS THE INCREASING FOCUS ON SUSTAINABILITY IMPACTING CITYCON?

We have always been a frontrunner in sustainability as we believe we can contribute to better communities with sustainable shopping centres. Sustainability is an integral part of the way we work at Citycon, and in 2017 we wanted to define clear sustainability priorities for the company, and assess how we can create more value through sustain-

ability. The four long-term sustainability objectives of the new strategy are described in more detail on page 21. One of our main objectives is to provide convenient, accessible and safe shopping centres that are also energy-efficient.

WHAT KIND OF EXPECTATIONS DO YOU HAVE FOR THE COMING YEAR?

Strategically, we will continue our journey towards higher quality assets, and hence we will continue to divest non-core properties in 2018. Operationally, we want to offer more than shopping by integrating e.g. more municipal services and food and beverage operators in our shopping centres. This will also make our tenant mix more online-resilient. We continue to develop and invest in our existing centres, where we see good opportunities for value growth. In practice, we focus our development on assets in capital or second-tier cities in our core countries. In 2018, we will continue our development work in Lippulaiva, in addition to which I am very much looking forward to the completion of our development project in Mölndal in Gothenburg, Sweden.

In addition, of course we want to offer great everyday shopping centre experiences for all our visitors across the Nordics in 2018!



Marcel Kokkeel
CEO

OUR PERFORMANCE IN 2017

NET RENTAL INCOME
MEUR **228.5**

CLIMATE IMPACT
KGCO₂E/SQ.M. **36**

OCCUPANCY RATE **96%**

EPRA EARNINGS PER SHARE
EUR **0.171**

OF PORTFOLIO BREEAM IN-USE
CERTIFIED¹⁾ **80%**

DIVIDEND/EQUITY REPAYMENT PER SHARE (PROPOSAL)
EUR **0.13**

¹⁾Includes three properties where certification process was finalised, but final certificates were not confirmed to Citycon by end of the reporting period.



READ MORE

Our key figures in the Financial Review on **pages 6-7**.

URBAN HUBS IN THE NORDICS

Four global megatrends are impacting and reshaping the shopping centre industry also in the Nordics.

URBANISATION

- Continued growth of cities and migration to urban areas

→ 85% of Nordic citizens lived in urban areas in 2014¹⁾

DEMOGRAPHIC CHANGES

- Higher level of education, rising income levels
- Increasing life expectancy, ageing population
- Smaller households

→ Life expectancy of women 83.8 years and men 79.7 years in the Nordic region²⁾

DIGITALISATION

- Growth of digital services and ecommerce, high-impact & disruptive technologies, automation
- Innovations in business, construction, infrastructure, consumer culture

→ 62% of Nordic citizens aged 18–79 made online purchases in 2016³⁾

CLIMATE CHANGE AND RESOURCE SCARCITY

- Environmental and sustainability awareness

→ All Nordic capital cities aim to be carbon neutral by 2035⁴⁾



HOW ARE THE TRENDS RESHAPING THE SHOPPING CENTRE INDUSTRY?



INCREASED DENSITY OF URBAN STRUCTURE

- Mixed-use buildings
- Walkability and cyclability

POLARISATION OF URBAN AREAS

- Major growth concentrated in capital and metropolitan regions

SIGNIFICANCE OF PUBLIC TRANSPORTATION

- Increased development of public transportation infrastructure and its usability
- Gradually diminishing role of passenger cars



URBAN CONSUMER LIFESTYLE

- Increased consumption of services, demand for services 24/7, call for convenient F&B services
- Growing price and quality consciousness
- Preference for sustainable products and services
- Sharing economy: peer-to-peer based sharing of goods and services, diminishing role of owning
- Call for sense of community



ACCESSIBILITY OF SERVICES

- Call for convenience in everyday life, preference for 'one stop shops'
- Increasingly important role of location

MULTICHANNEL APPROACH

- Online and physical services complementing each other for optimal customer experience



ENERGY EFFICIENCY AND AIM FOR CLEANER ENVIRONMENT

- Efficiency requirements e.g. for building and industrial sectors
- Increased role of decentralised energy production (e.g. solar, wind, geothermal)
- Sustainability and carbon neutrality objectives of cities
- Emission reductions for cars

1) Source: Nordregio State of the Nordic Region 2016

2) Source: Nordic Council of Ministers: Nordic Statistics 2016

3) Source: Postnord Ecommerce in the Nordics 2017

4) Source: City of Helsinki/Stockholm/Oslo/Copenhagen

ENRICHING EVERYDAY LIFE

Located in the hearts of urban areas, our multifunctional centres serve as true community hubs and meeting places where people come for everyday shopping, services, recreation and fun. Linked to easily accessible public transportation, our modern shopping centres are easy to visit, lovely to stay.



Over 100 grocery stores

Our necessity-based shopping centres provide everyday convenience, as they are anchored by grocery stores and other daily shopping and services.



More entertainment and fun

As part of a modern lifestyle, people want to combine shopping with other experiences. F&B, cinemas, theatres, game studios, bowling, and many other entertainment services are growing areas in the shopping centre tenant mix.

Share of online-resilient tenants' sales 60%

Broader offerings of food and beverage are an increasingly important part of a shopping centre visit. We have steadily raised the share of F&B in the tenant mix. Our centres host many global and local café and restaurant brands that offer a great variety of different cuisines and tastes.



Enjoyable food and beverage



Increasing amount of municipal services

Municipal services such as libraries, public service points and health care centres are a growing element in our shopping centres. Public services are easily and conveniently accessible to people when they are located in shopping centres. They also bring steady customer flow to the centres.



Well-being is a growing trend

Our shopping centres offer a wide variety of health, well-being and beauty services. Public and private medical and dental health services, gyms, pharmacies as well as beauty parlours, hair salons and cosmetics shops are an essential part of the shopping centre offering.



Digital engagement and dialogue

700,000 registered customers

In addition to our physical premises, we engage our customers digitally. Our mobile application provides us and our tenants with an additional touchpoint to interact with shopping centre customers by offering them benefits and offers.



Well-known and strong fashion brands form one of the cornerstones of an attractive retail mix. Many Citycon shopping centres are anchored by a strong fashion offering.



Fashion creates appeal



100% linked to public transportation

Metros, trains, buses and tramlines are connected or even directly integrated to our shopping centres to drive footfall and make shopping centres easily accessible.

WE WANT TO BE THE HOUSEHOLD NAME FOR NORDIC SHOPPING CENTRES

OUR MISSION

Offering the best retail space and everyday shopping experience in urban shopping centres in the Nordics

OUR VISION

Household name for Nordic shopping centres

OUR STRATEGIC FOCUS AREAS



RIGHT ASSETS



RETAIL EXPERTS



STRONG CAPITAL BASE

OUR SUSTAINABILITY PROMISE

Convenient, energy-efficient, accessible and safe shopping centres for our customers and tenants

OUR VALUES

Passionate

Solution-Oriented

Together One



REACHING OUR VISION

OUR STRATEGIC FOCUS AREAS

WHAT DOES THIS MEAN IN PRACTICE?

HOW DID WE GET CLOSER TO OUR VISION IN 2017?



Right assets

- Focusing on necessity-based, multifunctional shopping centres connected to public transport in growing urban areas.

- Invest in energy-efficient urban shopping centres directly linked to public transportation.
- Focus on the daily needs of customers by developing multifunctional shopping centres.

- Strengthening presence in growing urban areas following continued investments in development projects.
- Further improved portfolio balance and quality after non-core divestments.



Retail experts

- Using and developing our retail expertise in order to create pleasant shopping experiences and sustainable solutions for tenants and visitors alike.

- Create positive shopping experiences for customers, and build close ties with surrounding communities.
- Attract and retain right talent by offering an excellent place to work that supports professional growth.

- Positive development in our annual tenant satisfaction survey.
- High score in employee engagement survey.



Strong capital base

- Allocating capital efficiently and maintaining a conservative gearing level in order to finance developments and maximise returns.

- Secure sufficient and attractively priced financing to provide flexibility for strategic decisions.
- Solid investment-grade credit ratings.

- Increased average maturity and lower cost of debt.
- Solid credit ratings by both Moody's and S&P.



READ MORE

Further information on our development projects on **pages 28-31**.



READ MORE

Concrete examples of our strategy execution on **pages 16-19**.

HOW DO WE CREATE VALUE?

INPUTS



FINANCIAL

- Portfolio value about EUR 5 billion
- Debt EUR 2.1 billion
- Active recycling of capital



EMPLOYEES

- Number of employees 247
- Training/development expenses EUR 0.4 million
- Female 41% / Male 59%



RETAIL EXPERTISE

- Lease agreements 4,580, of which new 1,260
- Tenant/customer feedback received 1,300/2,500
- Responding to new retail trends, e.g. M.E.E.T



NATURAL RESOURCES

- Land area 1,730,000 sq.m.
- Energy consumption 315,000 MWh
- Water consumption 805,000 m³



SOCIAL AND COMMUNITY RELATIONSHIPS

- 100% linked to public transportation
- Security training in 100% of shopping centres
- Continuous dialogue and loyalty building



OUR BUSINESS MODEL

STRATEGY



RIGHT ASSETS

Focusing on necessity-based, multifunctional shopping centres connected to public transport in growing urban areas.



RETAIL EXPERTS

Using and developing our retail expertise in order to create pleasant shopping experiences and sustainable solutions for tenants and visitors alike.



STRONG CAPITAL BASE

Allocating capital efficiently and maintaining a moderate gearing level in order to finance developments and maximise returns.



SUSTAINABILITY

- Carbon neutral
- Accessible
- Convenient and safe
- Excellence in action

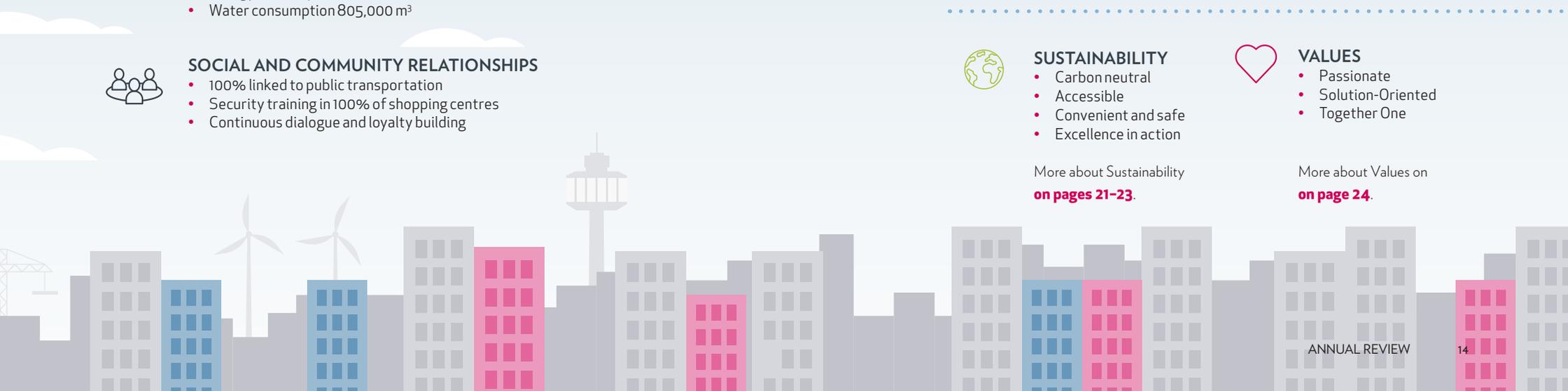
More about Sustainability on pages 21-23.



VALUES

- Passionate
- Solution-Oriented
- Together One

More about Values on page 24.



OUR BUSINESS MODEL

ASSETS

SHOPPING CENTRES

- Leading owner, manager and developer of shopping centres in the Nordics
- Total of 43 shopping centres
 - 13 in Finland
 - 17 in Norway
 - 11 in Sweden and Denmark
 - 2 in Estonia
- 12 managed/rented assets
- Gross leasable area 1.2 million sq.m.
- Footfall 165 million visitors p.a.
- Largest environmentally certified shopping centre portfolio of 80% in the Nordics
- Tenant mix 60% online resilient

DEVELOPMENT PIPELINE

- Development pipeline more than EUR 800 million
- Development investments for EUR 100–150 million p.a. with an average yield on cost of 150 bps over yield requirement

More about development projects on [pages 28–31](#).

RISK MANAGEMENT

- E-commerce: creating more online-resilient tenant mix and following the multichannel approach
- Financing: keeping a solid Loan to Value <45% and 70–90% of the debt fixed interest rate
- Property development: careful project monitoring and having strict pre-leasing requirements prior to project start

More about risks and risk management in the Financial Review on [pages 38–39](#).

OUTCOMES



FINANCIAL

- Net rental income EUR 228,5 million
- Credit ratings BBB/Baa1
- Average interest rate 2.78%
- Divestments EUR 325 million
- Dividend and equity repayment per share EUR 0.13 (proposal)



EMPLOYEES

- Employee survey score 76.9/100
- Salaries and wages paid EUR 24.1 million



RETAIL EXPERTISE

- Good tenant satisfaction: 83% of our tenants are satisfied with Citycon
- Tenant sales EUR 3.3 billion
- Occupancy rate 96%



NATURAL RESOURCES

- Share of renewable electricity 70%
- Collected and sorted waste 22,530 tn
- Recycling rate 94%



SOCIAL AND COMMUNITY RELATIONSHIPS

- Jobs in Citycon shopping centres 29,660
- Loyalty programme members 700,000
- Community enriching events held 500

BRINGING OUR STRATEGY TO LIFE

ISO OMENA SETTING AN EXAMPLE FOR FUTURE SHOPPING CENTRES

The extensive three-year development project in shopping centre Iso Omena in Greater Helsinki Area was fully completed when the second phase of the shopping centre was opened in April 2017. Iso Omena now has 101,000 sq.m. of leasable area and about 220 different stores and services.

The new Western metro line was opened for use in November 2017, and the feeder bus terminal was launched in the beginning of 2018. Together, the two public transportation channels will be bringing around 35,000 daily commuters via Iso Omena.

UNIQUE OFFERING

Iso Omena is one of our core assets. It is a dominant shopping centre within its catchment area, and located in a fast-growing neighbourhood with strong purchasing power. Furthermore, it is fully integrated with public transportation and has versatile offering of daily shopping, services, entertainment and F&B.



Iso Omena sets an example for many future shopping centres. Its' restaurant world M.E.E.T (Meet, Eat, Enjoy, Together) is Finland's largest uniform restaurant area located inside a shopping centre, and a new urban meeting place consisting of a variety of high-quality restaurants.

The leisure offering also sets Iso Omena apart: Finkino's seven-screen cinema is connected to the M.E.E.T area and the 4,000 sq.m. Dudesons Activity Park was opened in October.

At the core of Iso Omena's offering are strong retail brands, e.g. Zara, H&M, Superdry and Peak Performance. The grocery retail offering is exceptionally wide and covers a quarter of Iso Omena's gross leasable area.

The City of Espoo's 6,000 sq.m. service square is a significant anchor tenant at Iso Omena. The concept has been a great success - the annual number of visitors is expected to be 1.5 million.



ESTABLISHING STRONGER FOOTHOLD IN DENMARK

Citycon took another step in balancing its Nordic portfolio and establishing stronger foothold in Denmark by acquiring its second Danish property. Citycon purchased the first two parts of the newly constructed shopping centre Strædet in the heart of Køge, in the Greater Copenhagen Area, from TK Development. Citycon signed an agreement with TK Development already in 2015 regarding the forward purchase of Strædet and committed to acquiring the property at a fixed yield.

Strædet will be a modern urban open-air shopping centre anchored by two grocery retailers and a cinema. The shopping area comprises of some 40 retail units, cafés and restaurants. Citycon will acquire the third and final part in Q2/2018.



SUSTAINABILITY STRATEGY UPDATED

In 2017, Citycon updated its sustainability strategy to focus increasingly on the most relevant topics from the perspective of sustainability. Our guiding principle has been to find issues we can influence directly, combining both business relevance and the most important topics to our stakeholders. The new sustainability strategy highlights Citycon's strategic sustainability priorities and sets concrete actions for upcoming years to achieve these priorities.

With our new sustainability strategy, we want to reduce our carbon footprint and increase our energy efficiency, make our shopping centres easier to access by low-emission transportation, and improve our convenience and safety for our tenants and customers.

Read more about our updated sustainability strategy in our Sustainability Accounts on pages 3–4 and on our sustainability targets on page 21 in the Annual Review.

WIDENING OUR TENANT BASE

Citycon has actively developed its tenant mix in recent years by especially increasing the share of non-retail tenants in order to optimise the offering for customers and to be more resilient towards ecommerce. This strategy responds to the global customer behaviour trend of consumers increasingly preferring to combine shopping with other activities and experiences. Different public and private services such as libraries, health centres, gyms, and cinemas have all become an essential part of shopping centres' offering.

Furthermore, according to the CBRE's global F&B report, approximately 1/3 of shopping centre customers visit shopping centres just to eat or drink.

In 2017, we signed several new lease agreements with non-retail tenants. In Myrmani,



Finland, we leased 1,000 sq.m. of premises to the private health clinic Terveystalo. In Jakobsbergs Centrum, Sweden, the existing public library will be expanded and refurbished. In Iso Omena, Finland, 4,000 sq.m. Dudeson's Activity Park was opened, whilst the 6,000 sq.m. public service square, opened already in 2016, combining many municipal services into the same space, has shown to be a success. In Högdalen, Sweden, an urban farming unit was established in unused underground premises of the shopping centre.

Citycon's future plans include, for example, bringing kindergartens to shopping centres. The Finnish private kindergarten operator Pilke, our first kindergarten operator and lease agreement signer, will open a kindergarten in 2021 in the new shopping centre Lippulaiva, which is currently under construction.



WORKING TOWARDS SAFER SHOPPING CENTRES

For Citycon, safety and security in our shopping centres is a significant part of shopping centre management. We aim to ensure the highest level of safety and security for our visitors, tenants and employees.

We are also actively endorsing collaboration within the industry. This year we have collaborated with SAFE ShoppingCenters and Nordic Council of Shopping Centres to produce the "Guide to Shopping Centre Risk and Security". The guide aims to assist, advise and provide knowledge of the basic risk and security management needs, which should be in place in a shopping centre. In 2018, we will continue with our safety and security trainings on various levels across the organisation.

Urban farming in unused underground premises of Högdalen Centrum, Stockholm.



PERSONALISED CUSTOMER EXPERIENCE THROUGH DIGITAL COMMUNITY PROGRAMME

Citycon strongly believes in the robust relationship between our physical shopping centres and our digital customer community programme, enhancing e-commerce resilience and providing better customer experience, making the customer journey smoother. Our digital community programme also allows us to tailor highly personalised solutions that are based on customer interest and matching these with our tenants' products and services.

We are continuously building our customer community programme further, both in terms of membership coverage and customer-centric value, as well as developing and strengthening our digital position. By the end of 2017, we had successfully welcomed more than 100,000 new members into the programme across the Nordics, totalling approximately 700,000 registered customers.



STOVNER SENTER IN OSLO: REBORN AS A TRUE URBAN CROSSPOINT

The first development and refurbishing project in our Norwegian business unit, Stovner Senter, was opened in Oslo, Norway. In line with its strategy, Citycon created Stovner Senter as a true urban crosspoint and extended it by 4,500 sq.m. as well as opened the centre towards its

surroundings, creating a new urban square connected to a neighbourhood park. The centre welcomed several new tenants, an increased food and beverage offering, a brand new library, and a variety of public services. Public transportation is integrated in the centre.



TENANT SURVEY OUTLINES ENHANCEMENT PLANS

Citycon undertakes extensive customer satisfaction surveys annually across the business, enabling us to work with our tenants to identify areas for improvement. In 2017, we conducted our largest survey yet reaching all tenants in

Sweden, Norway, Finland and Estonia. Over 1,300 tenants, 34%, chose to complete the questionnaire. The result shows that 83% of our tenants are satisfied with Citycon.



Citycon transformed an outdated retail property in Pori, Finland, into a modern campus building of Satakunta University of Applied Sciences and sold it to a Swedish investor.

SOLID FINANCIAL POSITION

During the year, Citycon's financial position was further strengthened. In July, Citycon established an EMTN ("Euro Medium Term Note") programme in the amount of EUR 1.5 billion enabling it to raise bond financing quicker in any currency on the European and Nordic capital markets. Under the EMTN programme, Citycon successfully issued an eight year bond of NOK 1,000 million in

September. The bond was issued in Norwegian crowns to even further match the debt portfolio with the asset portfolio in terms of currency distribution. Citycon issues bonds to lengthen the average maturity of loans, to secure a low cost of debt, as well as to be less dependent on bank financing. Citycon has investment-grade credit ratings from Moody's and S&P.

MOODY'S

STANDARD
& POOR'S



DIVESTMENT OF NON-CORE ASSETS CONTINUED

During 2017, Citycon continued to recycle capital, and successfully divested 13 non-core assets in Finland, Norway and Sweden for a total value of EUR 325 million. Citycon's strategy is to focus on urban convenience-based shopping centres in growing urban areas connected to public

transportation, and the divested assets consisted of smaller assets in less urban non-growing areas. In the next 3-5 years, Citycon aims to divest 5-10% of the fair value of total property portfolio to further improve the quality and increase the average size of its assets.

JOURNEY TOWARDS BETTER QUALITY CONTINUES – OUR LONG-TERM FINANCIAL TARGETS REMAIN INTACT

| TARGET | PERFORMANCE IN 2017 | STRATEGIC ACTIONS FROM 2018 ONWARDS |
|---|---|---|
| Like-for-like net rental income growth of 100 bps above CPI | 1.0% ¹⁾ (89 BPS BELOW CPI) | <ul style="list-style-type: none"> • Investments in development projects • Redevelopment of core assets and disposals of non-core assets • Proactive leasing activity to ensure high occupancy |
| Loan to Value (LTV) of 40–45% | 46.7% | <ul style="list-style-type: none"> • Continued disposals of non-core assets to strengthen balance sheet |
| Dividend/equity return payout ratio of >50% of the result for the period (excluding fair value changes of property portfolio) | 76% ²⁾ | <ul style="list-style-type: none"> • Focus on maintaining solid operative performance to ensure sustainable cash generation going forward • Continued focus on cost management |

¹⁾ Including Kista Galleria 50%

²⁾ Calculated from EPRA Earnings per share



READ MORE

More information on Outlook 2018 in the Financial Review on [page 22](#).

LONG-TERM VALUE THROUGH SUSTAINABILITY

In 2017, Citycon updated its sustainability strategy and defined long-term main targets that span until 2030. The objective of the updated strategy is to define clear and justified sustainability priorities that create value both for us and our stakeholders.

OUR PRIORITIES



CARBON NEUTRAL

Citycon is carbon neutral by 2030.



ACCESSIBLE

100% of assets are connected to public transportation, encouraging green ways to visit our centres. By 2030, the majority of our visitors will visit us by public transportation, foot, bike or electrical vehicles.



CONVENIENT AND SAFE

Tenant satisfaction stays consistently above 90% in areas of safety, security, hospitality and service-mindedness. Visitor dwell-time will increase.



EXCELLENCE IN ACTION

Citycon puts best sustainability practices into effect by following a clear roadmap and monitoring success.

HIGHLIGHTS OF OUR STRATEGIC ACTIONS FROM 2018 ONWARDS

By year-end 2020

- Renewable energy production in all assets
- Decreasing energy consumption per sq.m. by 15% (from 2014 levels)
- Public transportation options proactively developed together with local stakeholders
- Electrical vehicle charging possibilities for cars and bikes in all assets
- Youth involvement activities in all assets
- Each asset annually aiming to accommodate some space for local community, NGOs or local businesses
- Clear objectives and cooperation to implement sustainability actions: lessons learned clearly listed, results reported and best practices actively taken into use across all assets
- 100% of properties BREEAM In-Use certified with the minimum level being good or higher



READ MORE

More information on the updated sustainability strategy in the Sustainability Accounts on [pages 3-4](#).

TOMORROW'S SUSTAINABLE SHOPPING CENTRE

Modern shopping centres are vivid urban hubs: they are located in public transportation crosspoints, and have strong engagement with their surrounding communities. They are environmentally-friendly, and provide safe and inviting premises for the tenants and customers.





PROXIMITY AND EASY ACCESS

Our shopping centres are located close to where people live and work. Access to public transportation is seamless or directly integrated to the shopping centres.



ENVIRONMENTALLY-FRIENDLY TRANSPORTATION

Bicycle parking and good pedestrian access make our shopping centres easy to visit without a car. Additionally, we offer designated parking spaces and charging stations for electric vehicles.



ENERGY- AND WATER-EFFICIENT SOLUTIONS

We optimise ventilation and increasingly use LED lighting. We also recover heat from technical systems and appliances. Low-flow water fixtures and toilets save water.



EFFECTIVE WASTE MANAGEMENT

Well-planned waste management provides multiple possibilities to recycle and dispose of waste. We also offer waste management consultation to our tenants to raise the recycling rates.



GROWING TO THE ROOFTOPS

We optimise the use of urban space by building green roofs. They isolate reducing the need for heating or cooling, retain rain water, and ease storm water management and create pleasant environment.



LOCAL SERVICE HUB

Shopping centres are important members of their surrounding communities: hubs that offer health services, libraries, theatres, sports facilities or playgrounds for local people.



SUSTAINABLE AND LOCAL ENERGY SOURCES

Solar panels produce electricity and provide shade, which reduces the need for cooling in the summer. Geothermal heating and cooling plants can make the shopping centre self-sufficient with heating and cooling.



SAFETY AND SECURITY IN FOCUS

Safety is taken into consideration during every step of the shopping centre's planning, design and management. All safety procedures are planned, tested and trained.



ENGAGEMENT WITH THE COMMUNITY

Shopping centres are natural meeting places for the residents of the community and provide spaces for local engagement. They are also excellent venues for many local events.



GROWING RESIDENTIAL AREAS

Our shopping centres are located in growing urban areas. We concentrate on the growth and well-being of our surrounding community and welcome new neighbours to join it.

MAKING OUR PEOPLE GROW AND GLOW

The core of Citycon's HR strategy is to empower our personnel and provide them with the possibility to grow as professionals. Citycon has a strong performance culture, and in order to build a great employee experience, Citycon's "Together One" ensures that Cityconners enjoy and feel proud of their work.

All Cityconners are encouraged to look for **opportunities to learn and develop**. We promote internal mobility, as every year several employees move into new positions, cross-functions and even cross-borders. We aim to fill in as many open positions internally as possible.

We constantly seek for the best possible fit regarding the culture, job and the person by active **talent management**. Many employees are recruited to trainee positions at the end of their studies. We support our professionals to reach their full potential and offer them a path to move further in their careers within the company. Our employees learn in many ways – through experience at work, from others, in trainings and seminars, and through their professional networks. We aim to proactively find the next possible career steps and ensure that we have potential successors as vacant positions open.

We believe in **inspiring leadership**, which empowers our personnel to reach their challenging goals. Our leaders coach their teams to ensure that everyone knows what to do, where to aim for, and how to get there. In addition to daily work, we develop our leadership culture twice a year in our internal "Let's Lead" training programme.

In 2017, we launched a new leadership and personnel management tool called "CityPeople", a digital platform that helps our leaders to set and monitor targets, and goals in a transparent way. In 2018, we continue to further develop CityPeople by launching new features, e.g. self-learning sections to be used as a part of induction process. CityPeople will also be an important tool for our talent management.

Citycon's values: Passionate, Solution-Oriented and Together One lay the foundation of everything that we do in our operations and leadership. It's important that all Cityconners are engaged and committed



Focus areas in 2018

Employer image and employee experience development

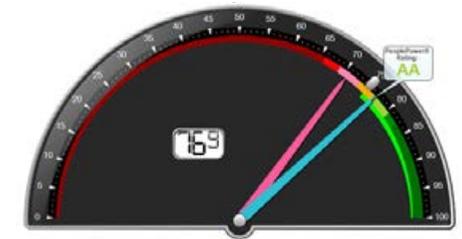
CityPeople HR tool development

Talent management and competence development

to our values in their work. That's why we seek for passionate, solution-oriented people with a together one mindset in our recruitment processes, so that the cultural fit is optimal. Our values are also discussed every year as a natural part of our performance plans. Building a strong culture with people living our values makes learning, development, talent management and leadership more efficient, allowing us to focus on reaching our goals.

Response rate to the employee satisfaction survey:

97.3%



HIGH EMPLOYEE SATISFACTION LEVEL

In 2017, we conducted a personnel survey, and the results indicate very positive improvement compared to our last survey in 2014¹⁾. Citycon's indexes were also clearly above the expert norm compared to the Nordic benchmarks.

The survey result indicate that employees trust the company: we have been able to communicate the company's strategy and future vision clearly, employees trust our management, feel that they are rewarded fairly, as well as possess clear goals.

The survey results also indicate that we still need to further develop the feeling of independence in decision making as well as ensure that our employees feel that everyone is treated in a fair and equal way.

¹⁾Norway is excluded, since it was not part of Citycon in 2014.

CITYCON CAREER PATHS

FROM TRAINEE TO RETAIL AND REAL ESTATE SPECIALIST



Mehmet Ruusuvirta started his career at Citycon Sweden as a trainee in a large IT project in

2014. After that, he was appointed to the Swedish leasing team as a Support Specialist. In 2015, Mehmet transferred to shopping centre management, where he worked as a Shopping Centre Manager in different assets in the Stockholm area. Since fall 2017, he has worked as a Business Analyst for Citycon.

"I feel that new challenges are a necessity, status quo would be for me the biggest challenge to cope", Mehmet says.

Mehmet explains that he has had a possibility to participate in different trainings when moving to new positions. "In addition, I have received great support from my senior colleagues."

MOVING CROSS-BORDERS AND CROSS-FUNCTIONS



Henrica Ginström joined Citycon in 2011. Previously, she had worked with financial due diligence processes in a big consultancy company. She started at Citycon as a Transaction Controller, but started a few months later as an Operation Analysis Manager.

A different opportunity opened two years later, as Henrica was appointed as an Investor Relations Manager. These responsibilities grew a while later, as she resumed the position of Vice President, IR and Communications. In 2017, her career took a turn to business - and to the West. From the beginning of September, she has worked as a Commercial Director in Oslo.

Henrica has moved cross-functions already many times. "I feel that my superiors have supported me, as they have given me new opportunities. Even though my role has changed many times, I have always been able to utilise many skills and competences in new positions, that relate to my previous duties."

In addition, Henrica points out that in expert organization, the team leader does not have to be the best expert in everything. "I have been led by experienced professionals and I have also learnt a lot from my teams."



CITYCON AWARDS RECOGNISED GREAT ACHIEVEMENTS

During our annual get-together and internal education event of Citycon Days, company-wide Citycon Awards were selected already for the second time. The purpose of the contest is to reward great achievements where people have shown Citycon's values, made people proud of their work, lift up the team spirit, and raise awareness on great results within the company.

The programme recognises outstanding achievements in five categories: Deal of the Year, Community Action of the Year, Team of the Year, Innovation of the Year and The Best Customer Experience.

In total, the jury received 68 applications for the contest. Many employees participated in the competition in one or several categories.



We support our employees to have fun together also after working hours by funding the Citycon Activity Clubs. All clubs are started and initialised by our personnel to make sure that they are relevant to the employees. Examples of the activities already tested include badminton, beach volley, yoga and canoeing.

OUR CORE ASSETS



ISO OMENA

Greater Helsinki Area, Finland Iso Omena is located in the strongly developing neighbourhood of Matinkylä, Espoo, with one of the most affluent customer bases in Finland. The shopping centre has just undergone a major expansion project, and today hosts more than 200 stores, an excellent selection of grocery stores, and a wide range of private and public services, including a 6,000 sq.m. service square by City of Espoo. The heart of Iso Omena is the restaurant world M.E.E.T (Meet, Eat, Enjoy, Together), Finland's largest uniform restaurant area located inside a shopping centre, housing a wide range of high-quality restaurants.

All figures are from 31 December 2017



Majority of Citycon's shopping centres are located in capital or second-tier cities



GLA **100,900 sq.m.**
 Number of stores **220**
 Annual visitors **11.5 million**
 Annual sales **MEUR 268.8**
 Sustainability certifications: **BREEAM In-Use Very Good, LEED Platinum**

KISTA GALLERIA

Stockholm, Sweden Kista Galleria is one of Sweden's largest and most successful shopping centres, boasting about 18 million visitors annually. The shopping centre houses a vast selection of shops and restaurants, cinema, Stockholm's second largest library, bowling and carting track, as well as a range of other services including a childcare centre, a healthcare centre, a dentist and much more. Kista Galleria is truly more than shopping – a unique market place and transportation hub where people living and working in the area meet.

GLA **92,500 sq.m.**
 Number of stores **180**
 Annual visitors **18.4 million**
 Annual sales **MEUR 186.6**
 Sustainability certifications: **BREEAM In-Use Good**





LILJEHOLMSTORGET GALLERIA

Stockholm, Sweden Liljeholmstorget Galleria is an urban shopping centre in the heart of busy Liljeholmen, a growing and affluent residential and office area just outside of Stockholm's city centre. It is conveniently located directly adjacent to one of Stockholm's largest public transport hubs, where the city's metro, buses and trams meet. Liljeholmstorget Galleria houses a wide range of shops, services, cafés and restaurants, the main focus being fashion, interior decoration, sporting and leisure goods. It also hosts an excellent grocery store.

GLA **40,600 sq.m.**
 Number of stores **94**
 Annual visitors **9.8 million**
 Annual sales **MEUR 157.8**
 Sustainability certifications: **BREEAM In-Use Very Good, LEED Platinum**



OASEN

Bergen, Norway Oasen Senter is often referred as the "centre of a nice neighbourhood" with its versatile health care and cultural services as well as retail stores. The centre was expanded by 8,000 m² in November 2014 to include about 70 shops, a health centre and offices for Municipality of Bergen.

GLA **57,000 sq.m.**
 Number of stores **68**
 Annual visitors **4.4 million**
 Annual sales **MEUR 98.9**
 Sustainability certifications: **BREEAM In-Use Excellent**



KOSKIKESKUS

Tampere, Finland Koskikeskus is the largest and most diverse shopping centre in Tampere. Located in the heart of the city, the shopping centre is home to a wide range of specialty stores and services as well as attractive cafés and restaurants.



GLA **33,100 sq.m.**
 Number of stores **93**
 Annual visitors **5.5 million**
 Annual sales **MEUR 112.0**
 Sustainability certifications: **BREEAM In-Use Very Good**

OUR DEVELOPMENT PROJECTS

Ongoing developments



MÖLNDAL GALLERIA – MODERN URBAN CITY GALLERY

Greater Gothenburg Area. Mölndal Galleria is a completely new, modern urban city gallery, focusing on daily necessities, services and a generous food and beverage offering. Located in the city centre of the fast growing Mölndal and connected to a large hub for public transportation, the shopping centre will serve as the natural meeting place for people working and living in the neighbourhood.

Investment: MEUR 60.0 (120.0)¹⁾
 GLA 0 → 24,000 sq.m.
 Completion: Q3/2018
 Certification target: BREEAM Very Good

¹⁾ The number in brackets reflects the total investment in the project including agreed buyouts of joint venture shares.



Investment: MEUR 215
 GLA 19,200 → 44,300 sq.m.
 Completion: 2021
 Certification target: BREEAM Excellent



LIPPULAIVA – TO A COMMUNITY SHOPPING CENTRE

Greater Helsinki Area. The already established Lippulaiva is located in the rapidly growing and affluent neighbourhood of Espoonlahti. A completely new, modern and urban shopping centre, more than double the size of the old centre, will be built in order to accommodate the new metro station and bus terminal. The new Lippulaiva will host around 80 different shops, cafés, restaurants and services in addition to municipal and health care facilities as well as a kindergarten. Lippulaiva will house the world's largest geothermal plant in a shopping centre, which will make Lippulaiva almost completely self-sufficient in terms of heating and cooling energy.



PIKKULAIVA – FINLAND'S FIRST POP-UP SHOPPING CENTRE

Greater Helsinki Area. While the new Lippulaiva is being built, Citycon constructed a temporary pop-up shopping centre, Pikkulaiva, to ensure that local residents have access to services and to provide convenient premises for 23 existing tenants to continue operating during the construction project.

Pikkulaiva was constructed from recyclable elements that can be moved by truck, so the whole building can be relocated once the temporary facilities are no longer needed. The temporary shopping centre has a gross leasable area of 8,300 sq.m. and is completely leased.

Planned developments



OASEN – THE NEW TOWN SQUARE

Bergen. Oasen is located in the rapidly growing area just outside central Bergen, and will shortly have a new tram line stop and new residential housing. Citycon is aiming to make Oasen the new town square, and the development project would increase the GLA by approx. 12,000 sq.m. The project would also connect the centre better to the surrounding urban environment with a new

Expected investment: **MEUR 100**
 GLA **57,000 → 68,800 sq.m.**
 Target initiation/completion: **2019/2022**
 Certification target: **BREEAM Very Good**

main entrance, while also giving room for new anchor tenants and a broader food and beverage offering.

TUMBA CENTRUM – INCREASING OFFERING OF RETAIL AND SERVICES

Greater Stockholm Area. The newly refurbished Tumba Centrum is located in Southern Botkyrka and is connected to a commuter rail station. Citycon is planning a further extension of Tumba Centrum, integrating it with the new bus terminal while also increasing the offering of retail and health care services as well as parking facilities.

Expected investment: **MEUR 40**
 GLA **23,100 → 30,500 sq.m.**
 Target initiation/completion: **2018/2020**
 Certification target: **BREEAM Very Good**



Key investment criteria

- ≥ 150 bps over required valuation yield
- 50% pre-leasing target



TREKANTEN – CREATING A FLAGSHIP SHOPPING CENTRE

Greater Oslo Area. Trekanten is a popular meeting place in an affluent urban location in Asker. The selection of shops and health care services is diverse, and the centre is easily accessible with a public transportation hub in the immediate vicinity. The planned extension includes increasing the offering of shops and services as well as creating more visible and inviting entrances and improved customer flow.

Expected investment: **MEUR 135**
 GLA **23,900 → 45,000 sq.m.**
 Target initiation/completion: **2019/2022**
 Certification target: **BREEAM Very Good**



LILJEHOLMSTORGET GALLERIA – FROM GOOD TO GREAT

Stockholm. Liljeholmstorget Galleria has established itself as a successful community centre, offering its customers a wide range of shopping options and health care services in a modern and enjoyable atmosphere, all directly connected to the metro station and bus terminal. An extension is planned to meet the strong demand for more retail opportunities and services, including culture, a library, entertainment and food.

Expected investment: **MEUR 100**
 GLA **40,600 → 64,500 sq.m.**
 Target initiation/completion:
2020/2023
 Certification target: **LEED Platinum**



KISTA GALLERIA – ONE OF THE MOST VISITED SHOPPING CENTRES IN THE NORDICS

Stockholm. Kista Galleria is one of Sweden's largest and most successful shopping centres, boasting approximately 18 million visitors annually. With a vast number of shops and restaurants, cinema, bowling and municipal services, Kista Galleria is the heart of the local community. There are plans to extend the shopping centre towards the metro and bus stations to create a seamless connection with public transportation and additional space for new retail, groceries and services. The plan also entails a large number of housing, offices and other non-retail operators.

Expected investment: **MEUR 80¹⁾**
 GLA **92,500 → 105,000 sq.m.**
 Target initiation/completion:
2020/2023
 Certification target:
BREEAM Very Good

¹⁾ Citycon's share MEUR 40 (50%)



CITYCON AS AN INVESTMENT

Citycon’s aim is to create shareholder value through active asset management, strengthening of the property portfolio, as well as efficient financing. With our focused business model and solid balance sheet, we strive to create steady and predictable cash flows across cycles, and offer a strong dividend yield for our shareholders.

CITYCON’S INVESTMENT PROPOSITION

STABLE BUSINESS MODEL WITH A HIGH DIVIDEND YIELD

- Strong and sustainable dividend yield with a target payout ratio of over 50%
- Stable and resilient cash flow generation across economic cycles
- Solid financial position and balance sheet

FOCUSED STRATEGY IN A CHANGING OPERATING ENVIRONMENT

- Focus on larger multifunctional shopping centres in growing urban areas with strong demographics
- Focus on convenience-based and online-resilient tenant mix
- Clear actions to increase the share of online-resilient tenants

WELL-BALANCED PROPERTY PORTFOLIO

- Diversified Pan-Nordic asset portfolio providing stability as well as operational scale
- Strategy in place to transform the current property portfolio further towards larger and higher quality assets

ATTRACTIVE DIVIDEND YIELD



¹⁾ The proposal by the Board of Directors includes an authorisation for a dividend and equity repayment of EUR 0.13 in total

OUR CORPORATE MANAGEMENT COMMITTEE



READ MORE

More information on our Corporate Management Committee in the Corporate Governance Statement on [pages 12-13](#).

EERO SIHVONEN
Chief Financial Officer,
Executive Vice President

JURN HOEKSEMA
Chief Operating Officer

TOM LISIECKI
Chief Development
Officer

MARCEL KOKKEEL
Chief Executive Officer

ANU TUOMOLA
General Counsel,
Head of Legal Affairs

Marianne Håkonsen acted in the position of Vice President, Marketing and Branding, and a member of the corporate management committee until 31 December 2017, following the decision to leave the company as of early 2018.

OUR BOARD OF DIRECTORS

31 December 2017



CHAIM KATZMAN
Chairman of the Board



BERND KNOBLOCH
Deputy Chairman of the Board



ARNOLD DE HAAN
Member of the Board



KIRSI KOMI
Member of the Board



RACHEL LAVINE
Member of the Board



DAVID LUKES
Member of the Board



ANDREA ORLANDI
Member of the Board



CLAES OTTOSSON
Member of the Board



PER-ANDERS OVIN
Member of the Board



ARIELLA ZOCHOVITZKY
Member of the Board



READ MORE

More information on our Board of Directors in the Corporate Governance Statement on **pages 4-12**.

CITYCON'S SHOPPING CENTRES

Finland Greater Helsinki Area



1. ISO OMENA, Espoo ★
 GLA 100,900 sq.m.
 Anchor tenants K-Citymarket, Prisma, Lidl, Service Centre (City of Espoo), Finnkino, H&M, Zara
 Sales EUR 268.8 million
 Visitors 11.5 million



2. MYYRMANNI, Vantaa ★
 GLA 40,200 sq.m.
 Anchor tenants K-Citymarket, S-Market, Clas Ohlson, Jysk, Alko
 Sales EUR 129.6 million
 Visitors 8.0 million



3. COLUMBUS, Helsinki
 GLA 20,700 sq.m.
 Anchor tenants K-Supermarket, S-Market, Clas Ohlson, Jysk, Tokmanni, Alko, pharmacy
 Sales EUR 76.6 million
 Visitors 6.4 million



4. ARABIA, Helsinki
 GLA 15,800 sq.m.
 Anchor tenants S-Market, K-Supermarket, Lidl, Alko, pharmacy, Tokmanni, H&M
 Sales EUR 44.2 million
 Visitors 2.7 million



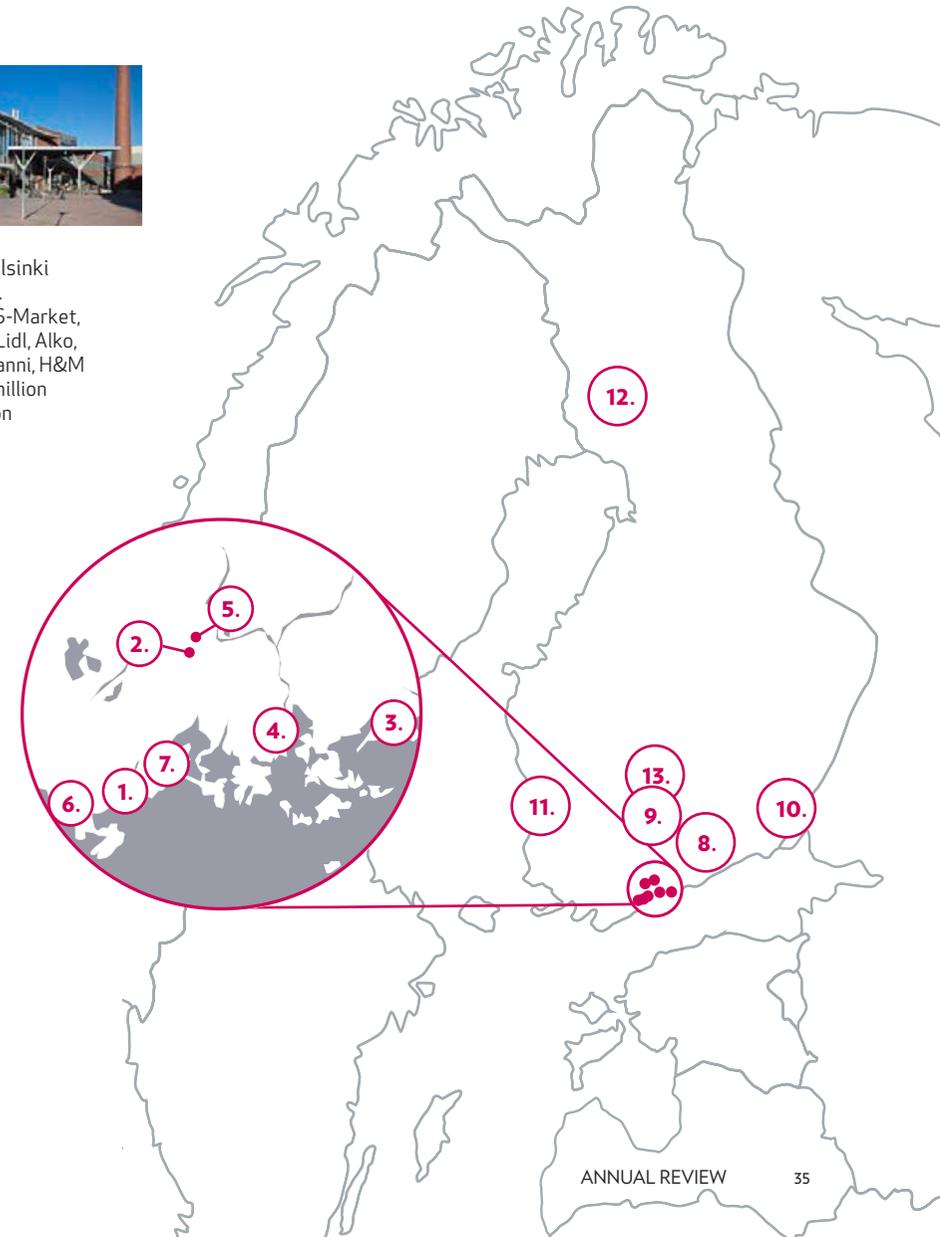
5. ISOMYYRI, Vantaa
 GLA 11,600 sq.m.
 Anchor tenants Lidl, Tokmanni, Cityvarasto
 Sales EUR 9.3 million
 Visitors N.A.



6. PIKKULAIVA (LIPPULAIVA), Espoo
 GLA 8,300 sq.m.
 Anchor tenants Lidl, K-Supermarket, Burger King, Clas Ohlson
 Sales EUR 26.0 million
 Visitors 1.2 million



7. HEIKINTORI, Espoo
 GLA 6,250 sq.m.
 Anchor tenants Eurokangas, R-kioski
 Sales N.A.
 Visitors N.A.



★ BREEAM/LEED environmentally certified

Finland Other areas



8. TRIO, Lahti ★
 GLA 45,900 sq.m.
 Anchor tenants Cumulus, K-Supermarket, H&M, Stadium, Kekäle, Lindex, Tokmanni
 Sales EUR 43.8 million
 Visitors 5.3 million



9. KOSKIKESKUS, Tampere ★
 GLA 33,100 sq.m.
 Anchor tenants Pihlajalinna, Koskiklinikka, Intersport, Stadium, Lindex, Rivermax
 Sales EUR 112.0 million
 Visitors 5.5 million



10. ISOKRISTIINA, Lappeenranta ★
 GLA 17,000 sq.m.
 Anchor tenants Sokos, Hotel Lappee, Tokmanni, K-Supermarket, S-Market, Terveystalo, Alko
 Sales EUR 37.0 million
 Visitors 2.1 million



11. ISOKARHU, Pori
 GLA 14,600 sq.m.
 Anchor tenants Burger King, H&M, Intersport, IrtiMaasta
 Sales EUR 18.2 million
 Visitors 2.2 million



12. SAMPOKESKUS, Rovaniemi
 GLA 14,500 sq.m.
 Anchor tenants Pentik, Classic American Diner, Gina Tricot, MODA, Vero Moda, Jack&Jones, Fitness24Seven
 Sales EUR 17.2 million
 Visitors 1.9 million



13. DUO, Tampere
 GLA 13,100 sq.m.
 Anchor tenants S-Market, K-Supermarket, Lidl, Alko, Tokmanni, pharmacy
 Sales EUR 54.5 million
 Visitors 4.5 million

Estonia



1. ROCCA AL MARE, Tallinn ★
 GLA 57,600 sq.m.
 Anchor tenants Prisma, H&M, Debenhams, NewYorker, Lindex
 Sales EUR 113.8 million
 Visitors 5.5 million



2. KRISTIINE KESKUS, Tallinn
 GLA 44,000 sq.m.
 Anchor tenants Prisma, H&M, NewYorker, JYSK
 Sales EUR 104.8 million
 Visitors 7.1 million

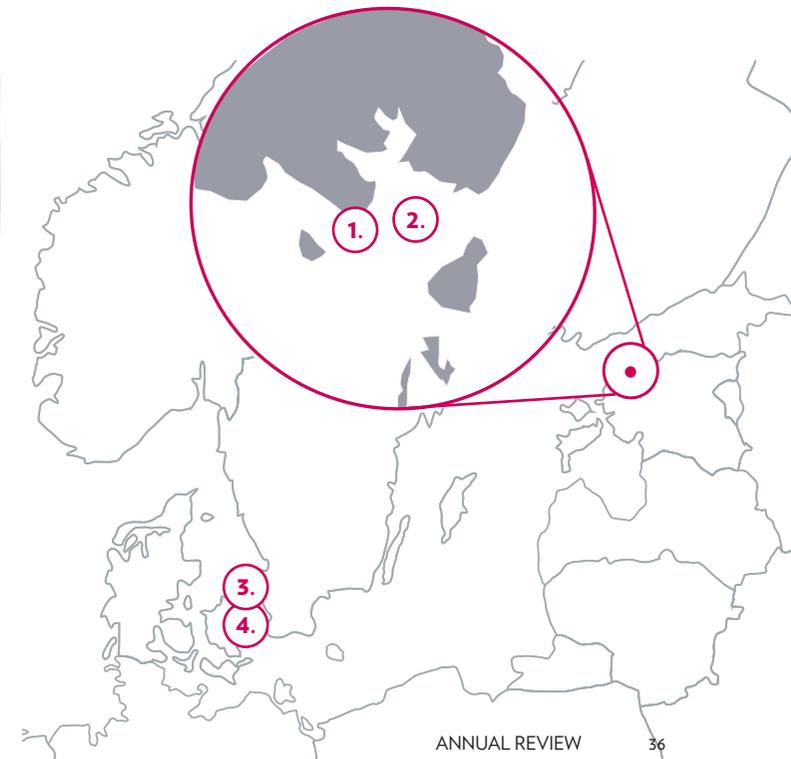
Denmark



3. ALBERTSLUND CENTRUM, Albertslund
 GLA 18,500 sq.m.
 Anchor tenants Kvickly, Albertslund Kommune, Imerco
 Sales EUR 45.3 million
 Visitors 5.2 million



4. STRÆDET, Køge
 GLA 15,300 sq.m.
 Anchor tenants Nordisk Film Biografer, Bones, Butchers Kebab
 Sales EUR 4.3 million
 Visitors N.A.



★ BREEAM/LEED environmentally certified

Norway Greater Oslo Area



1. BUSKERUD STORSENTER, Krokstadelva
 GLA 30,900 sq.m.
Anchor tenants Coop, Vinmonopolet, H&M, Elkjøp, Clas Ohlson
Sales EUR 96.6 million
Visitors 1.8 million



2. LIERTOPPEN, Lierskogen ★
 GLA 25,600 sq.m.
Anchor tenants Meny, Kiwi, Vinmonopolet, H&M, Europris
Sales EUR 85.0 million
Visitors 2.0 million



3. TREKANTEN SENTER, Asker ★
 GLA 23,900 sq.m.
Anchor tenants Meny, H&M, Clas Ohlson
Sales EUR 70.2 million
Visitors 3.1 million



4. LINDERUD SENTER, Oslo ★
 GLA 20,900 sq.m.
Anchor tenants Coop Mega, Vinmonopolet, Elixia
Sales EUR 61.9 million
Visitors 2.1 million



5. KOLBOTN TORG, Kolbotn ★
 GLA 17,700 sq.m.
Anchor tenants Mega, Vinmonopolet, H&M
Sales EUR 61.0 million
Visitors 1.8 million



6. MAGASINET DRAMMEN, Drammen ★
 GLA 15,400 sq.m.
Anchor tenants Kiwi, Starbucks
Sales EUR 26.2 million
Visitors 2.6 million



7. DOWN TOWN, Porsgrunn ★
 GLA 37,800 sq.m.
Anchor tenants Rema 1000, XXL, H&M, Clas Ohlson, Home & Cottage, Bohus
Sales EUR 69.0 million
Visitors 2.2 million



8. OASEN KJØPESENTER, Fyllingsdalen ★
 GLA 57,000 sq.m.
Anchor tenants Meny, Kiwi, Vinmonopolet, H&M, Jula, Elkjøp
Sales EUR 98.9 million
Visitors 4.4 million



9. HERKULES, Skien ★
 GLA 49,400 sq.m.
Anchor tenants Meny, Elkjøp Megastore, XXL, GMAX, Møbelringen, H&M, Clas Ohlson
Sales EUR 124.0 million
Visitors 3.4 million

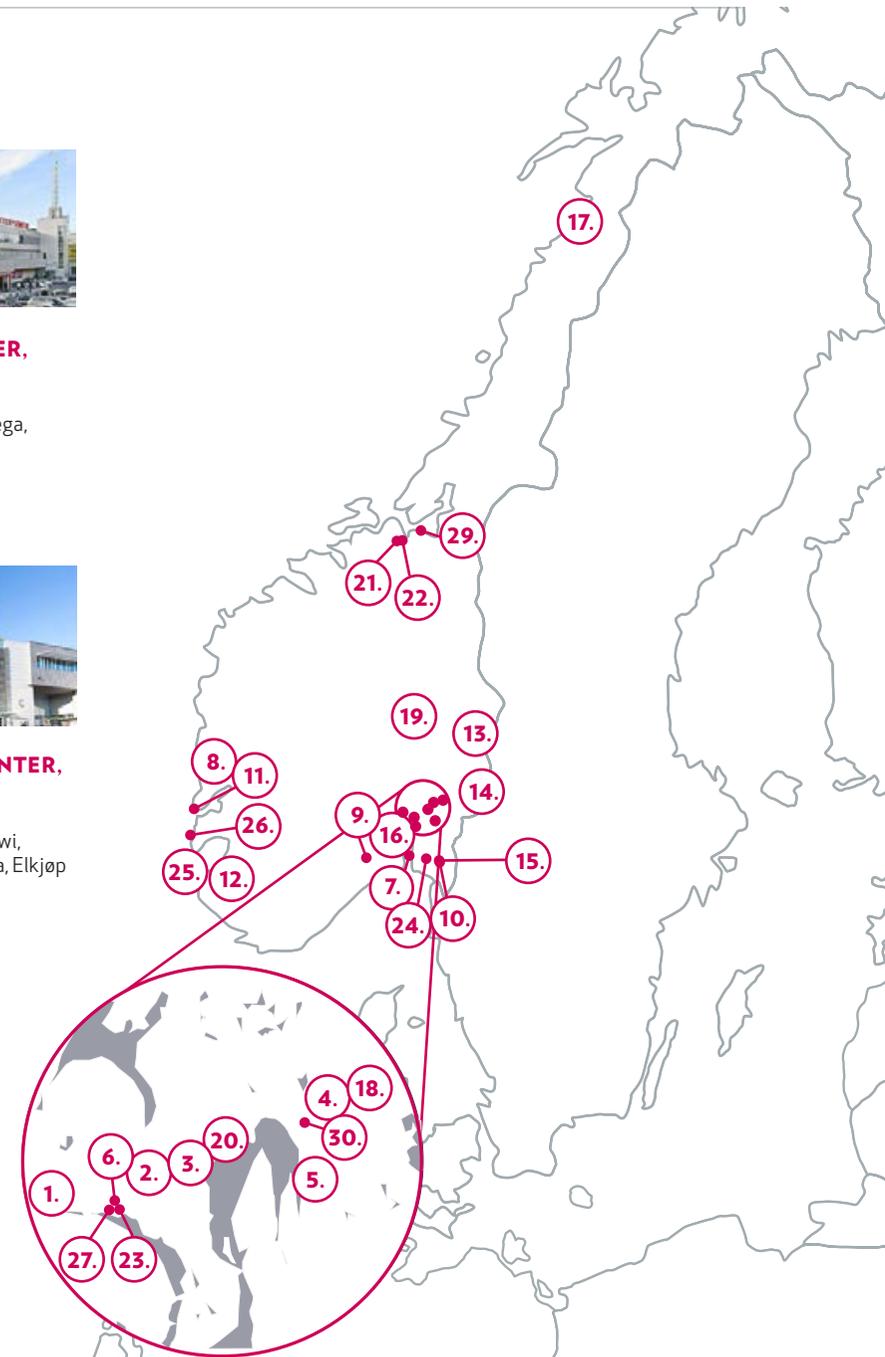


10. STORBYPEN, Sarpsborg ★
 GLA 25,500 sq.m.
Anchor tenants Meny, Vinmonopolet, H&M, SATS, Clas Ohlson, Egon
Sales EUR 59.6 million
Visitors 2.4 million



11. HEIANE STORSENTER, Stord ★
 GLA 23,900 sq.m.
Anchor tenants Coop, Skeidar, Elkjøp, Clas Ohlson
Sales EUR 42.2 million
Visitors 1.2 million

Norway Other areas



★ BREEAM/LEED environmentally certified



12. KILDEN KJØPESENTER, Stavanger ★
 GLA 23,100 sq.m.
Anchor tenants Coop Mega, Vinmonopolet, H&M, Clas Ohlson
Sales EUR 65.9 million
Visitors 1.5 million



13. KREMMERTORGET, Elverum ★
 GLA 19,400 sq.m.
Anchor tenants Meny, H&M, Clas Ohlson
Sales EUR 38.2 million
Visitors 1.1 million



14. KONGSSENTERET, Kongsvinger ★
 GLA 18,300 sq.m.
Anchor tenants Meny, H&M, Clas Ohlson, Expert
Sales EUR 39.9 million
Visitors 1.2 million



15. STOPP TUNE, Sarpsborg ★
 GLA 12,100 sq.m.
Anchor tenants Meny, XXL
Sales EUR 28.5 million
Visitors 0.9 million



16. SJØSIDEN, Horten ★
 GLA 11,200 sq.m.
Anchor tenants Vinmonopolet, H&M, Clas Ohlson
Sales EUR 30.3 million
Visitors 0.9 million



17. GLASSHUSPASSASJEN, Bodø ★
 GLA 2,300 sq.m.
Anchor tenants Burger King
Sales EUR 6.3 million
Visitors N.A.

Norway Managed Shopping Centres



18. STOVNER SENTER, Oslo
 GLA 41,800 sq.m.
Anchor tenants Meny, Vinmonopolet, H&M
Sales N.A.
Visitors 5.0 million



19. STRANDTORGET, Lillehammer ★
 GLA 29,600 sq.m.
Anchor tenants Elkjøp, CC Mat, Clas Ohlson, Plantasjen, Monter, Sport 1
Sales N.A.
Visitors 2.2 million



20. HOLMEN SENTER, Nesbru ★
 GLA 24,200 sq.m.
Anchor tenants Meny, Vinmonopolet, H&M
Sales N.A.
Visitors 1.4 million



21. TILLER TORGET, Trondheim ★
 GLA 23,700 sq.m.
Anchor tenants Meny, Elkjøp, G-MAX
Sales N.A.
Visitors 1.3 million



22. CITY SYD, Tiller ★
 GLA 15,500 sq.m.
Anchor tenants Coop, Obs, H&M, Vinmonopolet, Clas Ohlson, Cubus
Sales N.A.
Visitors 3.7 million



23. CC DRAMMEN, Drammen
 GLA 17,300 sq.m.
Anchor tenants Eurospar, KappAhl, Jernia, G-Max, pharmacy
Sales N.A.
Visitors N.A.

Norway Rented Shopping Centres



24. TORVBYEN, Fredrikstad ★
 GLA 15,500 sq.m.
Anchor tenants Clas Ohlson
Sales N.A.
Visitors 3.9 million



25. STADIONPARKEN, Stavanger ★
 GLA 11,100 sq.m.
Anchor tenants Meny, Vinmonopolet, Rema 1000
Sales N.A.
Visitors 0.9 million



26. MARKEDET, Haugesund ★
 GLA 10,600 sq.m.
Anchor tenants Vinmonopolet, H&M, Bunnpris
Sales N.A.
Visitors 0.9 million



27. TORGET VEST, Drammen
 GLA 8,000 sq.m.
Anchor tenants Eurospar
Sales N.A.
Visitors 1.3 million



28. SOLSIDEN, Trondheim ★
 GLA 14,000 sq.m.
Anchor tenants Vinmonopolet, H&M, Clas Ohlson
Sales EUR 53.6 million
Visitors 2.3 million



29. NAF-HUSET, Oslo
 GLA 4,200 sq.m.
Anchor tenants XXL, Dolly Dimples, Kaffebrenneriet
Sales EUR 26.1 million
Visitors N.A.

★ BREEAM/LEED environmentally certified

Sweden Greater Stockholm Area



1. KISTA GALLERIA, Stockholm ★
 GLA 92,500 sq.m.
Anchor tenants ICA, Coop, Systembolaget, H&M, JD Sports, Next, SF Bio, O'Learys, library, health care
Sales EUR 186.6 million
Visitors 18.4 million



2. JAKOBSBERGS CENTRUM, Stockholm area ★
 GLA 43,000 sq.m.
Anchor tenants Coop, Hemköp, Systembolaget, H&M, Lindex, KappAhl
Sales EUR 62.9 million
Visitors 5.8 million



3. LILJEHOLMSTORGET GALLERIA, Stockholm ★
 GLA 40,600 sq.m.
Anchor tenants ICA Kvantum, Willy's, Systembolaget, H&M, KappAhl, SATS, Lindex, Cubus, Clas Ohlson, O'Learys, health care
Sales EUR 157.8 million
Visitors 9.8 million



4. ÅKERSBERGA CENTRUM, Stockholm area ★
 GLA 28,400 sq.m.
Anchor tenants ICA, Systembolaget, H&M, Lindex, KappAhl
Sales EUR 79.2 million
Visitors 6.0 million



5. TUMBA CENTRUM, Stockholm area
 GLA 23,100 sq.m.
Anchor tenants ICA, Lidl, Systembolaget, H&M, Lindex, KappAhl
Sales EUR 48.6 million
Visitors 3.9 million



6. HÖGDALEN CENTRUM, Stockholm area
 GLA 19,900 sq.m.
Anchor tenants Coop, ICA, Systembolaget, Lindex, healthcare centre, Kicks, Jysk, pharmacy, dentist
Sales EUR 59.1 million
Visitors N.A.



7. FRUÄNGEN CENTRUM, Stockholm area
 GLA 14,700 sq.m.
Anchor tenants Coop, Hemköp, Systembolaget, Fitness24Seven, library, health centre
Sales EUR 31.9 million
Visitors N.A.

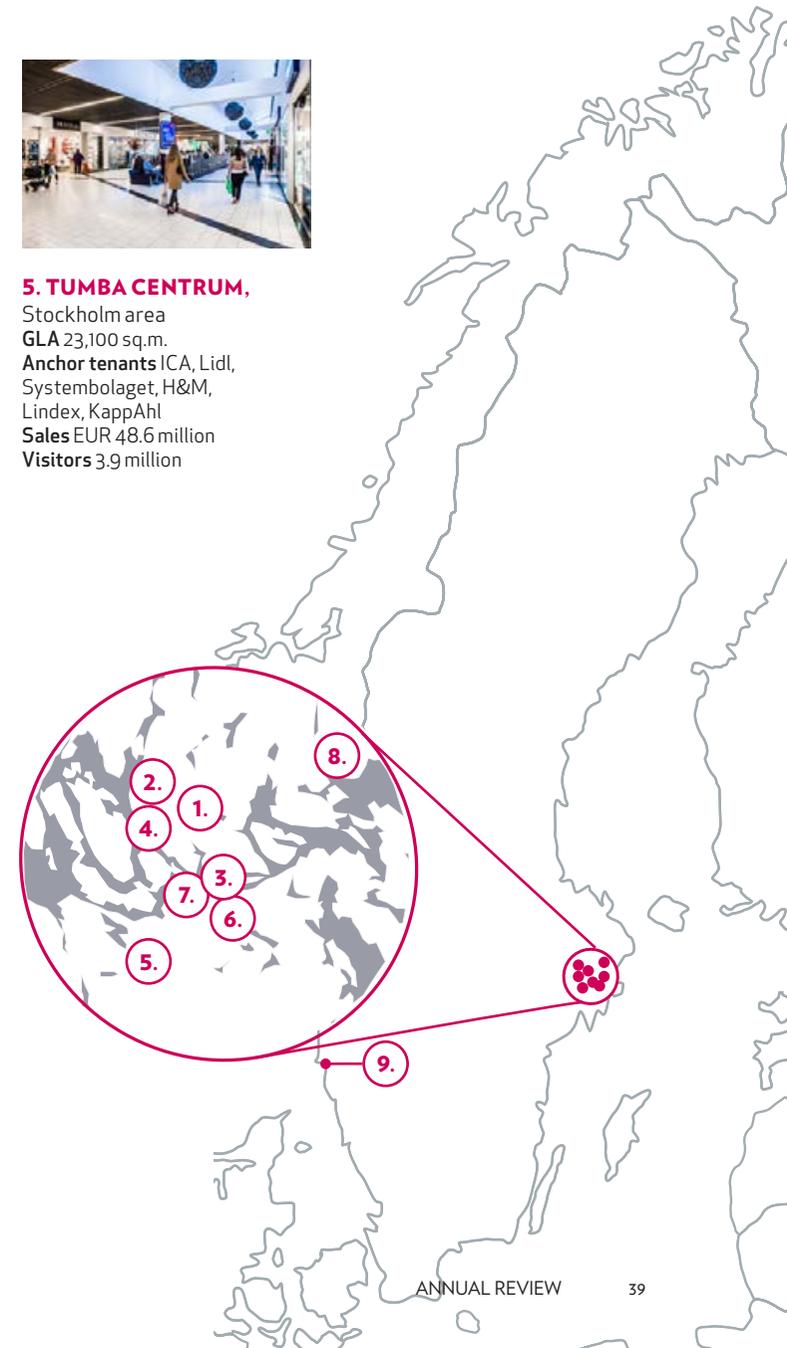


8. ÅKERMYNTAN CENTRUM, Stockholm area
 GLA 10,300 sq.m.
Anchor tenants ICA, Lidl, health centre, library, daycare
Sales EUR 28.8 million
Visitors 1.8 million



9. STENUNGSTORG CENTRUM, Stenungsund ★
 GLA 35,400 sq.m.
Anchor tenants Coop, H&M, Systembolaget, Team Sportia, KappAhl, pharmacy, Kjell & Kompani
Sales EUR 62.9 million
Visitors 3.3 million

Gothenburg Area



★ BREEAM/LEED environmentally certified



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