

**THE
BEST
IN
THE WEST**



THE LIPPULAIVA STATE OF MIND

**THAT FEELING.
THAT FEELING WHEN THE EVERYDAY
IS A TINY BIT DIFFERENT EVERY DAY.
RIGHT NOW, TODAY AND TOMORROW.
MONDAY, FRIDAY AND EVERY DAY.
HERE IN THE WEST.
HAVING THE BEST OF TIMES.
EATING OUT, HANGING OUT.
WITH THE WHOLE FAMILY —
OR CASUALLY ENJOYING SOME ME-TIME.**

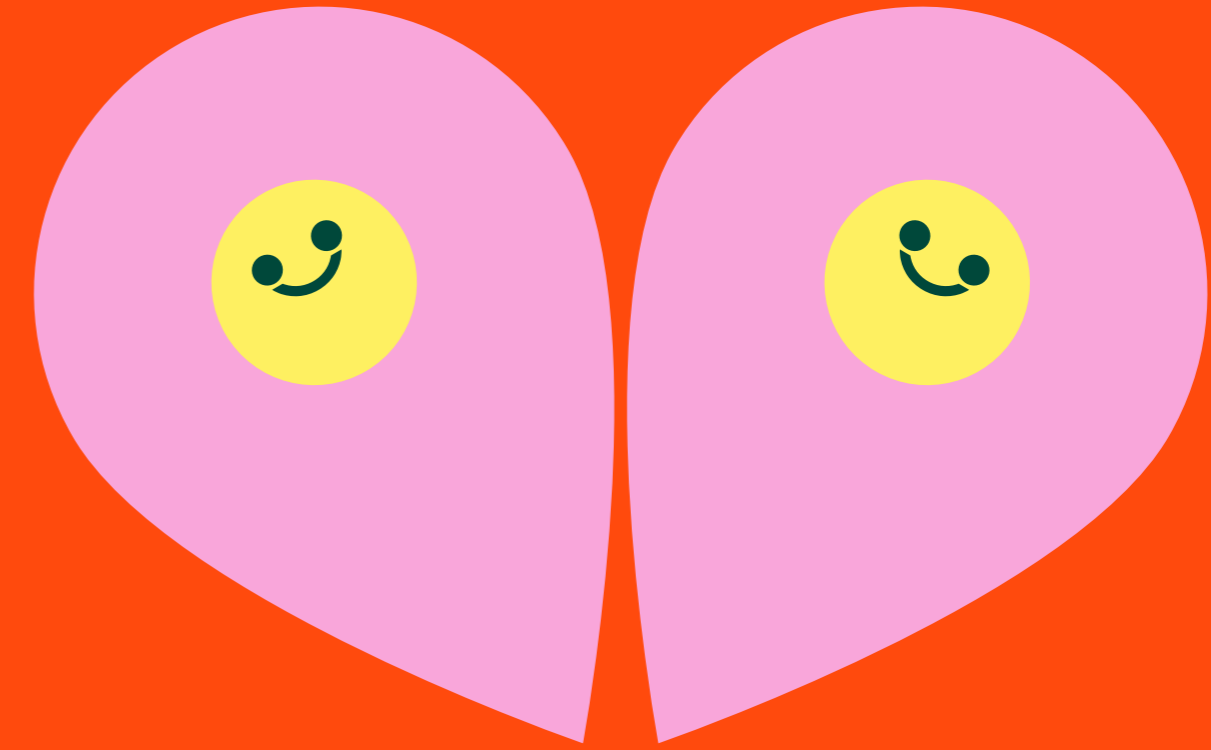
**THAT FEELING...
WHEN YOUR SHOPPING ISN'T FLOPPING.
WHEN A LITTLE ENCOUNTER GIVES
YOU A WHOPPING SMILE.
WHEN EVEN THE SMALLEST OF THINGS
MAKES YOU FEEL ALIVE.**

AND THAT FEELING.

**WHEN YOUR EVERYDAY FEATURES A LITTLE LESS HASSLE
— AND A BIT MORE LIPPULAIVA DAZZLE.**

THAT FEELING WHEN...

**EVERYDAY
IS A LITTLE
DIFFERENT
EVERY DAY**



Lippulaiva, the old local favourite in the growing Espoonlahti in the Helsinki metropolitan area will be replaced by an entirely new modern and urban shopping centre. This completely new shopping centre will double the size of the old, beloved centre and evolve into a true crosspoint: the new metro line and bus terminal will be fully integrated with the centre, along with the 500–550 new apartments that will be built on the top, thus forming a convenient, easy and enjoyable entity.

The new Lippulaiva will address the daily needs and desires of the local residents – while always aiming at lifting the visitors' mood and bringing joy to their everyday!

01

14,000
DAILY METRO PASSENGERS

1,300
CONVENIENT PARKING SPACES

1,500
SPACES FOR BIKES

9,000
CUSTOMERS ARRIVE BY CAR PER DAY



44,000
GLA, SQ.M.

MORE THAN
100 SHOPS

8

MILLION CUSTOMERS, ANNUAL ESTIMATE

175 M
SALES IN EUR, ANNUAL ESTIMATE

OPENING IN SPRING
2022

...LOCATION DESERVES AN OVATION

...A GREAT NUMBER
OF PEOPLE LIVE WITHIN
THE CATCHMENT AREA

5 MIN **58,800**

15 MIN **91,800**

Lippulaiva is located in the wealthy, rapidly growing Espoonlahti area — in fact the one with the fastest residential growth and densification in the Helsinki metropolitan area.

By bus, metro, car, bike or one's own feet, anything goes as Lippulaiva is a true traffic hub. Here in the west, easy to reach, convenient to stay, whenever you like — Monday, Friday, every day.



...THERE IS A DAZZLING CUSTOMER BASE

39%
HOUSEHOLDS WITH CHILDREN

33%
ADULT HOUSEHOLDS



79%
OF HOUSEHOLDS HAVE MIDDLE
OR HIGH INCOME

17%
PENSIONERS, 65+

7%
YOUNG SINGLE
PERSON HOUSEHOLDS

4%
YOUNG COUPLES,
NO CHILDREN

820M
PURCHASING POWER IN EUR

THE ACCUMULATED PURCHASING
POWER OF INHABITANTS (€/YEAR) IS
SIGNIFICANTLY HIGHER THAN IN THE
HELSINKI CAPITAL REGION ON AVERAGE.

>15%
POPULATION GROWTH BY 2028

2018
79,240

2028
91,800

...THE CUSTOMER BASE IS SECURED DURING CONSTRUCTION

FINLAND'S FIRST, AWARD-WINNING RECYCLABLE POP-UP SHOPPING CENTRE

Finland's first recyclable pop-up shopping centre, Pikkulaiva (10,000 sq. m), is located in the vicinity of the old Lippulaiva that had served local residents since 1993. Pikkulaiva has ensured continuity to services and provided convenient premises for the duration of the construction work of the re-developed Lippulaiva.

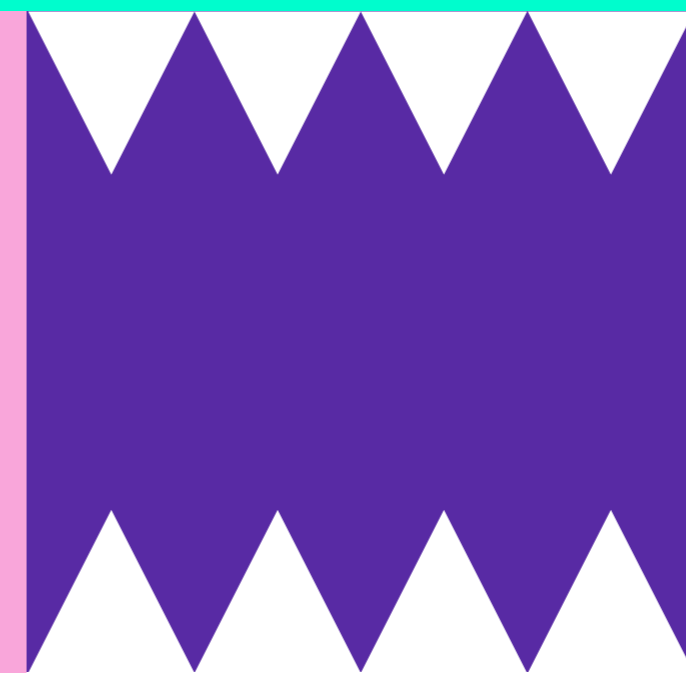
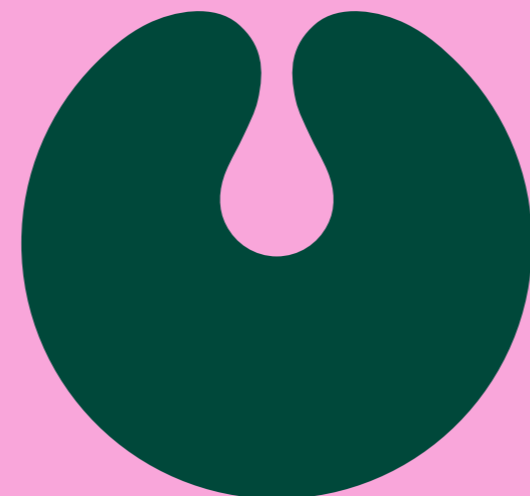


ONCE THE NEW LIPPULAIVA OPENS ITS
DOORS, PIKKULAIVA, BEING CONSTRUCTED
FROM RECYCLABLE ELEMENTS, CAN BE MOVED
BY TRUCKS SO THE WHOLE BUILDING CAN BE
RELOCATED IN AN EFFICIENT WAY.



THAT FEELING WHEN...

**THE OFFERING
NEEDS NO
BROADENING**



02

...YOU FIND EVERYTHING FOR EVERYDAY, EVERY DAY

When shopping isn't flopping, when a little encounter gives you a whopping smile — then we have succeeded. At Lippulaiva all daily needs and desires can be fulfilled: The service offering will have a strong focus on groceries and necessity-driven retail, including health & beauty and casual fashion. There is plenty of public and private services and finger-licking-delicious food & beverage options.



TENANT MIX	42,000 GLA, SQ.M
GROCERIES	41%
SERVICES	16%
LEISURE AND HOME SUPPLIES	14%
CAFÉS AND RESTAURANTS	11%
FASHION	11%
HEALTH AND BEAUTY	4%
OTHER SPECIALTY STORES	3%

...THE FOOD AND BEVERAGE OFFERING IS MOUTH-WATERING

Eating out, hanging out. With the whole family or enjoying a bit of me-time. The F&B options in Lippulaiva leave nobody hungry: Floor 1 is the home of a wide range of restaurants, all inviting to socialise in a pleasant atmosphere. The ground floor, in turn, provides a set of convenient & casual — and finger-licking delicious — alternatives. Not an easy choice, huh?



**HUNGRY
FOR MORE?
BROWSE
FURTHER.**



...GROCERIES AND DAILY SHOPPING MAKE YOU SMILE

Something that's familiar to every one, something surprising and cheerful, too: More than 40% of the total gross leasable area will be reserved for grocery stores, which are mainly located in the ground floor. Other daily shopping and services, including health & beauty, casual fashion, home & leisure and certain specialty stores, finalise the offering.



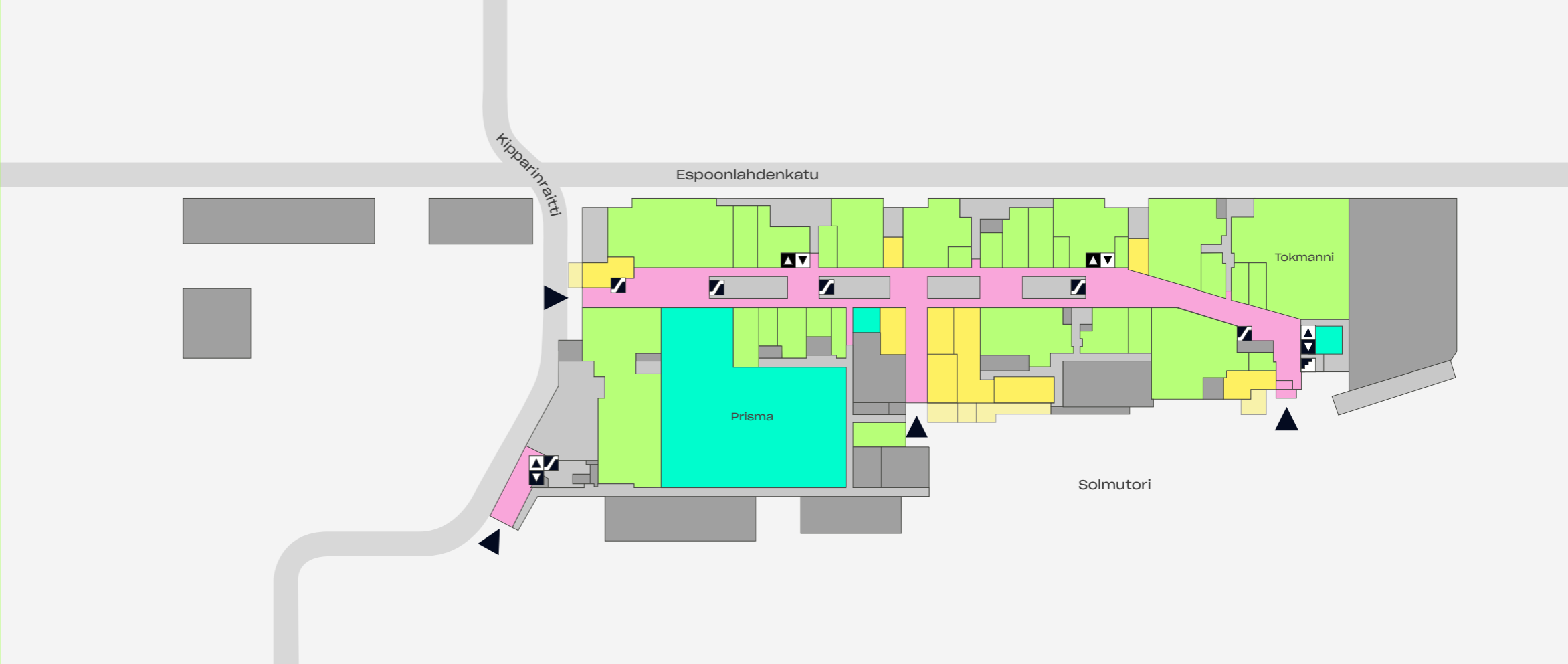
...PUBLIC AND PRIVATE SERVICES ARE ALL THERE

Lippulaiva is a home of a variety of private and public services — a kindergarten, private health services and gym. The public library, which is customised exactly for the people of the greater Espoonlahti region, houses also a variety of public spaces for working, hanging out or whatever needed.



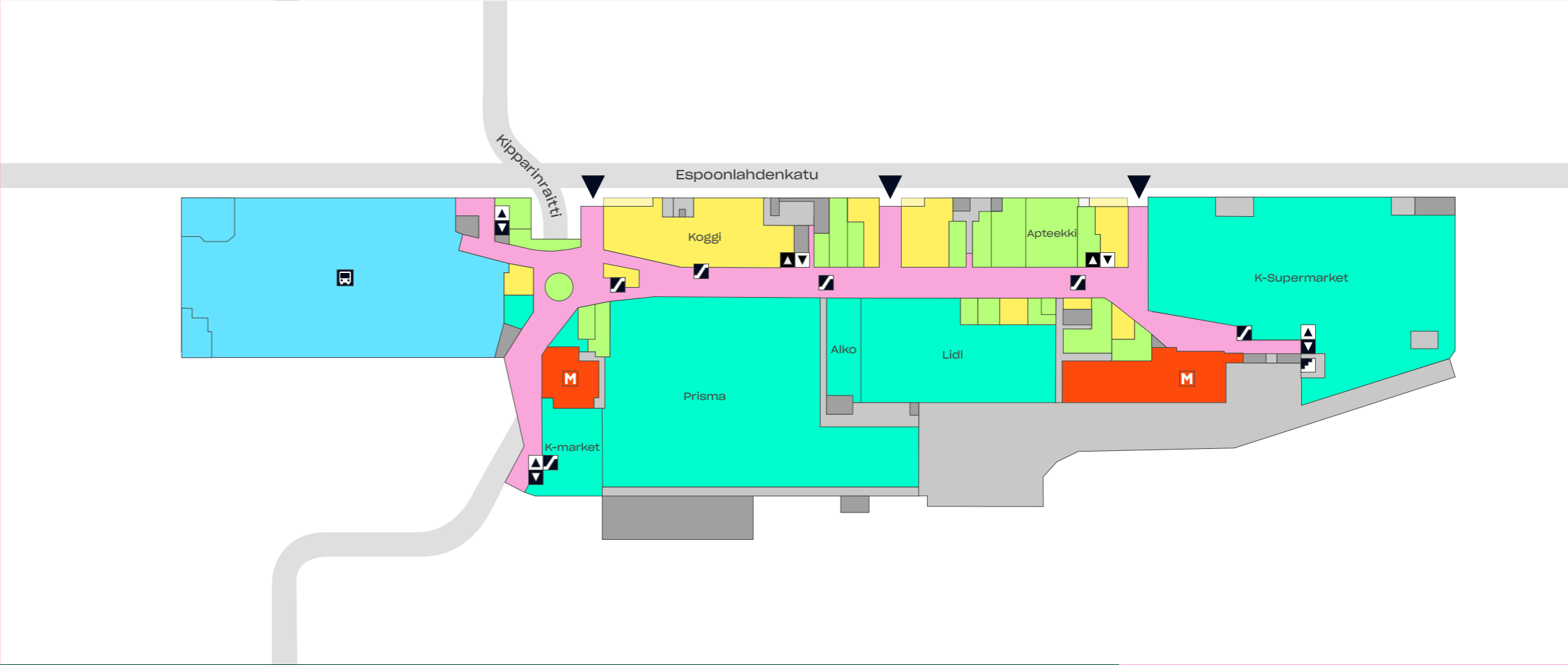
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DAILY SHOPPING INCLUDING HOME, LEISURE, CASUAL FASHION AND SPECIAL STORES. RESTAURANTS AND CAFÉS FOR SOCIALISING IN A PLEASANT ATMOSPHERE.



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LARGE GROCERIES SUPPORTED BY OTHER DAILY SHOPPING. CONVENIENT AND TASTY OPTIONS FOR FOOD AND BEVERAGE. ENTRANCE FLOOR TO METRO AND BUS TERMINAL.



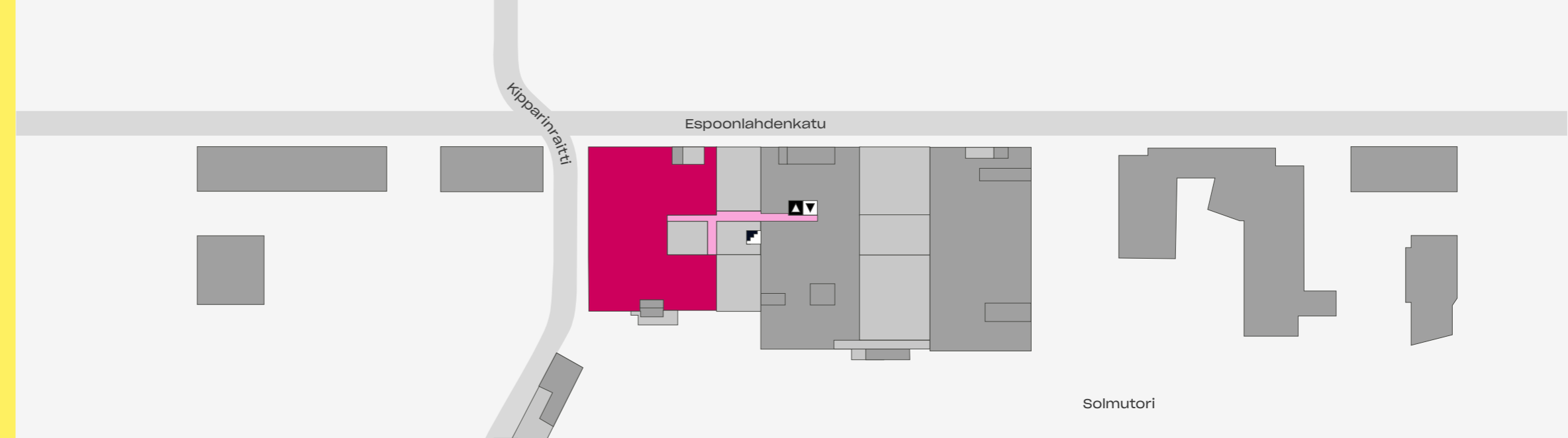
EASY ACCESS

- Shopping centre aisle
- Home and leisure, fashion, specialty stores
- Groceries
- Cafés and restaurants
- Metro
- Bus terminal

- Entrance
- Escalator
- Lift
- Stairs

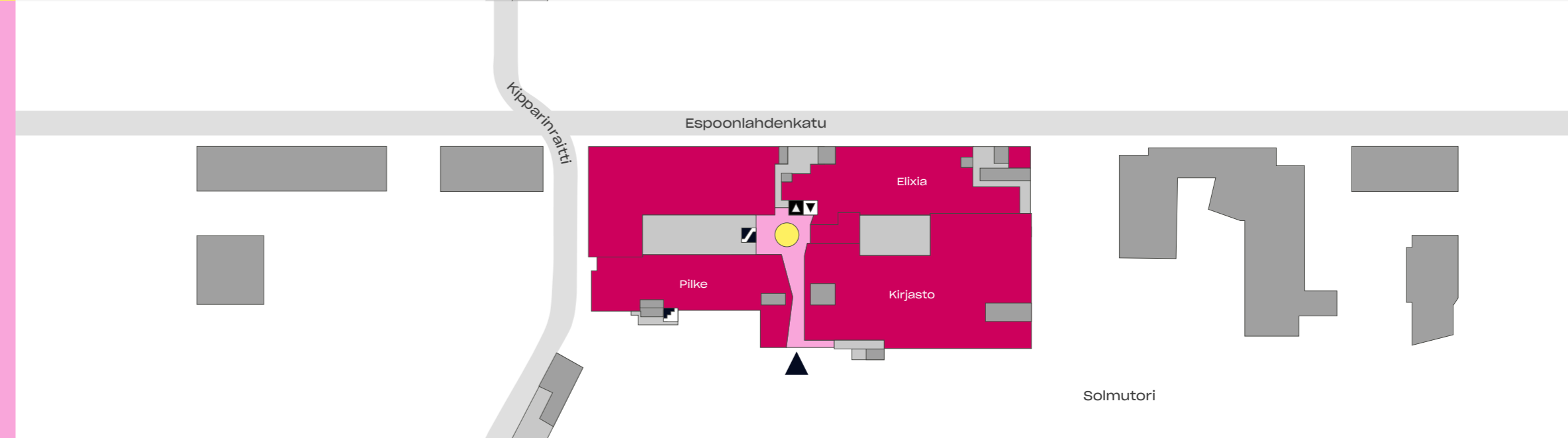
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PRIVATE SERVICES
& OFFICE SPACE.



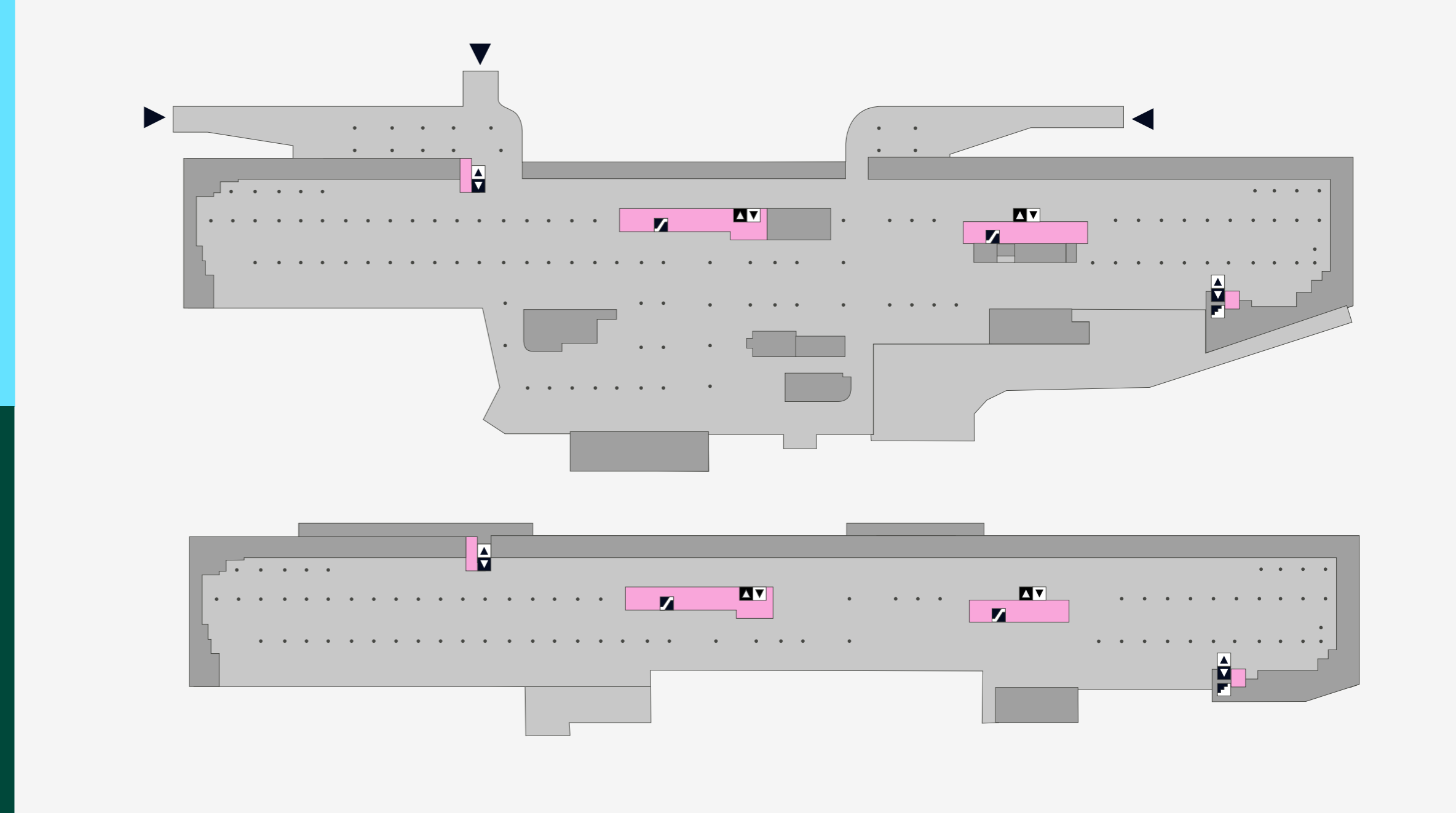
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GREAT VARIETY OF SERVICES —
PUBLIC LIBRARY, ESPOO SERVICE
CENTRE, GYM, PRIVATE HEALTH
SERVICES AND KINDERGARTEN.

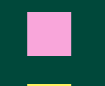




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PARKING: EASY ACCESS FOR
PARKING ON TWO FLOORS AND
PICK-UP POINTS FOR GROCERIES.



-  Entrance
-  Escalator
-  Lift
-  Stairs

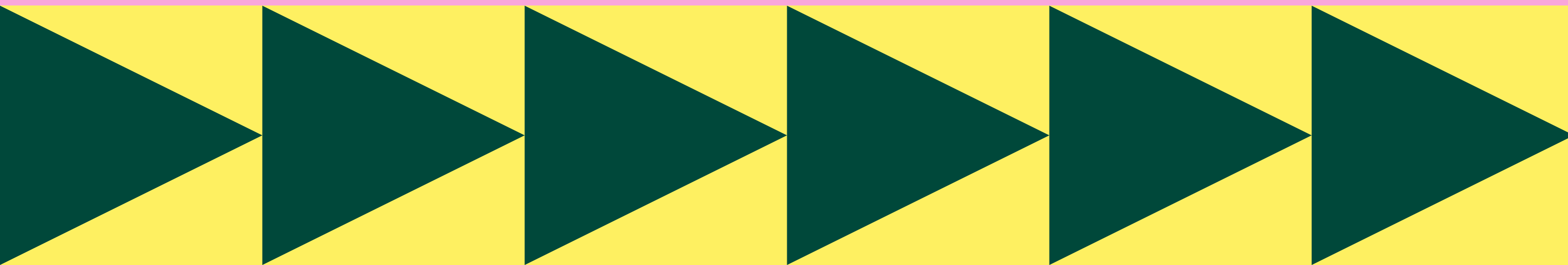
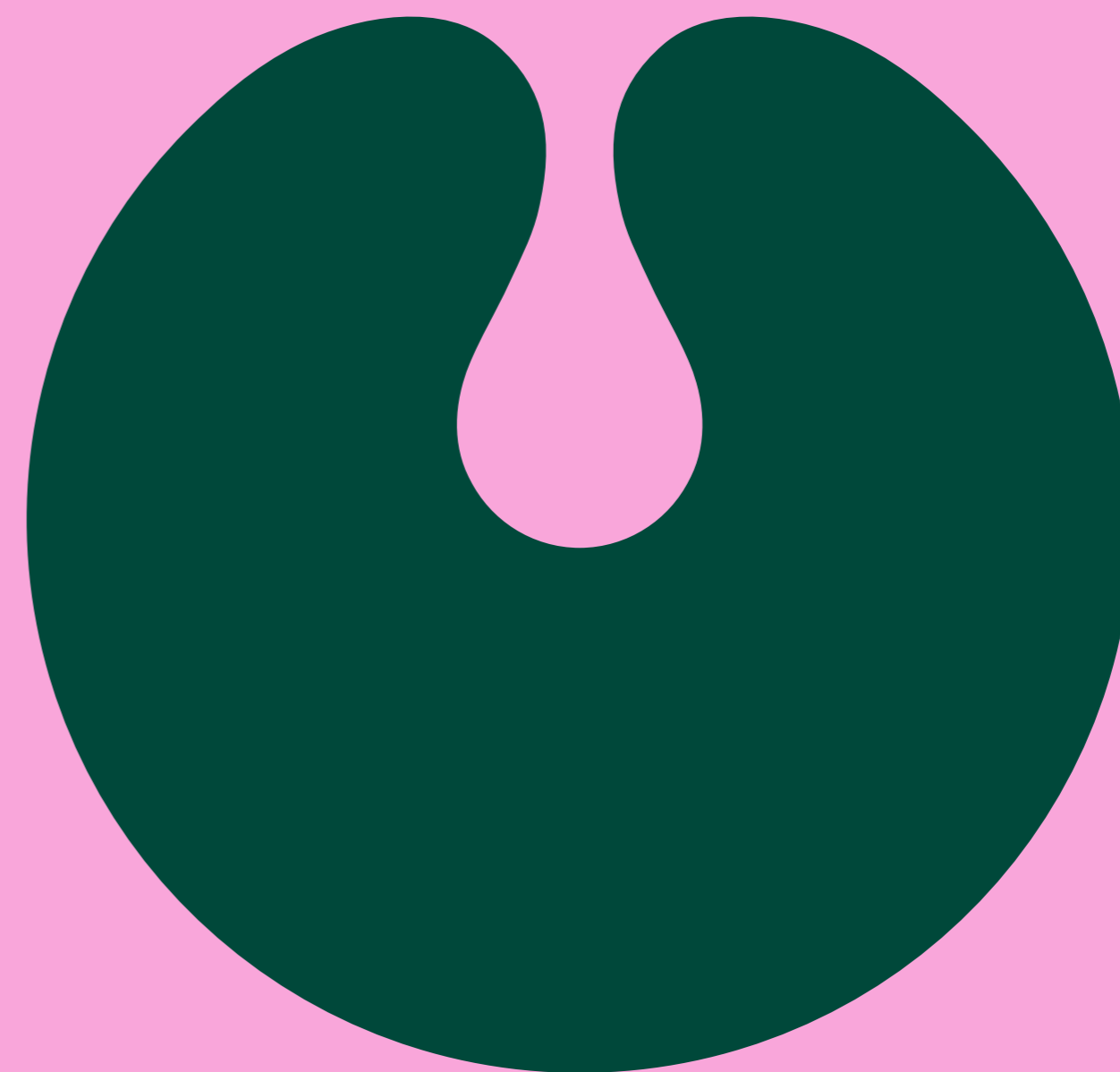
-  Shopping centre aisle
-  Cafés and restaurants
-  Services and offices

THAT FEELING WHEN...

GOOD FOOD

LIFTS

THE MOOD



EATING OUT, HANGING OUT. THERE IS A CHOICE FOR EVERY APPETITE.

Lippulaiva's location is superb — lots of inhabitants nearby and it's easy to reach. Before the new Lippulaiva, the restaurant offering in the area has been scarce — once the doors open the status quo will radically change, for better.

Lippulaiva's food and beverage offering is tasty, varied and, when necessary, fast — cosy family restaurants, atmospheric cafés, tremendous pubs, and delicious juice bars as well as fast food, to name a few.

The large outdoor terrace areas invite customers to relax and enjoy during the summer.



THE LUNCH-MUNCHERS

- ▶ The total lunch customer potential is approximately 511,000 customers/year, and in 2025 it will be about 600,700
- ▶ Most of the lunch customers and sales are based on nearby workplaces — 63 % of the total lunch sales

(Ramboll Market Analysis, 3/2020)

KOGGI

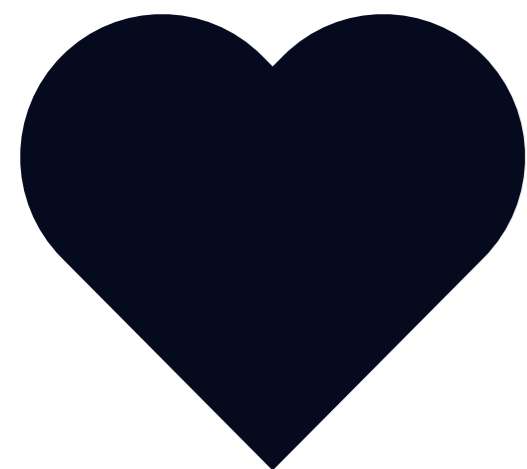


4 FASCINATING RESTAURANTS

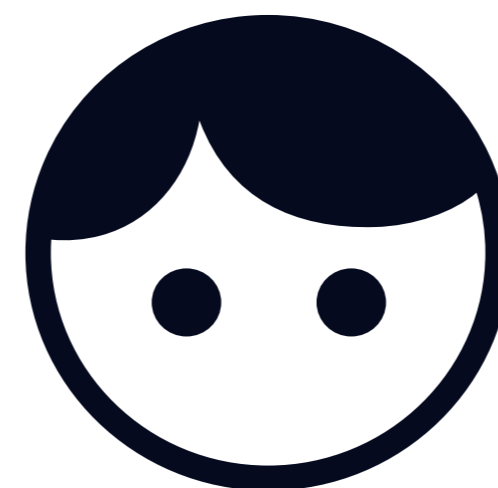
SMALL-SCALE FOOD HALL STALLS

ONE DELIGHTFUL DELICATESSEN

“Koggi” is not only a merchant ship from the Hanseatic League period but also the name of Lippulaiva’s food court. Koggi consists of four separate restaurants and 4–5 smaller food hall operators, including a small delicatessen that doesn’t let pastry-lovers pass it without second thoughts.



Koggi’s overall impression is spacious and comfortable — clear spaces, clean views. The space is inviting, original and easily accessible to everyone. Visually Koggi is more subtle than other parts of Lippulaiva — we want to let the operators shine and create their own, vivid atmosphere.



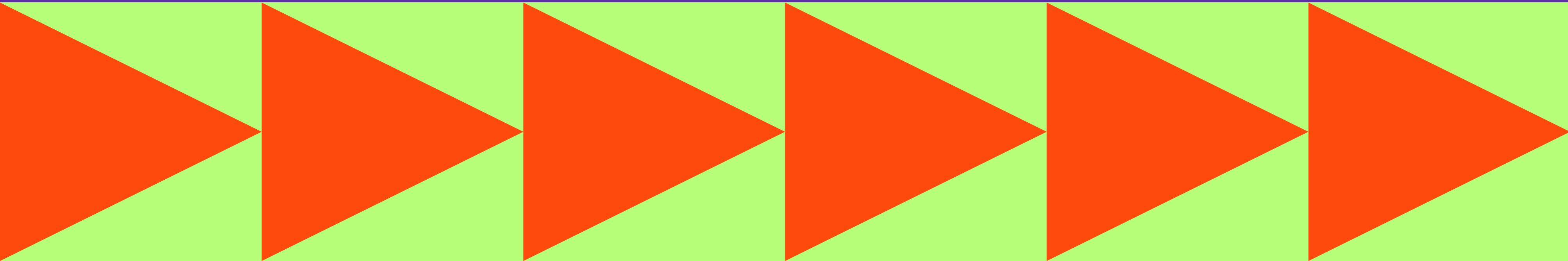
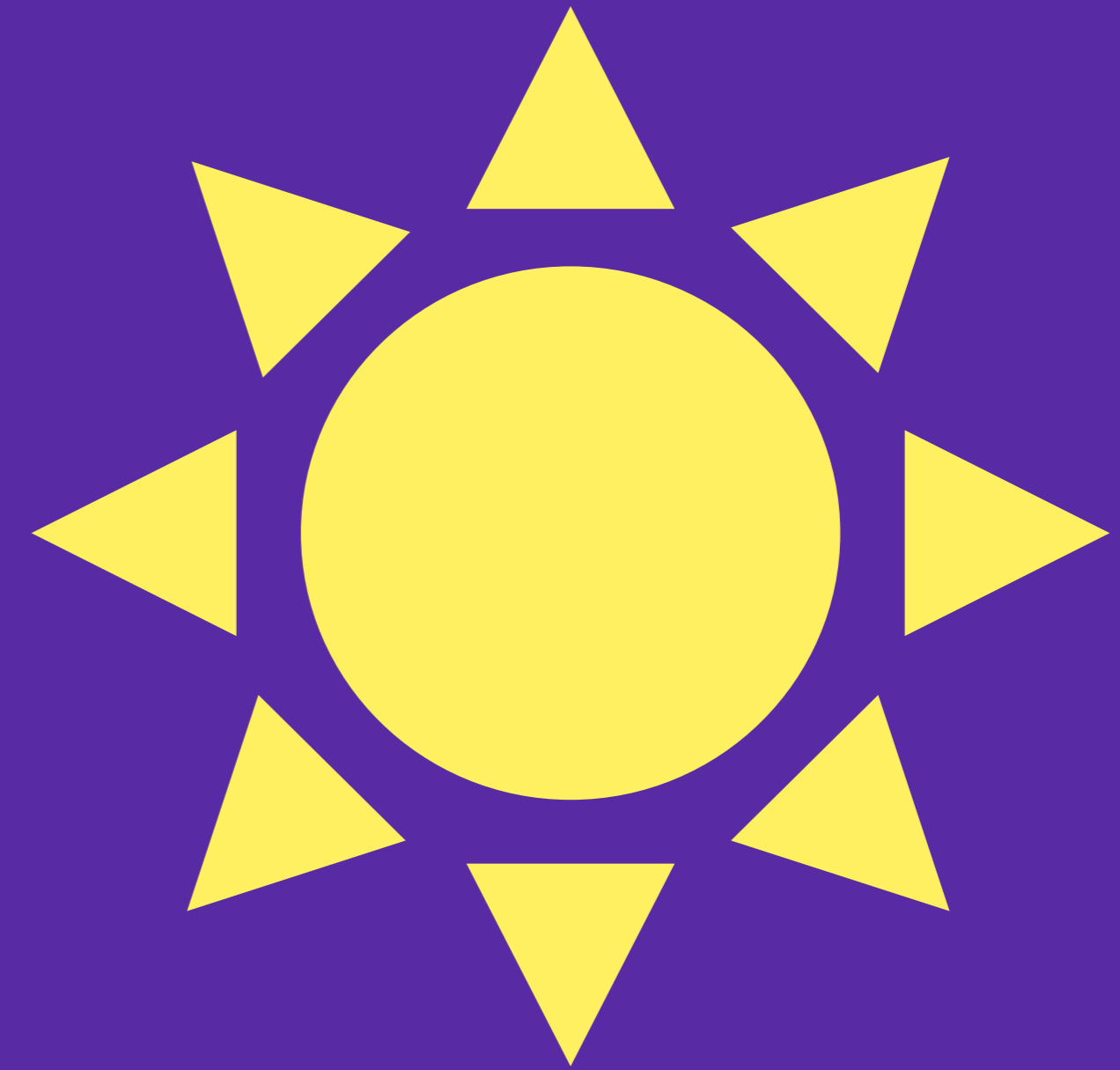
The concept is tailored to different target groups and their needs: inhabitants, customers from workplaces and passers-by. Be it brunch or lunch, dinner or hangout, remote day or holiday, there is a suitable option available.

THAT FEELING WHEN...

SUSTAINABILITY

IS IN

THE CENTRE



...THE PREMISES ARE STATE-OF-THE-ART & ENERGY-EFFICIENT



Placed in the heart of the local community, the new Lippulaiva is designed to LEED gold certification target. The integration with the metro line and the bus terminal, together with good bicycle connections and other environmentally-friendly solutions, create lower environmental impacts.

NEARLY A ZERO-ENERGY BUILDING

PV PANELS
ON THE ROOF
AND FACADE

NOVEL ENERGY
STORAGE SYSTEM
WITH SMART
ENERGY CONTROL

A MASSIVE
GEOTHERMAL HEAT PUMP
SYSTEM FOR COOLING
AND HEATING

OVER 51 KM
OF ENERGY WELLS

3,500 METRES
OF GREEN ROOF
SPACE

250 CHARGING STATIONS
FOR ELECTRICAL AND
HYBRID CARS

EUROPE'S LARGEST GEOTHERMAL ENERGY PLANT IN A SHOPPING CENTRE

Lippulaiva will be hosting the largest geothermal heating and cooling facility for a commercial building in Europe. Geothermal energy plant will generate carbon-free energy to meet almost the entire heating and cooling needs of the shopping centre.

LIPPULAIVA WILL BECOME THE FLAGSHIP OF LOCAL ENERGY PRODUCTION — THAT'S WHY LIPPULAIVA PARTICIPATES IN THE EU-FUNDED SPARCS PROJECT

Lippulaiva is one of the most important demonstration locations of the SPARCS project

- ▶ Demonstrating sustainable energy system with novel technologies
- ▶ Boosting e-mobility in the whole Espoonlahti area
- ▶ Engaging citizens in Lippulaiva by organising co-creation events and encouraging people for energy positive behaviour

SPARCS: SPARCS SUPPORTS EUROPEAN CITIES IN TRANSFORMING INTO SUSTAINABLE ENERGY POSITIVE & ZERO CARBON COMMUNITIES

PARTNERS IN FINLAND



...WHEN IT'S BACKED BY CITYCON

Citycon is a leading owner, manager and developer of mixed-use centres for urban living including retail, office space and housing. Citycon's centres are anchored by groceries, healthcare and services to cater for the everyday needs of customers.

40

SHOPPING CENTRES +7 MANAGED/RENTED SHOPPING CENTRES

4.4

TOTAL ASSETS,
EUR BILLION

170

MILLION VISITORS

OUR SHOPPING
CENTRES

LOCATED IN URBAN CROSSPOINTS

LINKED TO PUBLIC TRANSPORTATION

EVERYDAY CONVENIENCE

(RE)DEVELOPMENT POTENTIAL



LEASING CONTACT



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LIPPU LAIVA

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