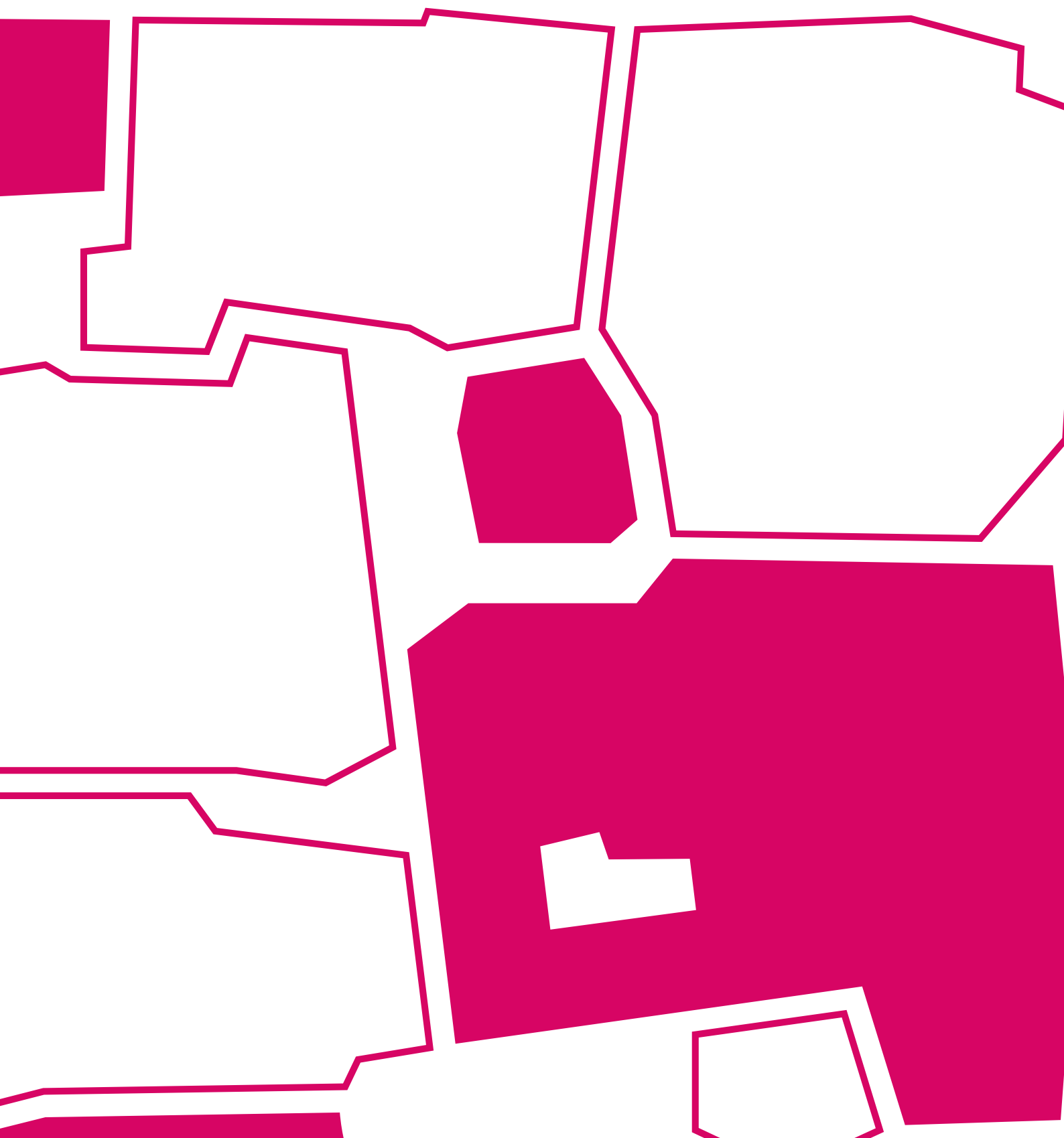


Interim Report

1 January – 30 June 2009

CITYCON

creating success for retailing



Citycon Oyj's Interim Report for 1 January – 30 June 2009

Solid operational performance and lower financing costs

Summary of the Second Quarter of 2009 Compared with the Previous Quarter

- Turnover came to EUR 45.6 million and was at the same level as in the previous quarter (Q1/2009: EUR 45.9 million).
- Net rental income increased by 2.3 per cent to EUR 31.0 million (EUR 30.3 million) mainly due to lower property operating expenses than in the previous quarter reflecting the common seasonal variations.
- Net cash from operating activities per share was EUR 0.09 (EUR 0.10).
- Earnings per share were EUR -0.03 (EUR -0.08).
- Direct result per share (diluted) increased and was EUR 0.06 (EUR 0.05).
- The fair value change of investment properties was EUR -26.0 million (EUR -31.6 million). The fair market value of the investment properties was EUR 2,104.5 million (EUR 2,097.3 million).
- The average net yield requirement for investment properties rose and was 6.6 per cent (6.5%) at the end of the period, according to an external appraiser. The increase in the net yield requirement was due to general market conditions.
- Financial expenses totalled EUR 11.8 million (EUR 12.2 million), decreasing due to lower interest rates. The previous quarter included a one-off EUR 0.6 million gain from the buybacks of the company's convertible bonds. The company booked a fair value gain of EUR 0.3 million related to derivative contracts in Q2 (Q1/2009: fair value loss of EUR 0.3 million).
- Citycon's interest cover ratio covenant was 2.1x (2.0x) and equity ratio covenant as defined in the loan agreements was 42.9 per cent (43.2%).
- The second stage of the redevelopment project of the Rocca al Mare shopping centre in Tallinn, Fashion Gallery, was opened in May, fully leased.
- The apartments under construction in Liljeholmen in Stockholm, Sweden, were agreed to be sold for SEK 176 million (approx. EUR 16.3 million).

Summary of January–June 2009 Compared with the Corresponding Period of 2008

- Turnover increased by 3.3 per cent to EUR 91.5 million (Q1-2/2008: EUR 88.5 million), due to growth in gross leasable area, particularly at Rocca al Mare, and development of retail properties. Turnover growth was reduced by slightly higher vacancy.
- Profit/loss before taxes was EUR -28.7 million (EUR -62.1 million), including a EUR -57.6 million (EUR -85.1 million) change in the fair value of investment properties.
- Net rental income increased by 2.0 per cent to EUR 61.3 million (EUR 60.1 million). If the impact of the weakened Swedish krona is excluded, net rental income increased by 4.9 per cent.
- Net rental income from like-for-like properties rose by 2.1 per cent.
- The company's direct result rose to EUR 24.2 million (EUR 20.6 million).
- Direct result per share (diluted) was EUR 0.11 (EUR 0.09).
- Earnings per share were EUR -0.11 (EUR -0.21). The fair value changes of the investment properties have a significant impact on earnings per share.
- The occupancy rate was 94.8 per cent (95.7%). The decrease in occupancy rate resulted from the slightly increased vacancy across the portfolio in all of Citycon's operating countries.
- Net cash from operating activities per share was EUR 0.19 (EUR 0.12). The increase was due mainly to non-recurring realized foreign exchange rate gains, positive change of working capital as well as lower financing costs.
- The equity ratio was 36.2 per cent (42.1%). This decrease resulted mainly from the fair value changes of the investment properties and higher debt due to investments.
- The company's financial position remained good during the period. Total liquidity at the end of the reporting period was EUR 242.5 million, including unutilised committed debt facilities amounting to EUR 225.8 million and EUR 16.7 million in cash. The available liquidity will cover the authorised investments and scheduled debt interest and repayments until at least the end of 2010, without the need for additional financing.

Key Figures

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-% ¹⁾	2008
Turnover, EUR million	45.6	44.2	45.9	91.5	88.5	3.3 %	178.3
Net rental income, EUR million	31.0	30.5	30.3	61.3	60.1	2.0 %	121.8
Operating profit/loss, EUR million	1.1	-59.5	-5.8	-4.7	-33.0	-85.8 %	-105.0
% of turnover	2.4 %	-	-	-	-	-	-
Loss/profit before taxes, EUR million	-10.7	-73.4	-18.1	-28.7	-62.1	-53.7 %	-162.3
Loss/profit attributable to parent company shareholders, EUR million	-7.0	-56.6	-16.8	-23.8	-47.5	-49.9 %	-124.1
Direct operating profit, EUR million	27.1	26.2	25.7	52.8	52.1	1.3 %	105.3
% of turnover	59.4 %	59.2 %	56.1 %	57.7 %	58.9 %	-	59.1 %
Direct result, EUR million	12.6	10.2	11.6	24.2	20.6	17.0 %	43.8
Indirect result, EUR million	-19.5	-66.8	-28.4	-48.0	-68.1	-29.6 %	-167.9
Earnings per share (basic), EUR	-0.03	-0.26	-0.08	-0.11	-0.21	-49.9 %	-0.56
Earnings per share (diluted), EUR	-0.03	-0.26	-0.08	-0.11	-0.21	-49.9 %	-0.56
Direct result per share (diluted), (diluted EPRA EPS), EUR	0.06	0.05	0.05	0.11	0.09	15.5 %	0.20
Net cash from operating activities per share, EUR	0.09	0.06	0.10	0.19	0.12	60.0 %	0.21
Fair value of investment properties, EUR million ²⁾			2,097.3	2,104.5	2,233.1	-5.8 %	2,111.6
Equity per share, EUR			3.37	3.35	4.13	-18.9 %	3.62
Net asset value (EPRA NAV) per share, EUR			3.62	3.58	4.46	-19.7 %	3.88
EPRA NNNNAV per share, EUR			3.55	3.46	4.20	-17.6 %	3.80
Equity ratio, %			36.4	36.2	42.1	-	38.5
Gearing, %			151.2	157.4	123.3	-	141.3
Net interest-bearing debt (fair value), EUR million			1,191.3	1,234.8	1,205.3	2.4 %	1,194.6
Net rental yield, %			5.9	6.0	5.4	-	5.8
Net rental yield, like-for-like properties, %			6.5	6.7	5.9	-	6.3
Occupancy rate, %			95.3	94.8	95.7	-	96.0
Personnel (at the end of the period)			113	114	110	3.6 %	113

1) Change-% is calculated from exact figures and refers to the change between 2009 and 2008.

2) Due to the adoption of amended IAS 40 Investment property -standard, the fair value of investment properties also includes development properties.

CEO Petri Olkinuora's Comments on January–June 2009:

"Citycon continued its solid financial performance. The direct result increased to EUR 24.2 million and the net cash flow from operating activities was strong. Net rental income from like-for-like properties grew 2.1 per cent during the period despite the challenging market conditions. Occupancy rate decreased due to decline of demand. Aggregate sales in all shopping centres were at the previous year's level.

The company's key (re)development projects progressed according to the plans and the second phase of the Rocca al Mare redevelopment project was opened successfully in early May. The centre has been well received by the shoppers and enjoys a good footfall. In June, Citycon agreed to sell the apartments under construction in Liljeholmen and shopping centre Trio in Lahti was granted the first LEED-certificate in the Nordic countries.

Financial position remained good and the decrease in financial expenses continued as a result of lower interest rates."

Business Environment

The economic environment remained difficult during the second quarter due to the global downturn. Retail sales decreased in Finland and in the Baltic countries, but increased in Sweden in May. Grocery sales grew in Finland and Sweden. In May, inflation declined to zero in Finland and Sweden and also in Estonia. In the Baltic countries, the economic situation continues to be challenging. (Sources: Statistics Finland, Statistics Sweden, Statistics Estonia)

In Finland and Sweden, consumer confidence index turned positive and, in Estonia and Lithuania, grew more positive in comparison to the gloomy figures for the early part of the year (Eurostat). However, the rise in unemployment in all of Citycon's operating countries affects consumers' purchasing power.

Volatility in the global financial markets has reduced the availability of financing and clearly raised the margins on new loans.

The volume of transactions in the property market has slightly increased but remained on a low level. Construction costs have clearly decreased, which supports Citycon's property development operations.

Business and Property Portfolio Summary

Citycon is an active owner, operator and long-term developer of shopping centres, laying the foundation for a successful retail business. The company aims to increase its net yield from shopping centres over the long term through active retail property management and redevelopment efforts. Citycon's retail properties serve both consumers and retailers.

Citycon is the market leader in the Finnish shopping centre business and holds a strong position in Sweden and a firm foothold in the Baltic countries. It assumes responsibility for the business operations and administration of its investment properties.

Citycon is involved in the day-to-day operations of its shopping centres and, in co-operation with its tenants, aims to increase the attractiveness, footfall, sales and profits of its shopping centres on a continuous basis. Citycon is a pioneer in the Nordic shopping centre market, as it aims to factor environmental considerations into its shopping centre management as well as its redevelopment and development projects. The company has three sustainable development pilot projects, and the redevelopment of the Trio shopping centre was the first to be completed at the end of 2008.

Citycon operates in Finland, Sweden and the Baltic countries. Thanks to careful market research and good local knowledge, Citycon has been able to acquire shopping centres in major growth centres in the countries in which it operates. Citycon's investments are focused on areas with expected population and purchasing power growth.

At the end of the period under review, Citycon owned 33 (33) shopping centres and 51 (52) other properties. Of the shopping centres, 22 (22) were located in Finland, eight (8) in Sweden and three (3) in the Baltic countries.

At the end of June, the market value of the company's property portfolio totalled EUR 2,104.5 million (EUR 2,233.1 million) with Finnish properties accounting for 69.0 per cent (69.8%), Swedish properties for 23.6 per cent (24.2%) and Baltic properties for 7.4 per cent (5.9%). The gross leasable area at the end of June totalled 949,150 square metres.

Changes in the Fair Value of Investment Properties

Citycon measures its investment properties at fair value, under the IAS 40 standard, according to which changes in the fair value of investment properties are recognised through profit or loss. Furthermore, due to the amendment to IAS 40 standard effective from 1 January 2009, Citycon also measures its development properties at fair value instead of at cost and no longer presents development properties separately from investment properties on the statement of financial position. In accordance with the International

Accounting Standards (IAS) and the International Valuation Standards (IVS), an external professional appraiser conducts a valuation of Citycon's property portfolio on a property-by-property basis at least once a year. However, in 2009, Citycon will have its properties valued by an external appraiser on a quarterly basis, due to market volatility.

Citycon's property portfolio is valued by Realia Management Oy, part of the Realia Group. Realia Management Oy is the preferred appraisal service supplier of CB Richard Ellis in Finland. A summary of Realia Management Oy's Property Valuation Statement at the end of June 2009 can be found at www.citycon.com/valuation. The valuation statement includes a description of the valuation process and the factors contributing to the valuation, as well as the results of the valuation, and a sensitivity analysis.

During the period under review, the fair value of Citycon's property portfolio decreased. This decrease was due to changes in the general conditions in the property and financial market and to higher yield requirements resulting from the general economic downturn. The period saw a total value increase of EUR 8.6 million and a total value decrease of EUR 66.2 million. The net effect of these changes on the company's profit was EUR -57.6 million (EUR 85.1 million).

On 30 June 2009, the average net yield requirement defined by Realia Management Oy for Citycon's property portfolio came to 6.6 per cent (31 March 2009: 6.5%, and 30 June 2008: 6.0%).

Lease Portfolio and Occupancy Rate

At the end of the period under review, Citycon had a total of 4,080 (3,662) leases. The average remaining length of the lease agreements was 3.0 (2.8) years. Citycon's property portfolio's net rental yield was 6.0 per cent (5.4%) and the economic occupancy rate was 94.8 per cent (95.7%). The decrease in occupancy rate was a result of a slight increase in vacancy across the portfolio in all of Citycon's operating countries due to toughened market conditions. Compared to the previous quarter, the occupancy rate decreased by 0.5 percentage point due mainly to one recently vacated space in Finland.

Citycon's net rental income grew by 2.0 per cent to EUR 61.3 million during the period under review. The leasable area rose by 2.4 per cent to 949,150 square metres. Net rental income from like-for-like properties grew by 2.1 per cent when excluding the impact of the weakened Swedish krona.

Like-for-like properties are properties held by Citycon throughout the 24-month reference period, excluding properties under refurbishment and redevelopment as well as undeveloped lots. 73.6 per cent of like-for-like properties are located in Finland. The calculation method for net yield and standing (like-for-like) investments is based on guidelines issued by the KTI Institute for Real Estate Economics and the Investment Property Databank (IPD).

During the last 12 months, the rolling twelve-month occupancy cost ratio for like-for-like properties was 8.6 per cent. The occupancy cost ratio is calculated as the share of net rent and potential service charges paid by a tenant to Citycon, of the tenant's sales, excluding VAT. The VAT percentage is an estimate.

Lease Portfolio Summary

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Number of leases started during the period	219	112	128	347	236	47.0	572
Total area of leases started, sq.m.	32,511	18,170	16,066	48,577	42,410	14.5	124,960
Occupancy rate at end of the period, %			95.3	94.8	95.7	-0.9	96.0
Average remaining length of lease portfolio at the end of the period, year			3.1	3.0	2.8	7.1	3.1 ¹⁾

1) Interpretation of the remaining length of a lease agreement has been revised.

Acquisitions and Divestments

Citycon continues to focus on the development and redevelopment of the company's shopping centres, and follows developments in the shopping centre market across its operating regions. No new shopping centres were acquired during the period.

In June, Citycon agreed to sell the apartments under construction in connection with the Liljeholmstorget shopping centre located in Stockholm, to Heba Fastighets AB for approximately SEK 176 million (approximately EUR 16.3 million). The apartments to be built have been incorporated into a separate real estate company, and detached from the shopping centre. The total number of apartments is 72 and the leasable area totals some 6,100 square metres. Citycon will bring the residential development to an end and the deal is expected to be finalised in April 2010, after the completion of the apartments. The gain on sale is estimated to be around SEK

30 million (around EUR 2.8 million) depending on the final construction expenditure. Gain on sale will be recognized under fair value changes in the statement of comprehensive income along with the progress of the apartments' construction.

At the end of January, Citycon divested all the shares in its subsidiary MREC Kiinteistö Oy Keijutie 15. The debt-free selling price of this non-core property in Lahti amounted to approximately EUR 3 million and the company booked a gain on sale of EUR 0.1 million. The company's strategy is to continue the sale of non-core properties.

Development Projects

Citycon currently has two major development projects in progress, Rocca al Mare in Tallinn and Liljeholmstorget in Stockholm. The purpose of the company's development activities is to keep its shopping centres competitive for both customers and tenants. Citycon is pursuing a long-term increase in the footfall and cash flow, as well as in the efficiency and return of its retail properties.

In the short term, redevelopment projects may weaken returns from some properties, as some retail premises may have to be temporarily vacated for refurbishment, which affects rental income. Citycon aims to carry out any redevelopment projects phase by phase so that the whole shopping centre does not have to be closed during the works in progress, thus ensuring continuous cash flow.

Sustainable Construction and Management

In its development projects, Citycon is paying attention to environmental management methods and solutions. The company has three pilot projects, aimed at identifying the best practices to be implemented in the sustainable construction and management of shopping centres. These pilot projects include building a new shopping centre at Liljeholmen in Stockholm, Sweden, the redevelopment and extension of the Rocca al Mare shopping centre in Tallinn, Estonia, and the already completed redevelopment of the Trio shopping centre in Lahti, Finland.

The assessment applied in the pilot projects comprises a total of over 60 points, reviewing various factors such as the energy efficiency of the property, indoor air quality, the choice of materials, the utilisation of public transport and minimising the environmental impacts of construction work. On the basis of this assessment, practical development measures will be introduced in order to establish systematic, sustainable construction practices.

The Trio shopping centre was the first shopping centre in Finland and in the Nordic countries to be granted the international LEED® (Leadership in Energy and Environmental Design) environmental certification, in June. The objective is to obtain this certification for other pilot projects as well. Citycon remains confident that, in the long term, a responsible approach to its business operations will enhance its reputation as a responsible player in the shopping centre markets and its attractiveness as an international investment.

(Re)development Projects in Progress

The table below lists the most significant development and redevelopment projects in progress, as approved by the Board of Directors. More information on planned projects can be found on the corporate website at www.citycon.com and the Annual Report 2008.

Capital expenditure during the course of 2009 on all development projects amounted to EUR 6.3 million in Finland, EUR 33.4 million in Sweden and EUR 11.0 million in the Baltic countries.

(Re)development Projects in Progress, 30 June 2009

	Location	Estimated total cost (EUR million)	Actual gross expenditure by 30 June 2009 (EUR million)	Estimated final year of completion
Liljeholmstorget	Stockholm, Sweden	130	100.6	2009
Rocca al Mare	Tallinn, Estonia	61.3	47.3	2009
Torikeskus	Seinäjoki, Finland	4	2.6	2009

The company's largest development project, which is also its main sustainable construction project, involves the construction of a new shopping centre in Liljeholmen, Stockholm. This project has advanced within the planned budget and schedule. Among others,

the shopping centre's anchor tenants include the ICA-Kvantum grocery retailer, Hennes & Mauritz, MQ-fashion chain and Systembolaget. The new shopping centre is expected to open in October 2009, and the leasing of its premises is proceeding as planned.

For the Rocca al Mare shopping centre in Tallinn, the new premises completed during the first stage of the redevelopment project were opened as early as October 2008. The second stage of the redevelopment project was completed during the period under review, resulting in the opening of the Fashion Gallery in May. This fashion world encompasses more than 60 fashion stores, including two major European fashion brands, New Yorker and Marks & Spencer. The New Yorker store is the chain's largest in Estonia, while Marks & Spencer opened its first store in the country. All premises included in the project's second stage were leased by the opening day. The completely redeveloped shopping centre Rocca al Mare is scheduled to open in the autumn of 2009.

Citycon's Board of Directors has also approved a refurbishment project involving the Torikeskus in Seinäjoki. No other projects had been approved by the company's Board of Directors during the reporting period, and new development projects will be started only once financing and lease agreements have been adequately secured.

Business Units

Citycon's business operations are divided into three business units: Finland, Sweden and the Baltic Countries. These are sub-divided into two business areas: Retail Properties and Property Development. The Finnish business unit also includes a Commercial Development function, responsible for the commercial development of Citycon's Finnish shopping centres and the development of new commercial concepts.

Finland

Citycon is the market leader in the Finnish shopping centre business. Citycon's market share was 24 per cent of the Finnish shopping centre market in 2008 (source: Entrecon). The company's net rental income from Finnish operations during the period under review was EUR 46.0 million (EUR 44.9 million). The business unit accounted for 74.9 per cent of Citycon's total net rental income.

The key figures of the Finnish property portfolio are presented below. Ongoing development projects have been covered previously in this document.

Lease Portfolio Summary, Finland

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Number of leases started during the period	80	93	66	146	193	-24.4	452
Total area of leases started, sq.m.	9,080	14,310	9,190	18,270	36,110	-49.4	79,130
Occupancy rate at end of the period, %			94.9	94.5	95.6	-1.2	95.7
Average remaining length of lease portfolio at the end of the period, year			3.0	2.9	3.1	-6.5	3.1

Financial Performance, Finland

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Gross rental income, EUR million	31.4	30.5	32.3	63.7	60.9	4.5	122.5
Turnover, EUR million	32.6	31.6	33.5	66.1	62.9	5.0	126.8
Net rental income, EUR million	22.9	22.5	23.1	46.0	44.9	2.5	90.9
Net fair value losses/gains on investment property, EUR million	-20.5	-58.5	-25.5	-46.0	-60.6	-24.2	-154.3
Operating loss/profit, EUR million	1.0	-37.4	-4.0	-3.0	-18.3	-83.6	-62.9
Capital expenditure, EUR million	3.2	17.9	3.2	6.4	41.0	-84.4	69.2
Fair market value of investment properties, EUR million ¹⁾			1,468.9	1,451.6	1,559.7	-6.9	1,494.0
Net rental yield, % ²⁾			6.2	6.3	5.6	-	6.0
Net rental yield, like-for-like properties, %			6.7	6.9	6.2	-	6.5

1) Due to the adoption of amended IAS 40 Investment property -standard, the fair value of investment properties also includes development properties.

2) Includes the lots for development projects.

Sweden

Citycon has achieved a substantial position in the Swedish shopping centre market and has eight shopping centres and seven other retail properties in Sweden, located in the Greater Stockholm and Greater Gothenburg areas and in Umeå. The company's net rental income from Swedish operations decreased by 11.6 per cent and totalled EUR 10.8 million (EUR 12.2 million). If the impact of the weakened Swedish krona is excluded, net rental income from Swedish operations increased by 2.4 per cent in comparison with the previous year. The business unit accounted for 17.6 per cent of Citycon's total net rental income.

The key figures for the Swedish property portfolio are presented below. Ongoing development projects have been covered previously in this document.

Lease Portfolio Summary, Sweden

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Number of leases started during the period	72	18	61	133	26	411.5	58
Total area of leases started, sq.m.	7,320	3,760	6,873	14,193	4,600	208.5	15,340
Occupancy rate at end of the period, %			95.5	94.4	95.2	-0.8	96.0
Average remaining length of lease portfolio at the end of the period, year			2.3	2.4	2.1	14.3	2.4

Financial Performance, Sweden

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Gross rental income, EUR million	9.2	10.8	9.0	18.2	20.0	-8.8	41.1
Turnover, EUR million	9.5	10.6	9.3	18.8	21.2	-11.7	41.9
Net rental income, EUR million	5.6	6.4	5.2	10.8	12.2	-11.6	24.1
Net fair value gains/losses on investment property, EUR million	-4.7	-21.1	3.4	-1.3	-19.4	-	-70.1
Operating profit/loss, EUR million	0.1	-15.7	7.8	7.9	-9.0	-	-49.1
Capital expenditure, EUR million	19.0	16.3	14.4	33.4	25.0	33.7	65.6
Fair market value of investment properties, EUR million ¹⁾			477.2	496.8	541.4	-8.2	462.4
Net rental yield, % ²⁾			5.1	4.9	4.6	-	5.0
Net rental yield, like-for-like properties, %			5.9	6.1	5.3	-	5.6

1) Due to the adoption of amended IAS 40 Investment property -standard, the fair value of investment properties also includes development properties.

2) Includes the lots for development projects.

Baltic Countries

At the end of the period under review, Citycon owned three shopping centres in the Baltic countries: Rocca al Mare and Magistral in Tallinn, Estonia, and Mandarin in Vilnius, Lithuania. The deteriorating economical situation in the Baltic countries has affected the sales and footfall of Citycon's shopping centres and increased tenants' requests for rent reductions. Vacancy has not, however, increased remarkably during the period. Net rental income from Baltic operations amounted to EUR 4.6 million (EUR 3.1 million). The business unit accounted for 7.5 per cent of Citycon's total net rental income.

The key figures for the Baltic property portfolio are presented below. Ongoing development projects have been covered previously in this document.

Lease Portfolio Summary, Baltic Countries

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Number of leases started during the period	67	1	1	68	17	300.0	62
Total area of leases started, sq.m.	16,111	100	3	16,114	1,700	-	30,490
Occupancy rate at end of the period, %			99.5	99.9	100.0	-0.1	99.8
Average remaining length of lease portfolio at the end of the period, year			5.4	5.6	2.3	143.5	5,4 ¹⁾

1) Interpretation of the remaining length of a lease agreement has been revised.

Financial Performance, Baltic Countries

	Q2/2009	Q2/2008	Q1/2009	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Gross rental income, EUR million	3.3	2.1	3.0	6.3	4.2	49.4	9.3
Turnover, EUR million	3.5	2.1	3.1	6.6	4.3	52.7	9.6
Net rental income, EUR million	2.5	1.5	2.1	4.6	3.1	48.9	6.8
Net fair value losses/gains on investment property, EUR million	-0.7	-5.9	-9.6	-10.3	-5.0	104.5	8.3
Operating loss/profit, EUR million	1.5	-4.5	-7.7	-6.2	-2.2	178.5	14.4
Capital expenditure, EUR million	5.7	6.7	5.3	11.0	12.6	-12.7	22.7
Fair market value of investment properties, EUR million ¹⁾			151.1	156.1	132.0	18.3	155.3
Net rental yield, % ²⁾			6.1	6.4	5.9	-	6.2
Net rental yield, like-for-like properties, %			7.2	7.4	7.0	-	7.2

1) Due to the adoption of amended IAS 40 Investment property -standard, the fair value of investment properties also includes development properties.

2) Includes the lots for development projects.

Turnover and Profit

Turnover for the period came to EUR 91.5 million (EUR 88.5 million), principally derived from the rental income generated by Citycon's retail premises. Gross rental income accounted for 96.5 per cent (96.2%) of turnover.

Operating profit came to EUR -4.7 million (EUR -33.0 million). Profit before taxes was EUR -28.7 million (EUR -62.1 million) and profit after taxes attributable to parent company shareholders EUR -23.8 million (EUR -47.5 million). The decrease in operating profit was mainly due to the fair value loss of the property portfolio. On the other hand, as a result of the completed redevelopment projects, the operating profit rose due to net rental income generated by increased and refurbished premises.

The effect of changes in the fair value of the property portfolio, of gains on sales and of other indirect items on the profit attributable to parent company shareholders, was EUR -48.0 million (EUR -68.1 million), tax effects included. Taking this into account, the direct result after taxes was EUR 3.5 million above the reference period level (cf. Note "Reconciliation between direct and indirect result"). The growth in the direct result came mainly from increased net rental income as well as exchange rate changes and decreased interest rates resulting in lower financial expenses. In addition, a gain of EUR 0.4 million, including tax effects, for the buybacks of convertible bonds was recognised under the direct result.

Current taxes on the direct result were higher during the reporting period than during the reference period, due to growth in the direct result and the buybacks of convertible bonds.

Earnings per share were EUR -0.11 (EUR -0.21). Direct result per share, diluted, (diluted EPRA EPS) was EUR 0.11 (EUR 0.09). Net cash flow from operating activities per share amounted to EUR 0.19 (EUR 0.12).

Human Resources and Administrative Expenses

At the end of the report period, Citycon Group employed a total of 114 (110) persons, of whom 75 were employed in Finland, 31 in

Sweden and eight in the Baltic countries. Administrative expenses remained at the same level and were EUR 8.5 million (EUR 8.4 million), including EUR 0.2 million (EUR 0.2 million) in calculated non-cash expenses related to employee stock options and the company's share-based incentive scheme.

Capital Expenditure and Divestments

Citycon's reported gross capital expenditure during the reporting period totalled EUR 51.0 million (EUR 79.1 million). Of this, property acquisitions accounted for EUR 0.0 million (EUR 2.5 million), property development EUR 50.7 million (EUR 75.9 million) and other investments EUR 0.3 million (EUR 0.6 million). These investments were financed through cash flow from operations and existing financing arrangements.

In June, Citycon agreed to sell the apartments under construction connected to the Liljeholmstorget shopping centre in Stockholm, Sweden, for approximately SEK 176 million (approximately EUR 16.3 million). At the end of January, Citycon divested all the shares in its subsidiary MREC Kiinteistö Oy Keijutie 15. The debt-free selling price of this non-core property in Lahti amounted to approximately EUR 3 million.

Statement of Financial Position and Financing

The total assets at the end of the reporting period stood at EUR 2,147.5 million (EUR 2,293.0 million). Liabilities totalled EUR 1,370.2 million (EUR 1,328.6 million), with short-term liabilities accounting for EUR 141.8 million (EUR 179.2 million). The Group's financial position remained good. At the end of the period under review, Citycon's liquidity was EUR 242.5 million, of which EUR 225.8 million consisted of undrawn, committed credit facilities and EUR 16.7 million of cash and cash equivalents. At the end of the period, Citycon's liquidity, short-term credit limits and commercial papers excluded, stood at EUR 222.5 million (31 March 2009: EUR 270.4 million).

For the purpose of short-term liquidity management, the company uses a EUR 100 million non-committed Finnish commercial paper programme and a non-committed Swedish commercial paper programme worth SEK one billion. By the end of the period under review, Citycon had issued commercial papers to the value of EUR 5.0 million. Citycon's financing is mainly arranged on a long-term basis, with short-term interest-bearing debt constituting approximately 8.0 per cent of the Group's total interest-bearing debt at the end of the report period.

From the reference period, interest-bearing debt increased by EUR 27.7 million to EUR 1,240.6 million (EUR 1,212.9 million). The fair value of the Group's interest-bearing debt stood at EUR 1,251.6 million (EUR 1,229.2 million).

The Group's cash and cash equivalents totalled EUR 16.7 million (EUR 23.8 million). The fair value of the Group's interest-bearing net debt stood at EUR 1,234.8 million (EUR 1,205.3 million).

The year-to-date weighted average interest rate decreased compared to the previous year and was 4.24 per cent (4.90% during the reference period). The average loan maturity, weighted according to the principal amount of the loans, stood at 4.2 years (4.8 years). The average interest-rate fixing period was 3.1 years (3.0 years).

Citycon's interest cover ratio covenant improved due to lower interest costs and came to 2.1x (Q1/2009: 2.0x). The company's equity ratio as defined in the loan agreements decreased due to dividend and equity return payout as well as the fair value change of the property portfolio, and was 42.9 per cent (Q1/2009: 43.2%).

The weighted interest rate, interest-rate swaps included, averaged 4.10 per cent on 30 June 2009.

At the end of the reporting period the Group's equity ratio was 36.2 per cent (42.1%). Gearing stood at 157.4 per cent (123.3%).

Of Citycon's interest-bearing debt at the end of the period under review, 76.8 per cent (73.8%) was in floating-rate loans, of which 70.1 per cent (68.8%) had been converted into fixed-rate loans by means of interest-rate swaps. Fixed-rate debt accounted for 77.1 per cent (76.9%) of the Group's year-end interest-bearing debt, interest-rate swaps included. The loan portfolio's hedging ratio is in line with the Group's financing policy. During the second quarter in 2009, Citycon took advantage of the current low interest rates and rolled forward maturing interest rate swaps and entered into new hedges which slightly increased the hedge ratio.

Citycon applies hedge accounting, whereby changes in the fair value of interest-rate swaps subject to hedge accounting are recognised under other comprehensive income. The period-end nominal amount of interest-rate swaps totalled EUR 673.5 million (EUR 674.0 million), with hedge accounting applied to interest-rate swaps whose nominal amount totalled EUR 650.4 million (EUR 597.6 million).

On 30 June 2009, the nominal amount of all of the Group's derivative contracts totalled EUR 678.3 million (EUR 798.0 million), and their fair value was EUR -26.2 million (EUR 23.2 million). The decline of market interest rates at the beginning of the year decreased the fair value of Citycon's interest rate derivatives. Hedge accounting is applied for the majority of interest rate derivatives, meaning that any changes in their fair value will be recognised under other comprehensive income. Thereby, the fair value loss for these derivatives does not affect the profit for the period or earnings per share but the total comprehensive income. On 30 June 2009, the fair value loss recognised under other comprehensive income, taking account of the tax effect, totalled EUR -4.4 million (EUR 10.2 million).

Net financial expenses totalled EUR 24.0 million (EUR 29.0 million). The decrease in financial expenses is mainly attributable to lower interest rates and the buybacks of the convertible bonds.

Net financial expenses in the statement of comprehensive income include EUR 0.0 million in non-cash expenses related to derivative valuation, while a one-off gain of EUR 0.6 million for the buybacks of the convertible bonds was also recorded under net financial expenses. In addition, net financial expenses in the statement of comprehensive income include EUR 0.7 million (EUR 0.9 million) in non-cash expenses related to the option component on convertible bonds.

Loan Market Transactions

In March, Citycon signed an agreement for a EUR 75 million unsecured revolving credit facility with a group of three Nordic banks. The agreement is valid for three years.

The new syndicated loan will further strengthen the company's available liquidity and will provide the means of financing Citycon's growth on a committed basis. The proceeds from the credit facility will be used to finance strategic investments such as shopping centre redevelopment projects. The credit margins of the loan are subject to a pricing grid based on Citycon's interest cover ratio covenant, as has been the case with the company's previous loan agreements.

Buybacks of Subordinated Convertible Capital Bonds Issued in 2006

In July 2006, Citycon's Board of Directors decided to issue subordinated capital convertible bonds, to the amount of EUR 110 million, directed at international institutional investors. The issue of the convertible bonds, waiving the shareholders' pre-emptive subscription rights, was based on the authorisation given at Citycon's Annual General Meeting on 14 March 2006. These convertible bonds have been listed on the NASDAQ OMX Helsinki exchange since 22 August 2006. The maturity of the bonds is 7 years and they will pay a coupon of 4.5 per cent annually in arrears. The conversion period runs from 12 September 2006 to 27 July 2013 and the maturity date is 2 August 2013. The current conversion price is EUR 4.20.

In autumn 2008, Citycon began the repurchases of the convertible bonds, since the market situation enabled the company to repurchase the bonds at a price clearly below their face value and because the repurchases enabled the company to strengthen its statement of financial position and decrease its net financial expenses. In November–December 2008, Citycon repurchased a total of 542 bonds, each with a face value of EUR 50,000, which the company's Board of Directors decided to cancel on 9 December 2008 and 11 February 2009, in accordance with the terms and conditions of the convertible bonds.

Citycon continued the buybacks of the convertible bonds during the period under review by repurchasing a total of 128 bonds for EUR 3.6 million (including interest accrued), on 27 February 2009 and 10 March 2009. The repurchased bonds were cancelled on 18 March 2009. After this cancellation, the number of bonds issued under the convertible bonds is 1,530 and the maximum number of shares to be subscribed for with the bonds is 18,214,285. As a result of the cancellation, the maximum increase in Citycon's share capital on the basis of the convertible bonds decreased from EUR 26,646,428.25 to EUR 24,589,284.75. The amendments to Citycon's convertible bonds were registered in the Trade Register on 2 April 2009.

By the end of June, Citycon had repurchased a total principal amount of EUR 33.5 million of the 2006 convertible bonds, corresponding to approximately 30.5 per cent of the aggregate amount of the convertible bonds. The weighted average repurchase price was 53.5 per cent of the face value of the bonds.

Short-term Risks and Uncertainties

For risk management purposes, Citycon has a holistic Enterprise Risk Management (ERM) programme in place. Citycon's risk management aims to ensure that the company can meet its strategic and operational goals, while the ERM's purpose is to generate up-to-date and consistent information for the company's senior executives and Board of Directors on any risks threatening the targets set in strategic and annual plans.

Citycon's Board of Directors estimates that major short-term risks and uncertainties are associated with economic developments in the company's operating regions, the availability of financing as well as changes in the fair value of investment properties and interest rates. Redevelopment and construction of the company's own properties means that the risks associated with project management and with the leasing of new premises will also increase.

A number of factors contribute to the value of retail properties, such as general and local economic development, investment demand, and interest rates. At present, investment property values are subject to abnormally high uncertainty due to the global financial crisis and the dramatically weaker economic outlook in the company's operating regions.

As a result of the credit crisis, property prices have fallen, and Citycon has also recorded fair value losses for the period under review from the lower values of investment properties. During the period under review, trading activity on the property markets has been slow. Furthermore, weakening economic conditions make the future development of properties' fair value even more uncertain. While changes in the investment properties' fair value have an effect on the company's profit for the period, they do not have an immediate impact on cash flow.

Economic fluctuations and developments materially affect demand for rental premises and rental rates. These represent one of the company's key short-term risks. All of the company's operating regions experienced a marked slow-down in economic growth compared with the same period last year. Several economists forecast markedly negative economic growth for all of the company's operating regions for the rest of the year. If these economic conditions continue for a prolonged period, they will reduce demand for retail premises, weaken tenants' ability to pay rent and raise the vacancy rate in the company's properties, which might have a negative impact on the company's business and financial performance.

Citycon's growth relies on the refurbishment and redevelopment of retail properties. Implementation of this strategy requires both equity and debt financing. Difficulties in the banking sector have made banks more reluctant to lend money to enterprises. Furthermore, due to falling share prices and investors' reluctance to invest in shares, it is more difficult for listed companies to acquire equity through share issues. However, Citycon's financial position is good, enabling it to finance its ongoing projects in full as planned. The company will need new financing for future new investments and growth efforts, and the terms of such arrangements will naturally be affected by the financial situation at that time.

In addition to the availability of financing, Citycon's main financial risk is the interest-rate risk of the company's loan portfolio. During the period under review, the six-month interest rate in the euro area fell by 1.66 percentage points, while in Sweden the equivalent interest rate dropped 1.20 percentage points. During this period, Citycon's average interest rate decreased by 0.66 percentage points due to the clear decline in market rates.

The short-term risks involved in (re)development projects are associated with the leasing of new premises and the implementation of construction projects. Leasing risks in projects are minimised by securing the allocation of sufficient resources to the leasing operations of new properties, investing in the marketing of new shopping centres and concluding agreements with anchor tenants prior to a project's commencement or at its initial stage. Project implementation risks are managed using sufficient resources. Responsibility for projects is borne by experienced in-house project managers.

More details on the company's risk management are available on the company's website at www.citycon.com/riskmanagement and on pages 32–34 of the Financial Statements 2008.

Environmental Responsibility

Citycon seeks to lead the way in responsible shopping centre business and to promote sustainable development within the business. The location of Citycon's shopping centres in city centres, local centres or generally adjacent to major traffic flows, combined with excellent public transport connections, makes them well positioned to face the demands of sustainable development.

Citycon has initiated a Green Shopping Centre Management programme to foster sustainable development in all shopping centres owned by the company. The programme, to be implemented in 2009, aims to promote energy efficiency, recycling and other operations that support sustainable development.

At the end of June, the Trio shopping centre was awarded the first LEED® (Leadership in Energy and Environmental Design) environmental certificate in the Nordic countries. Trio, located in Lahti, Finland, is one of Citycon's three pilot projects in sustainable construction. The other LEED projects include the redevelopment and extension of the Rocca al Mare shopping centre in Tallinn, and the construction of the Liljeholmstorget shopping centre in Stockholm. Citycon will also seek LEED certification for these projects once they are completed. Certification forms an essential element of Citycon's efforts toward sustainable development.

LEED is an internationally recognised and the most widely spread rating system for green buildings. In the certification process,

a construction project is assessed against six criteria: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation in Design. The assessment is conducted by an independent third party, the Green Building Certification Institute, functioning under the U.S. Green Building Council.

Annual General Meeting 2009

Citycon Oyj's Annual General Meeting (AGM) took place in Helsinki, Finland, in March. The AGM adopted the company's financial statements for the financial year 2008 and discharged the members of the Board of Directors and the Chief Executive Officer from liability. The AGM decided on a dividend of EUR 0.04 per share for the financial year 2008 and, in addition, on an equity return of EUR 0.10 per share from the invested unrestricted equity fund. The dividend and equity return were paid on 3 April 2009. Other decisions made at the Annual General Meeting have been reported in the previous interim report, published on 23 April 2009.

Shareholders, Share Capital and Shares

Trading and Share Performance

During January–June, the number of Citycon shares traded on the NASDAQ OMX Helsinki totalled 92.7 million (74.0 million) at a total value of EUR 150.2 million (EUR 275.0 million). The highest quotation during the period was EUR 2.02 (EUR 4.28) and the lowest EUR 1.30 (EUR 3.03). The reported trade-weighted average price was EUR 1.62 (EUR 3.71), and the share closed at EUR 1.86 (EUR 3.21). The company's market capitalisation at the end of June totalled EUR 411.2 million (EUR 709.4 million).

Shareholders

At the end of June, Citycon had a total of 3,160 (1,984) registered shareholders, of which 10 were account managers of nominee-registered shares. Nominee-registered and other international shareholders held 202.6 million (211.8 million) shares, or 91.6 per cent (95.8%) of shares and voting rights in the company.

Notifications of Changes in Shareholdings

Perennial Investment Partners Limited notified the company in March that its holdings in Citycon Oyj had fallen below the five per cent threshold. According to the notification, Perennial Investment Partners Limited held a total of 7,770,418 Citycon shares on 12 March 2009, equivalent to 3.52 per cent of the company's share capital and voting rights.

Share Capital

At the end of June 2009, the company's registered share capital totalled EUR 259,570,510.20 and the number of shares 221,059,735. During the period, there were no changes in the company's share capital but the number of shares grew by 60,746 shares, which the company issued through directed, free share issues in May as part of the company's long-term, share-based incentive plan. The company has a single series of shares, with each share entitling to one vote at general meetings of shareholders. The shares have no nominal value.

Board Authorisations

The AGM for 2007 authorised the Board of Directors to decide on issuing new shares and disposing of treasury shares through paid or free share issues. New shares can be issued and treasury shares can be transferred to shareholders in proportion to their existing shareholding or through a directed share issue waiving the pre-emptive rights of shareholders, if a weighty financial reason exists for doing so. The Board can also decide on a free share issue to the company itself. In addition, the Board was authorised to grant the special rights referred to in Section 1 of Chapter 10 of the Finnish Limited Liability Companies Act, entitling their holders to receive, against payment, new shares in the company or treasury shares. The combined number of new shares to be issued and treasury shares to be transferred, including the shares granted on the basis of the special rights, may not exceed 100 million. At the end of June, the number of shares that can be issued or disposed of on the basis of the authorisation totalled 72,317,432. This authorisation is valid until 13 March 2012.

The AGM for 2009 authorised the Board of Directors to decide on the acquisition of 20 million of the company's own shares. This acquisition authorisation will be valid until the next Annual General Meeting. The company had no treasury shares at the end of the period.

At the end of the period under review, the Board had no other authorisations.

Stock Options 2004

The Annual General Meeting held on 15 March 2004 authorised the issue of a maximum of 3,900,000 stock options to the personnel of the Citycon Group. The stock options are listed on the NASDAQ OMX Helsinki exchange.

The subscription period for Citycon's stock options 2004 A expired at the end of March. A total of 386,448 shares were subscribed with these options. The number of unexercised stock options 2004 A totalled 694,925. These stock options have been deleted as worthless from their holders' book-entry accounts.

The table below includes information on the number of stock options 2004 and their subscription ratios and subscription prices. The full terms and conditions of the stock option plan are available on the company's website at www.citycon.com/options. No shares were subscribed based on the stock options 2004 during the period under review.

Basic Information on Stock Options 2004 as at 30 June 2009

	2004 B	2004 C
No. of options granted	1,090,000	1,050,000
No. held by Veniamo-Invest Oy ¹⁾	210,000	250,000
Subscription ratio, option/shares	1:1.2127	1:1.2127
Subscription price per share, EUR ²⁾	2.5908	4.2913
Subscription period began	1 Sept. 2007	1 Sept. 2008
Subscription period ends	31 March 2010	31 March 2011
No. of options exercised	-	-
No. of shares subscribed with options	-	-
No. of options available for share subscription	1,090,000	1,050,000
No. of shares that can be subscribed	1,321,843	1,273,335

¹⁾ Veniamo-Invest Oy, a wholly-owned subsidiary of Citycon Oy, cannot subscribe for its parent company's shares.

²⁾ Following the dividend payment and equity return in 2009. The share subscription prices are reduced by half of the per-share dividends paid and per-share equity returned. However, the share subscription price is always at least EUR 1.35.

Events after the Reporting Period

Early July, Citycon agreed on the divestment of two mainly residential properties connected to the Åkersberga Centrum shopping centre, located in the Greater Stockholm area. The buyer was the Swedish investment company Tegeltornet AB and the price SEK 181 million (approx. EUR 16.7 million), which corresponds to the fair value of these properties in Citycon's statement of financial position on 30 June 2009. Consequently, no gains or losses on the sale of investment properties are recognized.

At the same time, Citycon decided to expand and refurbish Åkersberga Centrum. The cost estimate for the construction project totals approximately SEK 467 million, or approximately EUR 44 million. Åkersberga Centrum's owners, Citycon and Armada Fastigheter AB, re-invest the proceeds from the divestment of Åkersberga Centrum's apartments in the redevelopment project (SEK 181 million). Citycon's share of the development investment is 75 per cent and Armada Fastigheter AB's 25 per cent.

The leasable area of the shopping centre will increase by approximately 13,000 square metres to 33,000 square metres while the premises of the old shopping centre will be renewed and an additional 350 new parking spaces built. Construction work will start this summer and the refurbishment of the entire shopping centre, which will remain open during the entire construction project, will be completed in 2011.

Outlook

Citycon continues to focus on increasing its cash flow and operating profit (excluding fair value changes). In order to implement this strategy, the company will focus on value-added activities while cautiously monitoring the market for potential acquisitions.

Due to market changes and tight financing conditions, the launch of planned projects will be re-evaluated. Citycon intends to continue the divestment of its non-core properties to improve the property portfolio and strengthen the company's financial position. The company is also considering alternative property financing sources.

The grocery sales sector, which accounts for a substantial share of the company's lease portfolio, cushions the impact of rental cyclicity in the company's business. The company expects its full-year direct result and net cash from operating activities to increase and net rental income to remain stable as a result of redevelopment projects coming online, active shopping centre management as well as lower interest rates.

Helsinki, 16 July 2009

Citycon Oyj
Board of Directors

Unaudited Interim Condensed Financial Statements 1 January - 30 June 2009

Condensed Consolidated Statement of Comprehensive Income, IFRS

EUR million	Note	Q2/2009	Q2/2008	Change-%	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Gross rental income		43.9	43.4	1.2%	88.2	85.1	3.6%	173.0
Service charge income		1.7	0.8	104.1%	3.2	3.4	-4.0%	5.3
Turnover	3	45.6	44.2	3.1%	91.5	88.5	3.3%	178.3
Property operating expenses		14.4	13.8	4.6%	29.8	28.4	5.1%	56.3
Other expenses from leasing operations		0.2	0.0	-	0.4	0.0	-	0.2
Net rental income		31.0	30.5	1.8%	61.3	60.1	2.0%	121.8
Administrative expenses		3.9	4.4	-10.8%	8.5	8.4	1.7%	16.9
Other operating income and expenses		0.0	0.0	-75.5%	0.0	0.1	-105.3%	6.1
Net fair value losses/gains on investment property		-26.0	-85.5	-69.6%	-57.6	-85.1	-32.3%	-216.1
Net gains/losses on sale of investment property		0.0	0.0	-100.0%	0.1	0.1	-46.5%	0.1
Operating profit/loss		1.1	-59.5	-	-4.7	-33.0	-85.8%	-105.0
Net financial income and expenses		11.8	13.9	-15.2%	24.0	29.0	-17.2%	57.3
Loss/profit before taxes		-10.7	-73.4	-85.4%	-28.7	-62.1	-53.7%	-162.3
Current taxes		-1.5	-1.2	30.2%	-3.3	-3.4	-4.7%	-6.6
Change in deferred taxes		4.5	11.7	-61.2%	6.0	14.0	-56.7%	30.0
Loss/profit for the period		-7.7	-62.8	-87.8%	-26.0	-51.6	-49.6%	-138.9
Other comprehensive income/expenses								
Net gains/losses on cash flow hedges		4.8	19.6	-75.8%	-6.0	13.7	-	-30.5
Income taxes relating to cash flow hedges		-1.2	-5.1	-75.8%	1.6	-3.6	-	7.9
Exchange gains/losses on translating foreign operations		0.4	-0.7	-	0.2	-0.2	-	-13.0
Other comprehensive income/expenses for the period, net of tax		3.9	13.8	-71.5%	-4.2	9.9	-	-35.6
Total comprehensive loss/profit for the period		-3.7	-49.0	-92.4%	-30.2	-41.6	-27.5%	-174.6
Loss/profit attributable to								
Parent company shareholders		-7.0	-56.6	-87.7%	-23.8	-47.5	-49.9%	-124.1
Minority interest		-0.7	-6.3	-89.1%	-2.2	-4.1	-47.1%	-14.8
Total comprehensive loss/profit attributable to								
Parent company shareholders		-3.1	-42.6	-92.7%	-28.1	-37.5	-24.9%	-156.8
Minority interest		-0.6	-6.4	-90.8%	-2.1	-4.1	-50.4%	-17.8
Earnings per share (basic), EUR	5	-0.03	-0.26	-87.7%	-0.11	-0.21	-49.9%	-0.56
Earnings per share (diluted), EUR	5	-0.03	-0.26	-87.7%	-0.11	-0.21	-49.9%	-0.56
Direct result	4	12.6	10.2	22.8%	24.2	20.6	17.0%	43.8
Indirect result	4	-19.5	-66.8	-70.8%	-48.0	-68.1	-29.6%	-167.9
Loss/profit for the period attributable to parent company shareholders		-7.0	-56.6	-87.7%	-23.8	-47.5	-49.9%	-124.1

Condensed Consolidated Statement of Financial Position, IFRS

EUR million	Note	30 June 2009	30 June 2008	31 Dec. 2008
Assets				
Non-current assets				
Investment properties	6	2,104.5	2,233.1	2,111.6
Intangible assets and property, plant and equipment		1.6	1.7	1.7
Deferred tax assets		8.3	-	6.8
Derivative financial instruments and other non-current assets	8	0.0	20.1	6.0
Total non-current assets		2,114.5	2,254.9	2,126.1
Current assets				
Derivative financial instruments	8	5.8	3.2	13.9
Trade and other receivables		10.5	11.1	21.7
Cash and cash equivalents	7	16.7	23.8	16.7
Total current assets		33.0	38.1	52.4
Total assets		2,147.5	2,293.0	2,178.5
Liabilities and Shareholders' Equity				
Equity attributable to parent company shareholders				
Share capital		259.6	259.6	259.6
Share premium fund and other restricted reserves		131.1	131.1	131.1
Fair value reserve	8	-22.1	15.1	-17.7
Invested unrestricted equity fund	9	155.2	177.2	177.3
Retained earnings	9	217.4	330.7	248.8
Total equity attributable to parent company shareholders		741.3	913.7	799.1
Minority interest		36.1	50.7	38.2
Total shareholders' equity		777.4	964.4	837.3
Liabilities				
Long-term interest-bearing debt	10	1,145.3	1,071.1	1,149.2
Derivative financial instruments and other non-interest bearing liabilities	8	32.1	0.7	25.5
Deferred tax liabilities		51.0	77.7	57.1
Total long-term liabilities		1,228.4	1,149.5	1,231.7
Short-term interest-bearing debt	10	95.3	141.9	50.3
Derivate financial instruments	8	1.1	0.0	4.9
Trade and other payables		45.4	37.3	54.3
Total short-term liabilities		141.8	179.2	109.5
Total liabilities		1,370.2	1,328.6	1,341.2
Total liabilities and shareholders' equity		2,147.5	2,293.0	2,178.5

Condensed Consolidated Cash Flow Statement, IFRS

EUR million	Note	Q1-Q2/2009	Q1-Q2/2008	2008
Cash flow from operating activities				
Loss/profit before taxes		-28.7	-62.1	-162.3
Adjustments		81.9	114.5	268.1
Cash flow before change in working capital		53.1	52.4	105.8
Change in working capital		8.0	-0.7	-2.1
Cash generated from operations		61.1	51.7	103.7
Paid interest and other financial charges		-32.7	-30.5	-63.1
Interest income, exchange rate gains and other financial income received		17.0	1.5	6.3
Taxes paid/received		-3.7	3.4	0.2
Net cash from operating activities		41.7	26.1	47.2
Cash flow from investing activities				
Acquisition of subsidiaries, less cash acquired	6	-	-16.7	-24.0
Capital expenditure on investment properties as well as on intangible assets and PP&E	6	-52.1	-70.3	-127.0
Sale of investment properties	6	3.1	7.7	7.0
Net cash used in investing activities		-49.0	-79.3	-144.1
Cash flow from financing activities				
Equity contribution from minority shareholder		-	25.9	25.9
Proceeds from short-term loans	10	86.5	67.5	72.1
Repayments of short-term loans	10	-41.5	-30.0	-125.8
Proceeds from long-term loans	10	142.1	287.5	623.3
Repayments of long-term loans	10	-149.0	-266.9	-473.6
Dividends paid	9	-30.9	-30.9	-30.9
Net cash used in/from financing activities		7.2	52.9	90.9
Net change in cash and cash equivalents		-0.1	-0.3	-6.1
Cash and cash equivalents at period-start	7	16.7	24.2	24.2
Effects of exchange rate changes		0.1	0.0	-1.4
Cash and cash equivalents at period-end	7	16.7	23.8	16.7

Condensed Consolidated Statement of Changes in Shareholders' Equity, IFRS

EUR million	Equity attributable to parent company shareholders						Equity-attributable to parent company shareholders	Minority interest	Shareholders' equity, total
	Share capital	Share premium fund and other reserves	Fair value reserve	Invested un-restricted equity fund	Translation reserve	Retained earnings			
Balance at 1 Jan. 2008	259.6	131.1	4.9	199.3	-0.3	387.3	982.0	28.9	1,010.9
Total comprehensive loss/profit for the period			10.2		-0.2	-47.5	-37.5	-4.1	-41.6
Dividends and return from the invested unrestricted equity fund (Note 9)				-22.1		-8.8	-30.9		-30.9
Share-based payments						0.2	0.2		0.2
Acquisition of minority interests							-	25.9	25.9
Balance at 30 June 2008	259.6	131.1	15.1	177.2	-0.4	331.1	913.7	50.7	964.4
Balance at 1 Jan. 2009	259.6	131.1	-17.7	177.3	-10.3	259.1	799.1	38.2	837.3
Total comprehensive loss/profit for the period			-4.4		0.1	-23.8	-28.1	-2.1	-30.2
Recognized gain in the equity arising from convertible bond buybacks						1.1	1.1		1.1
Sale of treasury shares				0.0			0.0		0.0
Dividends and return from the invested unrestricted equity fund (Note 9)				-22.1		-8.8	-30.9		-30.9
Share-based payments						0.1	0.1		0.1
Balance at 30 June 2009	259.6	131.1	-22.1	155.2	-10.2	227.7	741.3	36.1	777.4

Notes To The Interim Condensed Consolidated Financial Statements

1. Basic Company Data

Citycon is a real estate company investing in retail premises. Citycon operates mainly in Finland, Sweden and the Baltic countries. Citycon is a Finnish public limited liability company established under Finnish law and domiciled in Helsinki. The Board of Directors has approved the interim financial statements on 16 July 2009.

2. Basis of Preparation and Accounting Policies

Citycon prepares its consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS). The interim condensed consolidated financial statements for the period 1 January–30 June 2009 have been prepared in accordance with IAS 34 Interim Financial Reporting. The following new standards as well as amendments and interpretations to the existing standards have been adopted in the interim financial statements: IFRS 8 (new standard) Operating Segments, IAS 1 (revised) Presentation of Financial Statements and IAS 40 (amendment) Investment Property and consequential amendments to IAS 16 Property, Plant and Equipment. The adoption of IFRS 8 Operating Segments and IAS 1 Presentation of Financial Statements amended the presentation of financial statements and the adoption of IAS 40 Investment Property changed the measurement of development properties. The adoption of IFRS 8 Operating Segments did not change the number or the content of the reported segments. The corporate management follows the segments' direct operating profit. Therefore, direct operating profit for each segment is presented due to the adoption of IFRS 8. The adoption of IAS 1 Presentation of Financial Statements changed the income statement format and the format of statement of changes in the shareholders' equity. Due to the adoption of IAS 40 Investment Property, Citycon measures its development properties in fair value instead of at cost. Since the development properties are now measured at fair value just like the operative investment properties, Citycon no longer presents development properties separately from investment properties on the statement of financial position. In the Notes to the Financial Statements, Citycon divides its investment properties into two groups: operative investment properties and development/redevelopment properties. The fair value gains of the development properties amounted to EUR 11.4 million during the Q1/2009. Additional information on the new standards as well as on the amendments and interpretations to the existing standards are available in Citycon's Financial Statements 2008, in Chapter 3 "Changes in IFRS and accounting policies" under the Notes to the Consolidated Financial Statements (see pages 18-19 in the Financial Statements).

Otherwise, same accounting principles and policies are applied in the interim financial statements as in the annual financial statements for the year 2008. The interim financial statements do not include all the disclosures required to be disclosed in the annual financial statements. Therefore, they should be read in conjunction with Citycon's annual financial statements for the year 2008.

3. Segment Information

Citycon's business consists of the regional business units Finland, Sweden and the Baltic Countries.

EUR million	Q2/2009	Q2/2008	Change-%	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Turnover							
Finland	32.6	31.6	3.3%	66.1	62.9	5.0%	126.8
Sweden	9.5	10.6	-10.4%	18.8	21.2	-11.7%	41.9
Baltic Countries	3.5	2.1	66.9%	6.6	4.3	52.7%	9.6
Total	45.6	44.2	3.1%	91.5	88.5	3.3%	178.3
Net rental income							
Finland	22.9	22.5	1.7%	46.0	44.9	2.5%	90.9
Sweden	5.6	6.4	-13.2%	10.8	12.2	-11.6%	24.1
Baltic Countries	2.5	1.5	66.5%	4.6	3.1	48.9%	6.8
Other	0.0	0.0	-100.0%	0.0	0.0	138.5%	0.0
Total	31.0	30.5	1.8%	61.3	60.1	2.0%	121.8



EUR million	Q2/2009	Q2/2008	Change-%	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Direct operating profit/loss							
Finland	21.4	21.2	1.3%	42.9	42.2	1.7%	85.4
Sweden	4.8	5.4	-10.5%	9.2	10.4	-11.7%	21.0
Baltic Countries	2.2	1.4	61.3%	4.1	2.8	46.4%	6.2
Other	-1.4	-1.7	-18.2%	-3.4	-3.3	3.7%	-7.2
Total	27.1	26.2	3.3%	52.8	52.1	1.3%	105.3
Operating profit/loss							
Finland	1.0	-37.4	-	-3.0	-18.3	-83.6%	-62.9
Sweden	0.1	-15.7	-	7.9	-9.0	-	-49.1
Baltic Countries	1.5	-4.5	-	-6.2	-2.2	178.5%	14.4
Other	-1.4	-1.6	-14.1%	-3.4	-3.5	-2.3%	-7.4
Total	1.1	-59.2	-	-4.7	-33.0	-85.8%	-105.0

EUR million	30 June 2009	30 June 2008	Change-%	31 Dec. 2008
Assets				
Finland	1,455.7	1,563.2	-6.9 %	1,504.2
Sweden	501.3	546.9	-8.3 %	466.9
Baltic Countries	157.5	133.0	18.4 %	156.3
Other	33.1	49.9	-33.7 %	51.1
Total	2,147.5	2,293.0	-6.3 %	2,178.5

The change in segment assets was due to the fair value losses in investment properties, weakened Swedish krona and capital expenditure.

4. Reconciliation between Direct and Indirect Result

Due to the nature of Citycon's business and the obligation to apply IFRS, the consolidated statement of comprehensive income includes several items related to non-operating activities. In addition to the consolidated statement of comprehensive income under IFRS, Citycon also presents its profit/loss attributable to parent company shareholders with direct result and indirect result separately specified, in an attempt to enhance the transparency of its operations and to facilitate comparability of reporting periods. Direct result describes the profitability of the Group's operations during the reporting period disregarding the effects of fair value changes, gains or losses on sales, other extraordinary items and other comprehensive income items. Earnings per share calculated based on direct result corresponds to the earnings per share definition recommended by EPRA.

Direct result excludes the changes in fair value of financial instruments that are recognized in the statement of comprehensive income under net financial income and expenses. In order to hedge against interest rate risk, Citycon has entered into, in accordance with its interest rate risk management policy, interest rate and inflation derivatives which do not qualify under hedge accounting treatment under IFRS. Changes in fair value of such derivatives are recognized in the statement of comprehensive income under net financial income and expenses. These derivatives hedge the group against interest rate risk and in accordance with the terms of the derivatives Citycon receives floating money market interest rate which has a matching interest rate determination procedure with group's floating rate debt. The interest rate which Citycon pays under these derivatives does not depend on the money market interest rate which means that these derivatives hedge Citycon against rising floating interest rates. The aim is to ensure effectiveness of the hedges by matching the interest rate fixing procedure between the derivatives recognized in the statement of comprehensive income under net financial income and expenses and floating rate debt of Citycon.

EUR million	Q2/2009	Q2/2008	Change- %	Q1-Q2/2009	Q1-Q2/2008	Change- %	2008
Direct result							
Net rental income	31.0	30.5	1.8 %	61.3	60.1	2.0 %	121.8
Direct administrative expenses	-3.9	-4.2	-7.3 %	-8.5	-8.0	6.1 %	-16.5
Direct other operating income and expenses	0.0	0.0	-75.5 %	0.0	0.0	-146.1 %	0.1
Direct operating profit	27.1	26.2	3.3 %	52.8	52.1	1.3 %	105.3
Direct net financial income and expenses	-12.1	-14.1	-14.4 %	-24.1	-27.9	-13.7 %	-54.2
Direct current taxes	-1.5	-1.2	30.2 %	-3.0	-2.4	25.9 %	-4.8
Direct change in deferred taxes	-0.2	0.0	-	-0.2	-0.1	279.1 %	0.2
Direct minority interest	-0.7	-0.7	-4.4 %	-1.4	-1.2	19.7 %	-2.8
Total direct result	12.6	10.2	22.8 %	24.2	20.6	17.0 %	43.8
Direct result per share (diluted), (diluted EPRA EPS), EUR ¹⁾	0.06	0.05	20.8 %	0.11	0.09	15.5 %	0.20
Indirect result							
Net fair value losses/gains on investment property	-26.0	-85.5	-69.6 %	-57.6	-85.1	-32.3 %	-216.1
Profit/loss on disposal of investment property	-	0.0	-	0.1	0.1	-46.5 %	0.1
Indirect administrative expenses	-	-0.2	-	-	-0.3	-	-0.4
Indirect other operating income and expenses	-	-	-	-	0.1	-	6.0
Movement in fair value of financial instruments	0.3	0.2	34.1 %	0.0	-1.2	-	-3.1
Indirect current taxes	-	-	-	-0.3	-1.1	-72.6 %	-1.8
Change in indirect deferred taxes	4.7	11.6	-59.3 %	6.2	14.0	-55.5 %	29.7
Indirect minority interest	1.4	7.0	-80.2 %	3.6	5.3	-32.1 %	17.6
Total indirect result	-19.5	-66.8	-70.8 %	-48.0	-68.1	-29.6 %	-167.9
Indirect result per share, diluted	-0.09	-0.30	-70.8 %	-0.22	-0.31	-29.9 %	-0.76
Loss/profit for the period attributable to parent company shareholders	-7.0	-56.6	-87.7 %	-23.8	-47.5	-49.9 %	-124.1

¹⁾ The calculation of the direct result per share is presented in the Note 5 "Earnings per share".

5. Earnings per Share

	Q1-Q2/2009	Q1-Q2/2008	2008
A) Earnings per share calculated from the profit/loss for the period			
Earnings per share, basic			
Loss/profit attributable to parent company shareholders, EUR million	-23.8	-47.5	-124.1
Issue-adjusted average number of shares, Million	221.0	221.0	221.0
Earnings per share (basic), EUR	-0.11	-0.21	-0.56
Earnings per share, diluted			
Loss/profit attributable to parent company shareholders, EUR million	-23.8	-47.5	-124.1
Expenses from convertible capital loan, the tax effect deducted, EUR million	-	-	-
Loss/profit used in the calculation of diluted earnings per share, EUR million	-23.8	-47.5	-124.1
Issue-adjusted average number of shares, Million	221.0	221.0	221.0
Convertible capital loan impact, Million	-	-	-
Adjustment for stock options, Million	-	-	-
Issue-adjusted average number of shares used in the calculation of diluted earnings per share, Million	221.0	221.0	221.0
Earnings per share (diluted), EUR	-0.11	-0.21	-0.56
The incremental shares from assumed conversions or any income or cost related to dilutive potential shares are not included in calculating Q1-Q2/2009 and 2008 diluted per-share figures because the profit attributable to parent company shareholders was negative.			
B) Earnings per share calculated from the direct result for the period			
Direct result per share (diluted), (diluted EPRA EPS)			
Direct result, EUR million (Note 4)	24.2	20.6	43.8
Expenses arising from convertible capital loan, adjusted with the tax effect deduction, EUR million	2.1	2.9	5.6
Profit used in the calculation of direct result per share, EUR million	26.2	23.5	49.4
Issue-adjusted average number of shares used in the calculation of diluted earnings per share, Million	239.8	248.2	247.2
Direct result per share (diluted), (diluted EPRA EPS), EUR	0.11	0.09	0.20

6. Investment Property

Citycon divides its investment properties into two categories: properties under redevelopment and operative investment properties. Due to the adoption of amended IAS 40 Investment property -standard, Citycon presents the development properties under the investment properties. Therefore, previously presented properties under redevelopment -category is extended to include also development properties and is called development/redevelopment properties. During the period, development/redevelopment properties included the projects in the following shopping centres: Liljeholmstorget, Rocca al Mare, Lippulaiva, Åkersberga Centrum, Jakobsbergs Centrum, Stenungs Torg and Porin Isolinnankatu 18.

EUR million		30 June 2009		
	Development/ redevelopment properties	Operative investment properties	Investment properties total	
At period-start	271.8	1,839.9	2,111.6	
Investments	42.4	4.3	46.7	
Disposals	-	-2.7	-2.7	
Capitalized interest	3.6	0.3	4.0	
Fair value gains on investment property	7.1	1.5	8.6	
Fair value losses on investment property	-12.4	-53.8	-66.2	
Exchange differences	1.3	1.2	2.5	
Transfers between items	222.7	-222.7	0.0	
At period-end	536.5	1,568.0	2,104.5	

EUR million		30 June 2008		
	Development/ redevelopment properties	Operative investment properties	Investment properties total	
At period-start	544.5	1,704.4	2,248.9	
Acquisitions	7.1	2.5	9.6	
Investments	59.7	6.2	65.8	
Disposals	-	-7.6	-7.6	
Capitalized interest	1.3	1.7	3.0	
Fair value gains on investment property	-	3.8	3.8	
Fair value losses on investment property	-23.6	-65.3	-88.9	
Exchange differences	0.5	-2.2	-1.6	
Transfers between items	-69.9	69.9	0.0	
At period-end	519.6	1,713.4	2,233.1	

EUR million		31 Dec. 2008		
	Development/ redevelopment properties	Operative investment properties	Investment properties total	
At period-start	544.5	1,704.4	2,248.9	
Acquisitions	6.8	10.6	17.4	
Investments	120.9	12.0	132.9	
Disposals	0.0	-7.6	-7.6	
Capitalized interest	6.8	0.0	6.8	
Fair value gains on investment property	4.8	10.5	15.3	
Fair value losses on investment property	-44.5	-186.9	-231.4	
Exchange differences	-28.8	-41.6	-70.4	
Transfers between items	-338.7	338.5	-0.2	
At period-end	271.8	1,839.9	2,111.6	

An external professional appraiser has conducted the valuation of the company's investment properties with a net rental income based cash flow analysis. Market rents, occupancy rate, operating expenses and yield requirement form the key variables used in the cash flow analysis. The segments' yield requirements and market rents used by the external appraiser in the cash flow analysis were as follows:

	Yield requirement (%)			Market rents (€/m²)		
	30 June 2009	30 June 2008	31 Dec. 2008	30 June 2009	30 June 2008	31 Dec. 2008
Finland	6.5	6.0	6.4	22.2	21.3	21.9
Sweden ¹⁾	6.5	5.7	6.4	18.9	13.7	12.3
Baltic Countries	7.7	6.9	7.4	20.5	19.6	20.2
Average	6.6	6.0	6.4	21.3	19.4	19.9

1) Figures for Sweden on 30 June 2009 include the development project of the Liljeholmstorget shopping centre.

7. Cash and Cash Equivalents

EUR million	30 June 2009	30 June 2008	31 Dec. 2008
Cash in hand and at bank	16.7	17.4	16.7
Short-term deposits	-	6.5	-
Total	16.7	23.8	16.7

8. Derivative Financial Instruments

EUR million	30 June 2009		30 June 2008		31 Dec. 2008	
	Nominal amount	Fair value	Nominal amount	Fair value	Nominal amount	Fair value
Interest rate derivatives						
Interest rate swaps						
Maturity:						
less than 1 year	66.0	-1.0	60.0	0.7	86.0	1.4
1-2 years	86.2	2.6	92.4	0.2	46.0	-1.5
2-3 years	70.0	-3.5	40.0	2.5	70.0	3.5
3-4 years	133.0	-7.5	70.0	2.3	41.8	-1.9
4-5 years	146.2	-7.4	103.0	2.3	228.8	-10.1
over 5 years	172.1	-9.5	308.6	13.5	119.0	-8.9
Subtotal	673.5	-26.3	674.0	21.5	591.7	-17.5
Foreign exchange derivatives						
Forward agreements						
Maturity:						
less than 1 year	4.8	0.1	124.0	1.6	23.1	7.6
Total	678.3	-26.2	798.0	23.2	614.8	-9.8

The fair value of derivative financial instruments represents the market value of the instrument with prices prevailing at the end of the period. Derivative financial instruments are used in hedging the interest rate risk of the interest bearing liabilities and foreign currency risk.

The fair values include foreign exchange rate gain of EUR 5.7 million (EUR 2.6 million) which is recognized in the statement of comprehensive income under net financial income and expenses.



Hedge accounting is applied for interest rates swaps which have nominal amount of EUR 650.4 million (EUR 597.6 million). The fair value loss recognized under other comprehensive income taking into account the tax effect totals EUR -4.4 million (EUR 10.2 million).

9. Dividends and Return from the Invested Unrestricted Equity Fund

In accordance with the proposal by the Board of Directors and the decision by the Annual General Meeting held on 18 March 2009, dividend for the financial year 2008 amounted to EUR 0.04 per share (EUR 0.04 for the financial year 2007) and EUR 0.10 per share was decided to be returned from the invested unrestricted equity fund (EUR 0.10 for the financial year 2007). Dividend and equity return of EUR 30.9 million for the financial year 2008 (EUR 30.9 million for the financial year 2007) were paid on 3 April 2009.

10. Interest-bearing Liabilities

During the period, Citycon has agreed on a new revolving credit facility in the amount of EUR 75 million in order to finance future strategic investments. The loan bears a floating interest rate and is due within 3 years. During the period, repayments of other bank loans amounting to EUR 12.4 million were made in line with previously disclosed repayment terms.

Other proceeds and repayments from/of long-term loans in the cash-flow statement arose from the use of revolving credit facilities.

11. Contingent Liabilities

EUR million	30 June 2009	30 June 2008	31 Dec. 2008
Mortgages on land and buildings	40.8	46.3	40.6
Bank guarantees	49.7	48.8	45.6
Capital commitments	11.6	26.8	13.0

On 30 June 2009, Citycon had capital commitments of EUR 11.6 million (EUR 26.8 million) relating mainly to development and redevelopment projects.

12. Related Party Transactions

There were no significant transactions with the related parties during the period.

13. Key Figures

	Q2/2009	Q2/2008	Change-%	Q1-Q2/2009	Q1-Q2/2008	Change-%	2008
Earnings per share (basic), EUR	-0.03	-0.26	-87.7 %	-0.11	-0.21	-49.9 %	-0.56
Earnings per share (diluted), EUR	-0.03	-0.26	-87.7 %	-0.11	-0.21	-49.9 %	-0.56
Equity per share, EUR				3.35	4.13	-18.9 %	3.62
Net asset value (EPRA NAV) per share, EUR				3.58	4.46	-19.7 %	3.88
Equity ratio, %				36.2	42.1	-	38.5

The formulas for key figures can be found from the 2008 annual financial statements.

Report on Review of Citycon Oyj's Interim Financial Information for the period January 1 – June 30, 2009

To the Board of Directors of Citycon Oyj

Introduction

We have reviewed the accompanying statement of financial position of Citycon Oyj as of June 30, 2009 and the related statements of comprehensive income, changes in equity and cash flows for the six-month period then ended, and explanatory notes prepared in accordance with International Financial Reporting Standards as adopted by the EU. The Board of Directors and the Managing Director are responsible for the preparation and fair presentation of this interim financial information in accordance with the Securities Market Act, chapter 2, paragraph 5 a. Based on our interim review we express at the request of the Board of Directors a report in accordance with the Securities Market Act, chapter 2, paragraph 5 a, sub-paragraph 7.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Opinion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information, prepared in accordance with International Financial Reporting Standards as adopted by the EU, does not give a true and fair view of the financial position of the entity as at June 30, 2009, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Securities Market Act.

Helsinki, July 16, 2009

Ernst & Young Oy
Authorized Public Accountants

Tuija Korpelainen, Authorized Public Accountant

Financial reports in 2009

In 2009, Citycon will publish one more interim report as follows:

January-September 2009, on Thursday, 15 October 2009, at approximately 9:00 a.m.

For further information for investors, please visit Citycon's website, www.citycon.com.

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