

# PROJEKTPORTFÖLJEN



# Omfattande projektportfölj

	Kvarstående investering mkr
Pågående projekt	1 700
Möjliga projekstarter 2017	2 000
Möjliga projekt efter 2017	9 000
	<b>12 700</b>



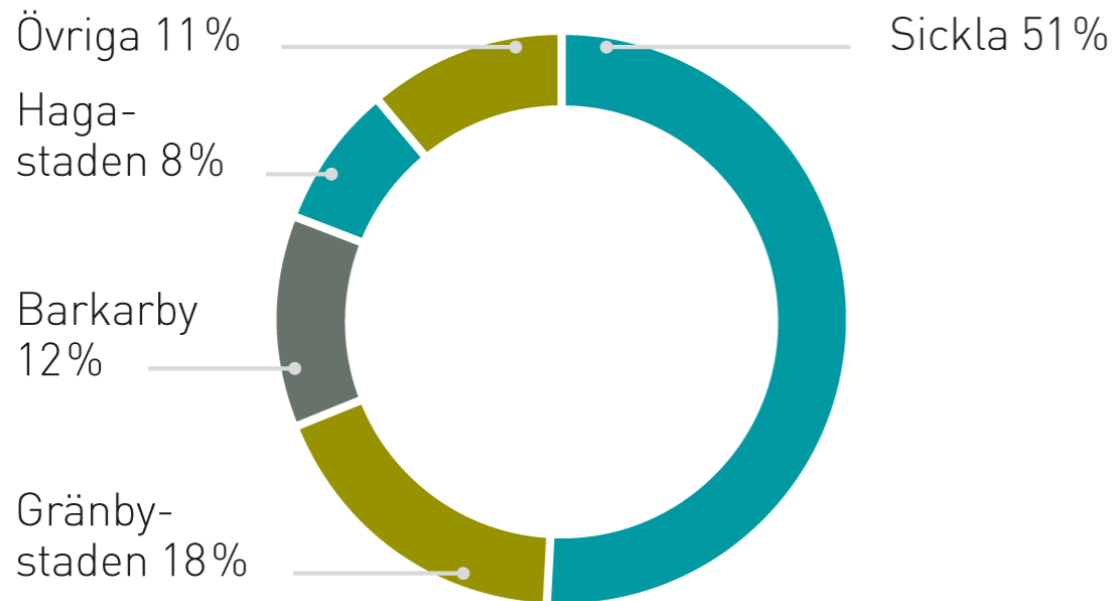
# Pågående projekt

	Total investering mkr	Kvarstående investering mkr	Bokfört värde mkr
Ny- och tillbyggnader	2 280	1 480	964
Ombyggnader	260	210	558
	<b>2 540</b>	<b>1 690</b>	<b>1 522</b>

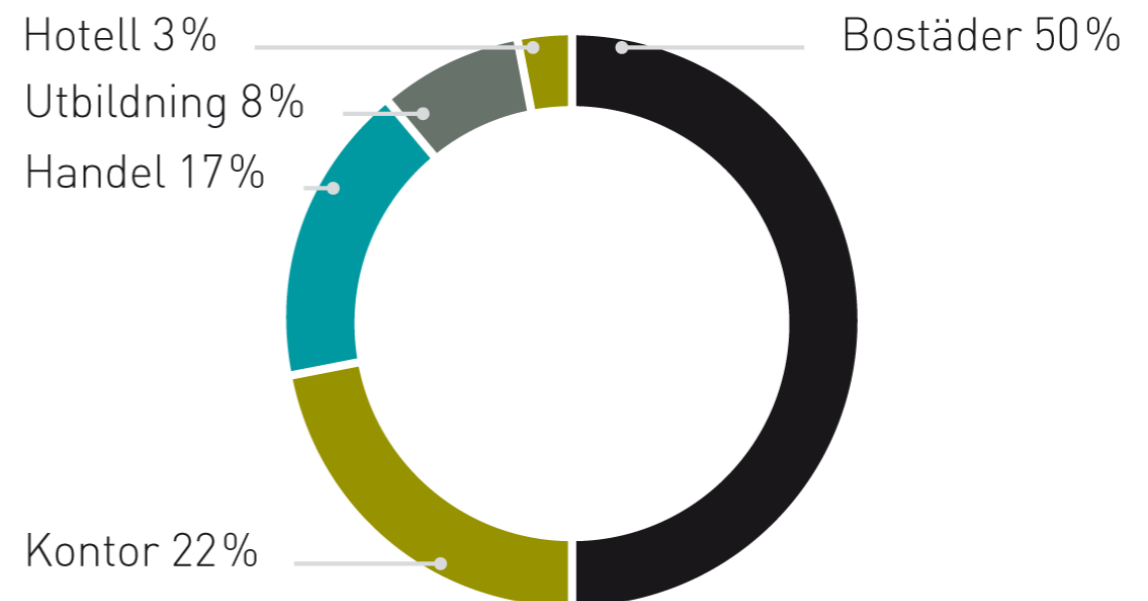


# Attraktiv och diversifierad projektportfölj

## Möjliga projekt efter område



## Möjliga projekt efter lokaltyp



# Potential i projektportföljen

## Bostäder

- 215 000 kvm BTA
- 18 % inom detaljplan, 95 % egen mark, 75 % i Sickla
- Bokfört värde drygt 4 000 kr/kvm uppskattad BTA

## Kommersiellt

- 214 000 kvm BTA
- 58 % inom detaljplan, 53 % egen mark
- Bokfört värde drygt 2 000 kr/kvm uppskattad BTA







AL

ATRIUM LJUNGBERG



MODE & INREDNINGS-  
KVARTEREN

FRAMTIDENS  
**MODE**  
FRAMTIDENS  
HANTVERK



**AL**

ATRIUM LJUNGBERG





NÖJESKVARTEREN

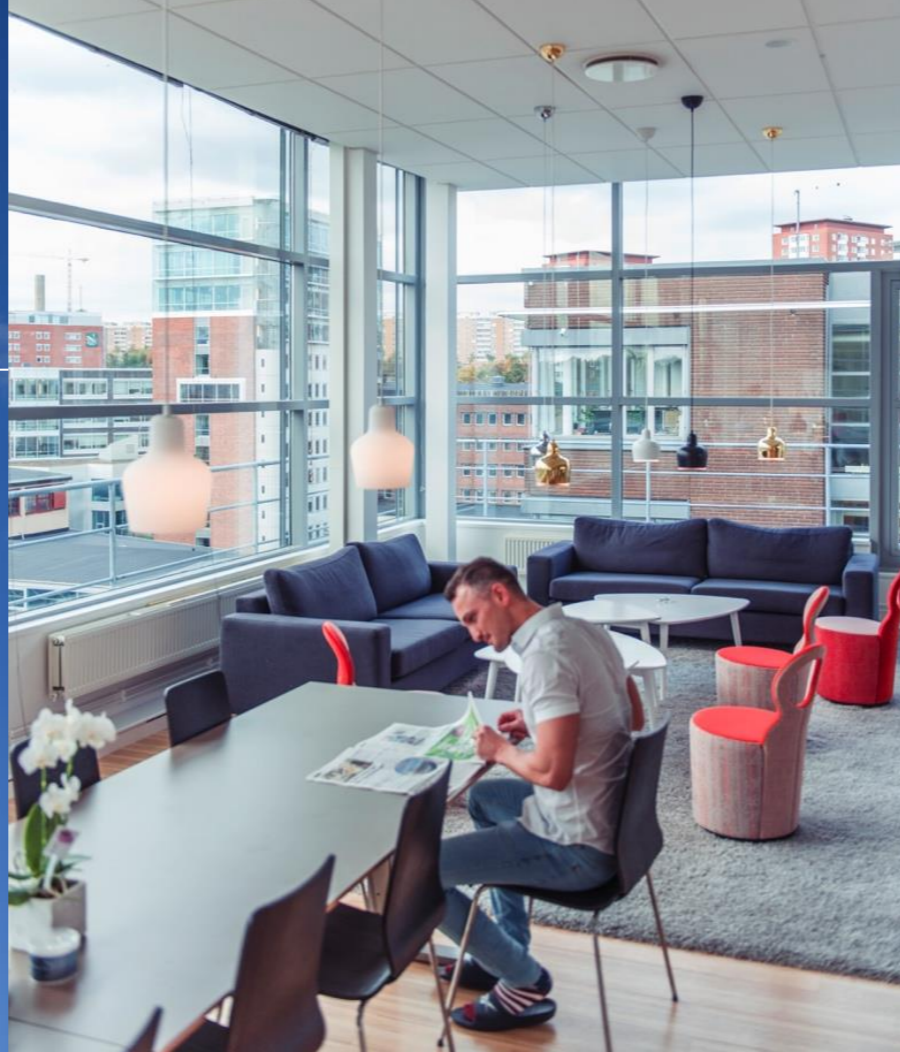
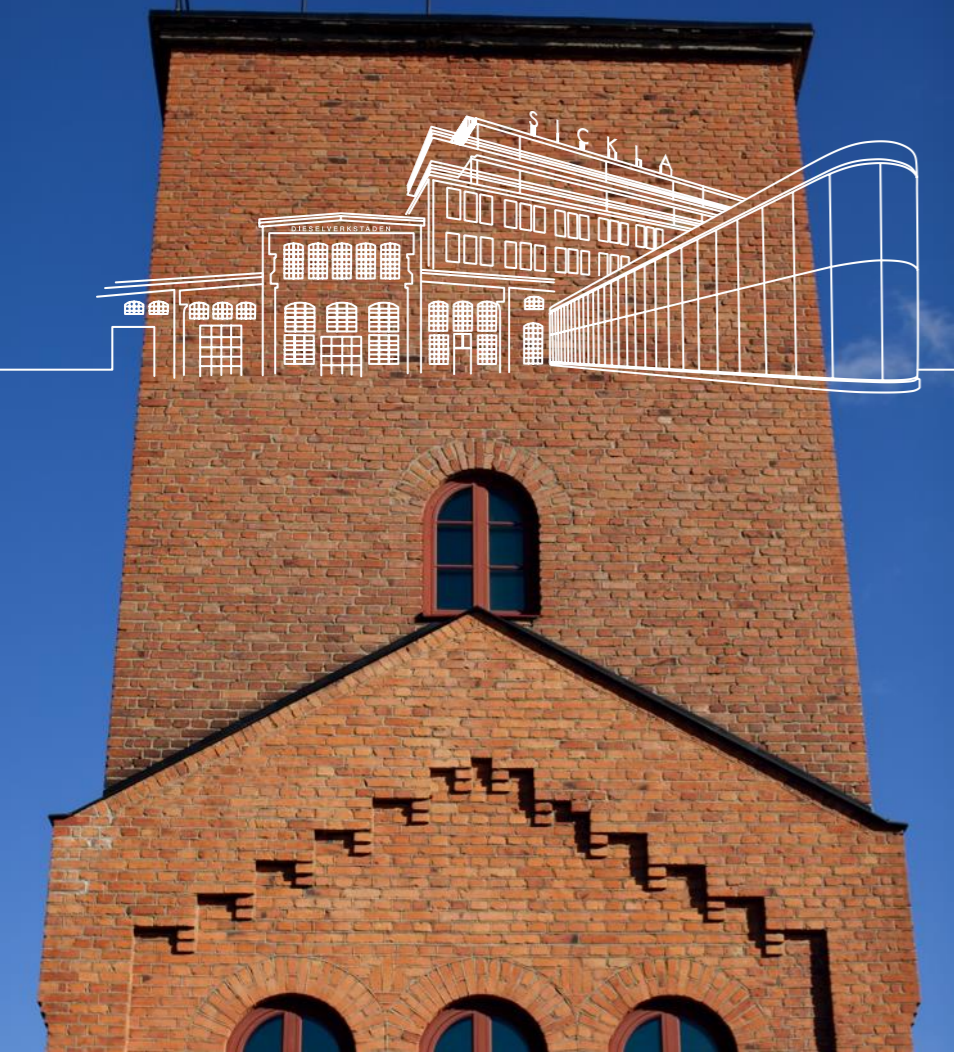
RESTAURANG  
OCH KULTUR



AL

ATRIUM LJUNGBERG

# FRÅN HISTORISKA LOKALER TILL FUTURISTISKT MODERNT



## VISION SICKLA

SICKLA ÄR NAVET I EN NY DEL AV STOCKHOLM.  
VI UTVECKLAR EN VARIERAD OCH SPÄNNANDE STADSDEL  
DÄR URBANA, STARKA DESTINATIONER LIGGER VÄGG I VÄGG.  
SICKLA ÄR EN PLATS SOM LEVER 24 TMMAR OM DYGNET.

14 000 NYA BOSTÄDER  
10 000 NYA ARBETSPLATSER  
TVÄRBANA TILL SICKLA 2016  
TUNNELBANA TILL SICKLA 2025

NOBELBERGET  
- 600 bostäder  
- 10 000 m<sup>2</sup>  
- Nya stråk från Hammarby Sjöstad

TAPETFABRIKEN  
- 12 000 m<sup>2</sup> kontor

Bostäder vid  
Marcusplatsen

Nya stadskvarter med  
handel, arbetsplatser och  
bostäder

Utvecklingsområde  
- bostäder  
- utveckling

SICKLA FRONT  
- 11 000 m<sup>2</sup> kontor

UDDVÄGEN  
- 26 000 m<sup>2</sup> kontor

SICKLA STATION  
- 7 500 m<sup>2</sup> kontor och  
service  
- Tvärbanan  
- Saltsjöbanan  
- Tunnelbana

C-HUSET  
- 14 000 m<sup>2</sup> handel & kontor

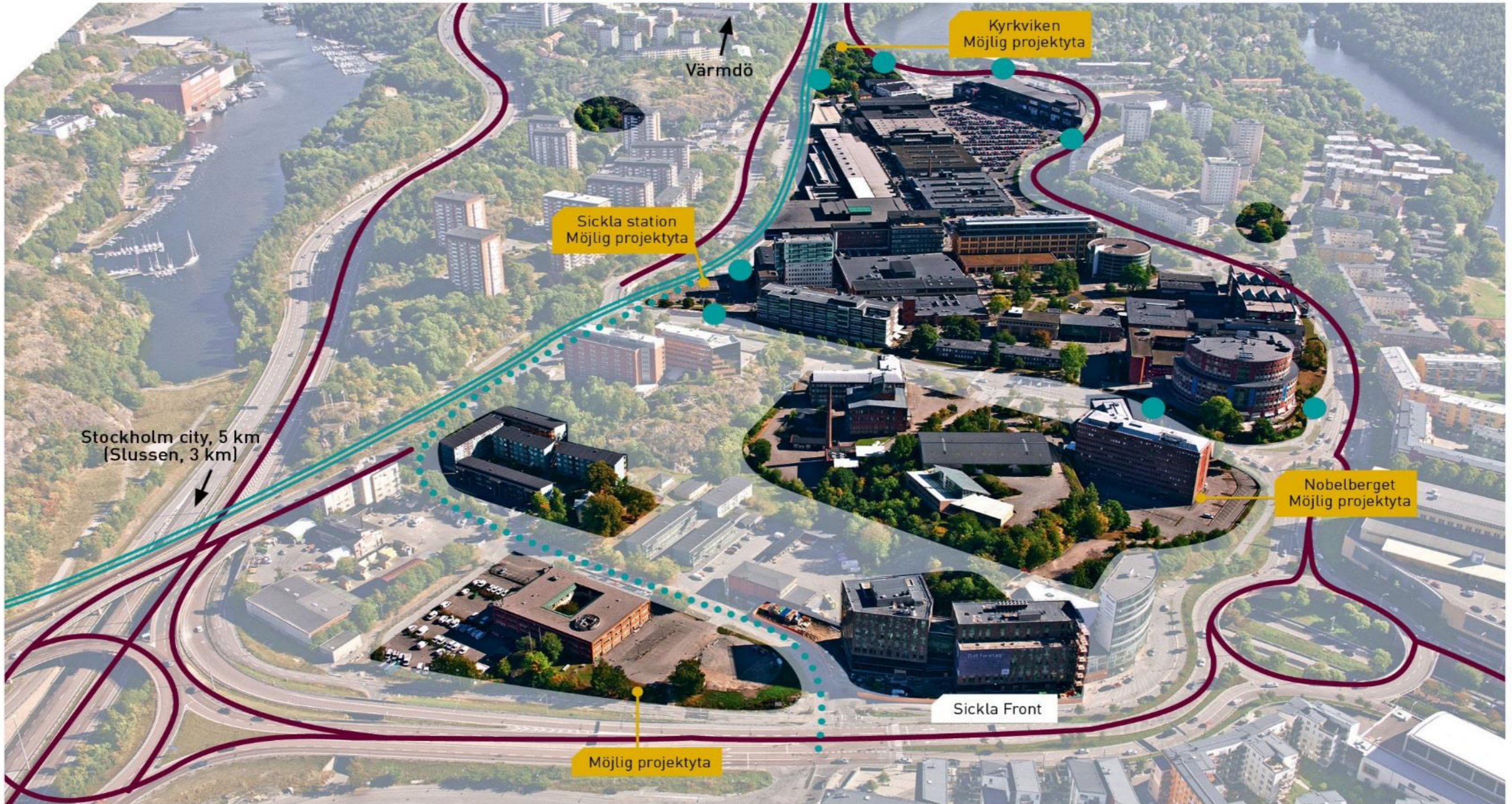


Utvecklingsområde - bostäder

KYRQVIKEN  
- 700 bostäder



● Busshållplats/Saltsjöbanan station    — Saltsjöbanan    ..... Planerad sträckning Tvärbanan    — Viktiga trafikleder



# SICKLA FRONT II

PÅGÅENDE PROJEKT



# TAPETFABRIKEN

MÖJLIGT PROJEKT 2017



# HUS 1898, JÄRNVÄGSGATAN

MÖJLIGT PROJEKT 2017



# NOBELBERGET

MÖJLIGT PROJEKT 2018





# SICKLA STATION

MÖJLIGT PROJEKT 2018



# GRÄNBYSTADEN



# GRÄNBY ENTRÉ HUS 1, 2 OCH 3

PÅGÅENDE PROJEKT

GRÄNBY



Gränby Centrum  
Välkommen  
alla dagar  
10-20

AL  
ATRIUM LJUNGBERG

# NORRA GRÄNBYSTADEN

PÅGÅENDE PROJEKT



# GRÄNBYSTADEN GALLERIA, SÖDRA UTBYGGNADEN

MÖJLIGT PROJEKT 2017



# GRÄNBY PARK

MÖJLIGT PROJEKT 2018



# FORUMGALLERIAN

PÅGÅENDE PROJEKT



MODE  
LOGO  
SKYLTT  
KONTOR  
NAME IT  
FASHION

BEIJER-ALMA



FORUMGALLERIAN

WÄLKOMMEN



# MOBILIA MALMÖ

MÖJLIGT PROJEKT 2017





RAS

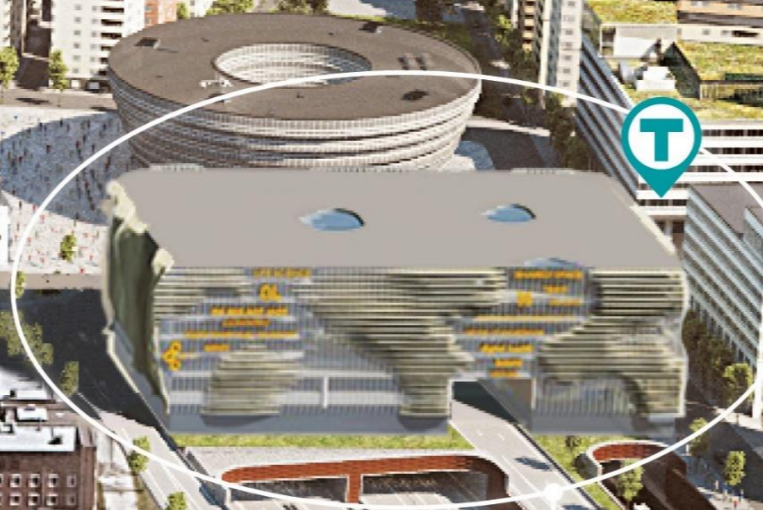
# BAS BARKARBY

MÖJLIGT PROJEKT 2018



# LIFE CITY HAGASTADEN

MÖJLIGT PROJEKT 2017



Life City



Tillväxt och stabilitet

Vi finns där  
Sverige växer

Bostadsstrategin  
klar

Ökad  
investeringsstakt

Stark finansiell  
ställning

The background of the image is a dark blue night sky filled with numerous out-of-focus, colorful bokeh lights in shades of yellow, orange, red, and blue, suggesting a city skyline at night.

al

ATRIUM LJUNGBERG

# Disclaimer

This presentation material (the "**Material**") has been prepared by Atrium Ljungberg AB ("**AL**" or the "**Company**"). The Material is not a prospectus for purposes of the Prospectus Directive (2003/71/EC) and has not been approved by any regulatory authority. The Material is not for release, publication or distribution, directly or indirectly, in or into any jurisdiction in which such release, publication or distribution would require any additional material to be prepared or registration effected or that any measures are taken in addition to those required under Swedish law. Neither this Material, nor any copies of it may be distributed or sent in or into any jurisdiction in which the distribution would require any such additional measures to be taken or be in conflict of any law or regulation in such jurisdiction. Persons into whose possession this Material (or any copy it) comes are required to inform themselves about, and to observe, such restrictions.

The Material shall not constitute an offer to sell or the solicitation of an offer to buy any financial instruments issued by the Company, nor shall it be taken as a recommendation to enter into any such transaction. The Material neither constitutes nor represents part of an offering or encouragement of an offering to buy or subscribe for financial instruments pursuant to any regulation including the United States Securities Act of 1933, as amended.

This Material shall not be deemed to be financial advice from AL to any potential investor. This Material (or any part of it) shall not form the basis of, or be relied on in connection with any contract or commitment whatsoever. AL does not accept any liability whatsoever arising from, or in connection with the use of this Material.

This Material has been prepared by AL for information purposes only and as per the indicated date. AL does not undertake any obligation to correct or update the Material or any statements made therein. Nothing contained in the Material shall constitute any representation as to accuracy or completeness. AL has not made any independent verification of any information in the Material obtained from third parties.

## *Forward-looking statements*

This Material may contain forward-looking statements (such statements may generally, but not always, be identified by the use of words such as "anticipates", "intends", "expects", "believes", or similar expressions) that reflect AL's current views with respect to certain future events and potential financial performance. Although AL believes that the expectations reflected in such forward-looking statements are reasonable, no assurance can be given that such expectations will prove to have been correct.

Forecasts and assumptions which are subject to economic and competitive uncertainty are outside AL's control and no guarantee can be given that projected results will be achieved or that outcomes will correspond to forecasts. Accordingly, results could differ materially from those set out in the forward-looking statements as a result of various factors.