



Atrium Ljungberg.  
1 january–31 december, 2023.

# Property list.



# Property list 31/12/2023.

Atrium Ljungbergs ownership interest is 100 per cent in all of the properties listed below.

Municipality/ Property name	Address/ Description	Project property <sup>1)</sup>	Certifi- cation <sup>2)</sup>	Lease- hold	Year of construc- tion/ reconstruc- tion	Land area, m <sup>2</sup>	Possession	Letting area, m <sup>2</sup>					Rateable value, SEK m	Rental value	Oc- cupan- cy rate	
								Retail	Offices	Residential	Garage	Other <sup>3)</sup>				Total
STOCKHOLM																
1	Adam & Eva 17		B		1929/2006	1,777	Before 2007	3,304	4,519			103	7,926	698	72,785	100%
2	Blåstern 11		P	B	1930/2006	11,584	Before 2007	1,267	39,925		9,632	4,227	55,051	1,314	184,149	80%
3	Blåstern 15															
4	Borgarfjord 3		B		1930	5,266	2022/06/01	2,118	16,318			2,863	21,299	691	91,734	94%
5	Borgarnäs 1		B	T	1984/2010	5,204	2016/04/20	561	11,130			102	11,793	228	34,495	64%
6	Borgmästaren 1		B	T	2014	7,945	2012/02/06	948	12,299		6,700	12,108	32,055	0	83,804	89%
7	Fatburen 1				1974/2006	4,487	Before 2007	95	22,563		2,886	430	25,974	1,142	146,744	86%
8	Fatburssjön 8		B		1991	4,643	Before 2007	4,882	12,911		4,923	5,085	27,801	802	49,208	1%
9	Härden 14		B		1930/2006	1,396	Before 2007		6,553			1,294	7,847	312	41,360	96%
10	Kylfacket 3		B		1932/1957	1,134	2012/12/19	807	6,247		1,800	273	9,127	245	33,883	80%
11	Kylhuset 15		P		1936	3,384	2018/06/01		110			3,368	3,478	19		
12	Kylhuset 16			T												
13	Kylhuset 16			T	1965	12,865	2019/06/11	626	12,989			242	13,857	210	42,527	97%
14	Kylhuset 23		P	T	1912	1,865	2019/06/11		317			1,774	2,091	24	22	100%
15	Kylhuset 24			T	1914	1,676	2019/06/11		1,691			35	1,726	27	5,263	100%
16	Kylhuset 25			T	1912	140	2019/06/11	622	1,485			623	2,730	38	4,504	
17	Kylhuset 26			T	1912	140	2019/06/11	20	265				285	3	856	100%
18	Bringan 1		P	T	1912	1,719	2019/06/11	290	1,790				2,080	13	6,381	100%
19	Kylhuset 28			T												
20	Kylhuset 4		P	T	1988	8,586	2022/04/29		25,733			4,921	30,654	471	113,173	94%
21	Molekylen 1		B		1988	8,586	2022/04/29		25,733			4,921	30,654	471	113,173	94%
22	Proppen 6		B		2021	5,592	2018/09/07	1,003	26,455		3,313	396	31,167	1,438	151,667	95%
23	Sandhagen 12		B		1937/2008	2,607	Before 2007	490	11,294			790	12,574	376	49,748	100%
24	Sandhagen 13		P	T	1912	1,328	2019/06/11	870					870	11	2,501	100%
25	Sandhagen 14			T												
26	Kolskjulet 1		P	T												
27	Stora Katrineberg 16		B	T	1750/1945/1988	24,383	2015/02/02	3,584	35,686		12,349	3,223	54,842	1,182	157,144	96%
28	Styckmästaren 3		P	T												
29	Tranbodarne 11		P	B	1912/1965	1,900	2019/06/11		360			1,344	1,704	11	2,234	80%
30	Tranbodarne 13		B		1929/1998	502	2017/03/30	116	2,688	435			3,239	131	18,109	98%
<b>Total Stockholm</b>						<b>144,297</b>		<b>24,580</b>	<b>278,182</b>	<b>435</b>	<b>41,603</b>	<b>52,040</b>	<b>396,840</b>	<b>10,231</b>	<b>1,432,886</b>	<b>85%</b>

<sup>1)</sup> All or part of the property classified as a project property as of 1 January 2024.

<sup>2)</sup> All or part of the property are environmentally certified in accordance with BREEAM [B] or Miljöbyggnad [M].

<sup>3)</sup> Other includes education/training, culture, health/care and warehouses.

# Property list 31/12/2023.

## Stockholm cont.

Atrium Ljungbergs ownership interest is 100 per cent in all of the properties listed below.

Municipality/ Property name	Address/ Description	Project property <sup>1)</sup>	Certifi- cation <sup>2)</sup>	Lease- hold	Year of construc- tion/ reconstruc- tion	Land area, m <sup>2</sup>	Possession	Letting area, m <sup>2</sup>					Rateable value, SEK m	Rental value	Occu- pancy rate		
								Retail	Offices	Resi- dential	Gar- age	Other <sup>3)</sup>				Total	
<b>NACKA</b>																	
31	Sicklaön 115:1	Planiavägen 1, Kyrkviken	P		1929	2,249	Before 2007		370					370	3	330	100%
32	Sicklaön 115:4	Sjötorpsvägen 3-14, Kyrkviken	P		1909	9,375	2011/06/15				921			921	38	940	49%
33	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P		1967	2,823	2010/11/26	2,124	100			435	2,659	15	3,786	99%	
34	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007					1,629	1,629	0	1,188	100%	
35	Sicklaön 117:2	Sjötorpsvägen 6	P		1909	1,368	2010/11/26							0			
36	Sicklaön 265:5	Atlasvägen 2	P			2,029	Before 2007							0	18	100%	
37	Sicklaön 346:1	Uddvägen 7, Sickla Front II		B	2018	10,524	Before 2007	1,281	24,244		11,900	209	37,634	722	100,305	97%	
38	Sicklaön 83:22	Sickla industriområde		B	1898/2012	59,941	Before 2007	9,617	45,825		8,300	23,220	86,962	1,399	292,268	96%	
39	Sicklaön 83:32	Uddvägen 1, Sickla Front I			2014	12,268	Before 2007		9,915			477	10,392	267	38,624	88%	
40	Sicklaön 83:33	Nobelberget		P		12,270	2014/02/27							0			
41	Sicklaön 83:36	Marcusplatsen			2006	11,530	Before 2007	1,062					1,062	37	6,335	100%	
42	Sicklaön 83:37	Simbagatan 15-23, Sirocco			1961	6,977	Before 2007	4,988	334			631	5,953	102	12,351	96%	
43	Sicklaön 83:38	Siroccogatan 8-12, Simba			1958	13,697	Before 2007	3,932	206				4,138	72	14,526	99%	
44	Sicklaön 83:39	Nobelberget, Formalinfabriken		B	1943	1,268	2014/02/27	290	1,680			206	2,176	51	6,948	96%	
45	Sicklaön 83:42	Sickla industriväg 1, Sickla stationshus		P		1,771	Before 2007							159	501	100%	
46	Sicklaön 83:44	Nobelberget, Gula villan			1980	1,258	Before 2007	305					305	3	934	100%	
47	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget			2020		2014/02/27	297	173		3,213	85	3,768	34	3,164	100%	
48	Sicklaön 83:46	Nobelberget, Mark				5,141	Before 2007							7	344	100%	
49	Sicklaön 83:47	Nobelberget Kv 5		P		1,987	2014/02/27							22			
50	Sicklaön 83:48	Nobelberget Kv 6		P		1,711	2014/02/27							31			
51	Sicklaön 83:49	Nobelberget Kv 7		P		3,802	2014/02/27							70			
52	Sicklaön 83:50	Nobelberget Kv 8		P		3,573	2014/02/27							125			
53	Sicklaön 83:51	Nobelberget Kv 4		P		1,924	2014/02/27							53			
54	Sicklaön 83:52	Nobelberget Kv 3		P		1,784	2014/02/27							41			
55	Sicklaön 83:53	Nobelbergsgatan 8, Panncentralen		P	M	2,787	2014/02/27					976	976	0	3,424	100%	
56	Sicklaön 83:54	Siroccogatan, Magasinet		B	2007	22,579	Before 2007	16,733			10,800	107	27,640	449	67,558	98%	
57	Sicklaön 83:55	Simbagatan, Plania			1977	10,650	Before 2007	11,405			2,370	2,280	16,055	323	52,303	99%	
58	Sicklaön 83:56	Simbagatan, Traversen		B		746	Before 2007	412				265	677	0	2,351	4%	
59	Sicklaön 83:57	Simbagatan 8-20, Gallerian		B	1940	32,890	Before 2007	24,558			35,870	1,910	62,338	998	119,963	97%	
60	Sicklaön 83:58	Smedjegatan 32-36, Curanten		B		4,705	Before 2007	1,726	5,460			10,383	17,569	136	72,327	97%	
61	Sicklaön 83:59	Marcusplatsen 9, Tapetfabriken		B	2021	2,994	Before 2007					10,451	10,451	258	32,288	100%	
<b>Total Nacka</b>						<b>256,796</b>		<b>78,730</b>	<b>88,307</b>	<b>921</b>	<b>72,453</b>	<b>53,264</b>	<b>293,675</b>	<b>5,416</b>	<b>832,776</b>	<b>96%</b>	
<b>JÄRFÄLLA</b>																	
62	Barkarby 2:64	BAS Barkarby		B	2021	6 325	2019-04-01	1,458	3,809		2,541	18,273	26,081	0	67,811	84%	
<b>Total Järfälla</b>						<b>6 325</b>		<b>1,458</b>	<b>3,809</b>	<b>0</b>	<b>2,541</b>	<b>18,273</b>	<b>26,081</b>	<b>0</b>	<b>67,811</b>	<b>84%</b>	
<b>SUNDBYBERG</b>																	
63	Eken 6	Löfströms Allé 5, Chokladfabriken		B	1916/1997	12 382	2019/09/15	117	25,411		19,000	2,723	47,251	575	109,222	99%	
64	Eken 14	Löfströms Allé 7, Chokladkontoret			1937-1975	4 093	2020/06/03		6,977			1,251	8,228	97	18,083	86%	
<b>Total Sundbyberg</b>						<b>16 475</b>		<b>117</b>	<b>32,388</b>	<b>0</b>	<b>19,000</b>	<b>3,974</b>	<b>55,479</b>	<b>672</b>	<b>127,305</b>	<b>97%</b>	

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# Stockholm



The areas are excluding garages.

# Property list 31/12/2023.

Atrium Ljungbergs ownership interest is 100 per cent in all of the properties listed below.

Municipality/ Property name	Address/ Description	Pro- ject pro- perty <sup>1)</sup>	Certifi- cation <sup>2)</sup>	Lease- hold	Year of construc- tion/ reconstruc- tion	Land area, m <sup>2</sup>	Possession	Letting area, m <sup>2</sup>						Rateable value, SEK m	Rental value	Oc- cupancy rate		
								Retail	Offices	Resi- dential	Garage	Other <sup>3)</sup>	Total					
<b>GOTHENBURG</b>																		
65	Lindholmen 30:1	Lindholmspiren 11	B		2002	13,647	2017/03/29		37,035						37,035	863	92,914	100%
66	Lindholmen 44:2	Götaverksgatan 25			2020		2021/01/15	747	78					825	29	2,728	91%	
67	Lundbyvassen 4:13	Götaverksgatan 2-8	B		1957/2007	12,205	2016/09/30	750	15,946		10,050	3,488	30,234	398	60,789	97%		
68	Lundbyvassen 4:7	Regnbågsgatan 4-6	B		1988	6,414	2016/09/30		15,657			301	15,958	274	34,283	62%		
<b>Total Gothenburg</b>						<b>32,266</b>		<b>1,497</b>	<b>68,716</b>	<b>0</b>	<b>10,050</b>	<b>3,789</b>	<b>84,052</b>	<b>1,564</b>	<b>190,714</b>	<b>92%</b>		
<b>MALMÖ</b>																		
69	Bohus 7	Mobilia	B		1966/2010	12,023	2008-01-02	5,998	183	11,248	6,680	35	24,144	335	35,083	98%		
70	Bohus 8	Mobilia	B		1968/2013	75,766	Before 2007	46,168	2,347	3	37,800	12,447	98,765	1,392	188,249	88%		
71	Bohus 10 - Torghusen	Torghusen	M		2020	15,831	Before 2007			3,814			3,814	123	8,159	100%		
72	Bohus 9	Mobilia			2014	979	Before 2007			4,103			4,103	106	7,262	100%		
73	Dimman 11	Barkgatan 2-8, Bergsgatan 20, Friisgatan 17-19, Typografgatan 3-5	B		1940/2014	4,278	2014/04/29		10,101			5,898	15,999	0	35,512	100%		
74	Malmen 12	Barkgatan 9-13	B		1971	2,464	2016/02/05		3,490		1,900	4,021	9,411	0	12,097	96%		
<b>Total Malmö</b>						<b>111,341</b>		<b>52,166</b>	<b>16,121</b>	<b>19,167</b>	<b>46,380</b>	<b>22,401</b>	<b>156,235</b>	<b>1,956</b>	<b>286,362</b>	<b>91%</b>		
<b>UPPSALA</b>																		
75	Brillinge 8:1	Norra Gränby- staden	B		2013-2017	71,556	2011/05/04	22,106	135			4,571	26,812	327	46,271	98%		
76	Brillinge 9:1	Norra Gränby- staden	B		2013-2017	25,965	2011/05/04	6,396				50	6,446	116	21,899	98%		
77	Dragarbrunn 27:2	Forumkvarteret	B		1902/2005	6,714	Before 2007	5,386	8,078	1,420	1,191	1,128	17,203	598	64,610	88%		
78	Gränby 21:4	Gränbystaden galleria	B		1971/2011	96,392	Before 2007	43,895	824		11,500	7,657	63,876	1,190	225,377	93%		
79	Gränby 21:5	Marknadsgatan 7A-Q, Entréhusen	M		2017/2018	1,813	Before 2007	1,744	3,308	9,839		2,117	17,008	435	48,913	95%		
80	Gränby 25:1	Gränbystaden Parkhus 1	M		2021	1,845	Before 2007		137	2,694			2,831	86	6,226	100%		
81	Gränby 26:1	Gränbystaden Parkhus 4	P			3,224	Before 2007							18				
82	Gränby 26:2	Gränbystaden Parkhus 3	P			2,741	Before 2007							24				
83	Gränby 26:3	Brf Blomster- kungen	P			2,779	Before 2007							0				
84	Kvarngärdet 33:2	Storgatan 19			1912/2000	1,240	2020/12/22		2,504				2,504	75	10,162	100%		
<b>Total Uppsala</b>						<b>214,269</b>		<b>79,527</b>	<b>14,986</b>	<b>13,953</b>	<b>12,691</b>	<b>15,523</b>	<b>136,679</b>	<b>2,868</b>	<b>423,458</b>	<b>93%</b>		
<b>Total Sweden</b>						<b>781,769</b>		<b>238,075</b>	<b>502,509</b>	<b>34,476</b>	<b>204,718</b>	<b>169,263</b>	<b>1,149,041</b>	<b>22,708</b>	<b>3,361,312</b>	<b>90%</b>		

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# Gothenburg



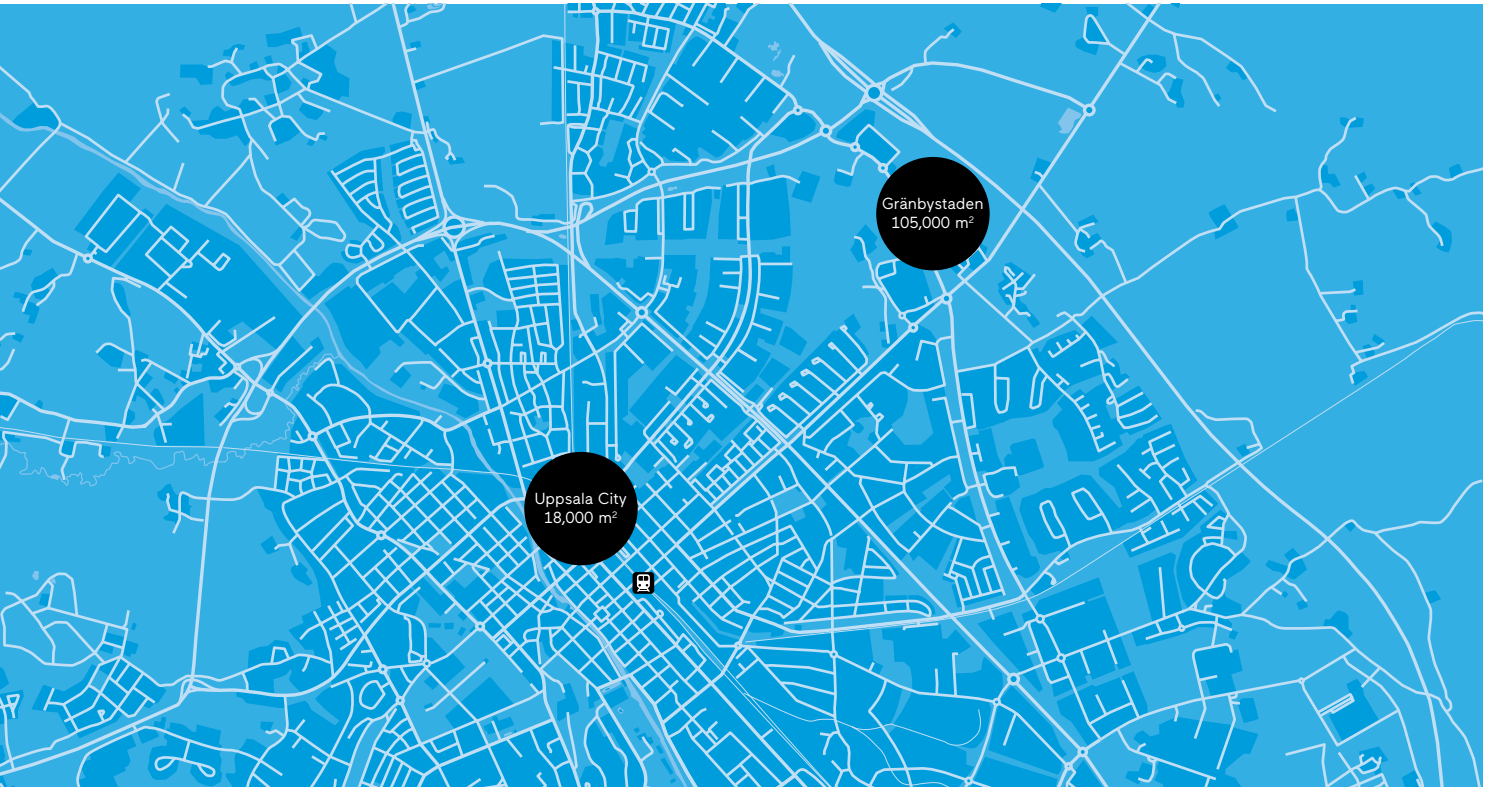
The areas are excluding garages.

# Malmö



The areas are excluding garages.

# Uppsala



The areas are excluding garages.

## Changes in the property portfolio January–December 2023

### Divested properties


Property	Municipality	Type	Letting area, m <sup>2</sup>	Date vacated
Skotten 6	Stockholm	Office	12 984	2023/01/31




Box 4200, SE-131 04 Nacka, street address:  
Smedjegatan 2C  
Tel: +46 (0)8-615 89 00, info@al.se  
Registered office: Nacka, corporate ID no.: 556175-7047

al.se

 <https://www.linkedin.com/company/atrium-ljungberg>

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 <https://twitter.com/atriumljungberg>

 <https://www.instagram.com/atriumljungberg/>

Atrium Ljungberg, January 2024.  
Production: Narva Communications.