



ATRIUM LJUNGBERG IN BRIEF

Property value	SEK 48 billion
Contracted annual rent	SEK 2.2 billion
Lettable area	1,046,000 m ²
Letting rate	91 %
Adjusted gearing ratio	42.0 %

Contracted annual rent per premises type



- Offices 51 %, SEK 1 135 m
- Retail 20 %, SEK 435 m
- Culture / education 6 %, SEK 136 m
- Healthcare 6 %, SEK 126 m
- FMGC 6 %, SEK 122 m
- Restaurants 5 %, SEK 112 m
- Other 4 %, SEK 86 m
- Residential 3 %, SEK 60 m

GÖTEBORG

8%

MALMÖ

10%

15%

UPPSALA

67%

STOCKHOLM



EVENTS DURING FIRST QUARTER 2021

- A first result from our condominium development was reported
- Concluded an agreement for the sale of the leaseholds Kolding 3 and 4 in Kista
- Opening of Hotel Tapetfabriken on Marcusplatsen i Sickla.
- Completion of the rental project Parkhusen block 1 in Uppsala
- Sales start for our first condominium project in Uppsala, Parkhusen block 2, comprising 98 apartments.



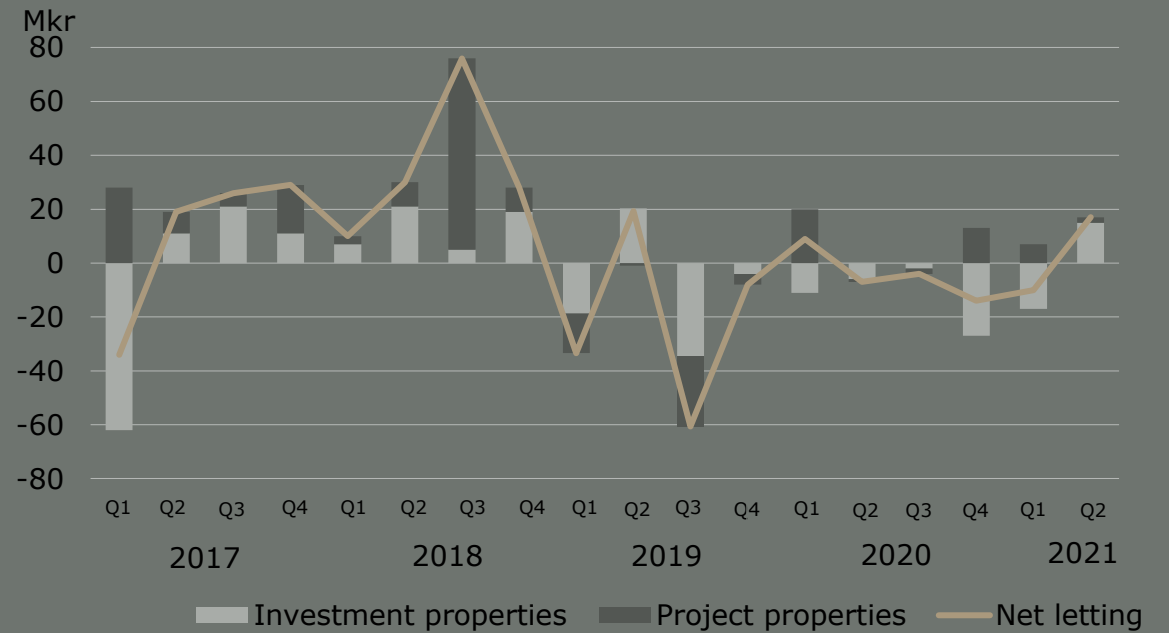
MARKET SITUATION

- **Office:** Market yield requirements stable during the quarter. Rental processes take longer than before the pandemic.
- **Retail:** Still large variation between the segments. Lower demand for shoes and clothes, while demand for FMCG, DIY and electronics remains strong. Stable market yield requirements during the first quarter.
- **Residential:** A broad increase in prices for privately-owned housing in all major city areas. In Sickla, binding contracts have been signed for all condominiums in the second block, and in Parkhusen block 2 in Uppsala, 8% of the apartments have been booked through booking agreements.
- **Financing:** Continued favorable conditions on the capital market during the quarter.



NET LETTING

- Net letting for the second quarter amounted to SEK 17 million (-7 m) of which SEK 2 million (-1 m) in project properties.



CONSOLIDATED INCOME STATEMENT

SEK m	2021 Jan-Mar	2020 Jan-Mar	Δ
Rental income	1,137	1,227	- 7.3 %
Property costs	-373	-416	- 10.3 %
Operating surplus	764	811	- 5.8 %
Central administration (property management)	-37	-39	
Project- and construction work	117	-9	
Net financial items	-161	-197	
Profit/loss before changes in value	683	566	
Change in the value of properties, unrealised	1,131	-1,207	
Change in the value of properties, realised	-16	-68	
Change in the value of financial instruments	253	-240	
Profit/loss before tax	2,051	-949	
Tax	-361	378	
Profit for the period	1,691	-570	

RENTAL INCOME AND PROPERTY COST

- Like-for-like portfolio
 - Rental income increased by 0.1 %
 - Property costs unchanged Jan-Jun
 - Operating surplus +2,9 % in Q2
- Vacancy rate 9 %
- Increased property cost in the like-for-like portfolio due to a colder winter and increased security and cleaning due to the pandemic, offset by
- Reduced bad debt provisions compared to last year

Rental income trend (SEK m)

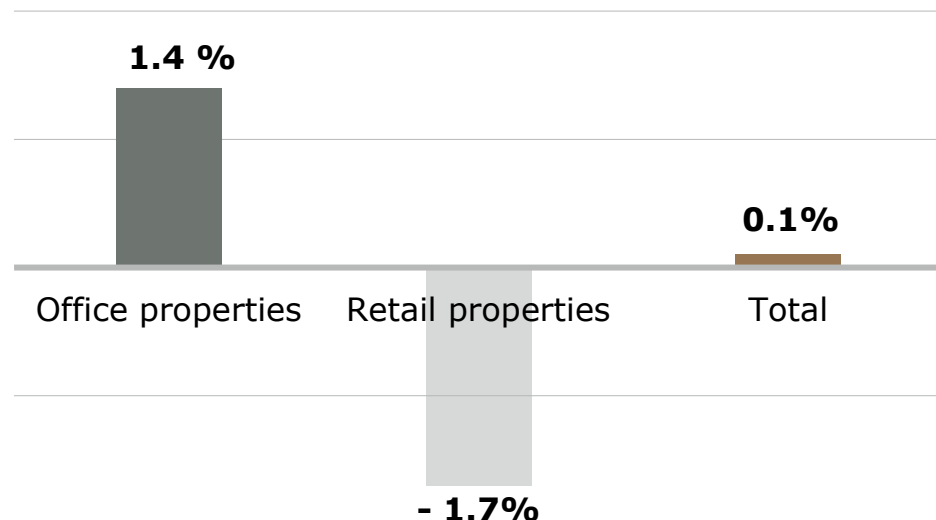
	2021 1/1-30/6	2020 1/1-30/6	Δ
Jämförbart bestånd exkl. Coronarabatter	1,059	1,059	0.1 %
Engångsersättningar inkl. Coronarabatter	-6	-36	
Projektfastigheter	72	75	
Förvärvade fastigheter	12	1	
Sålda fastigheter	-	128	
Hyresintäkter	1,137	1,227	-7.4 %

Property cost trend (SEK m)

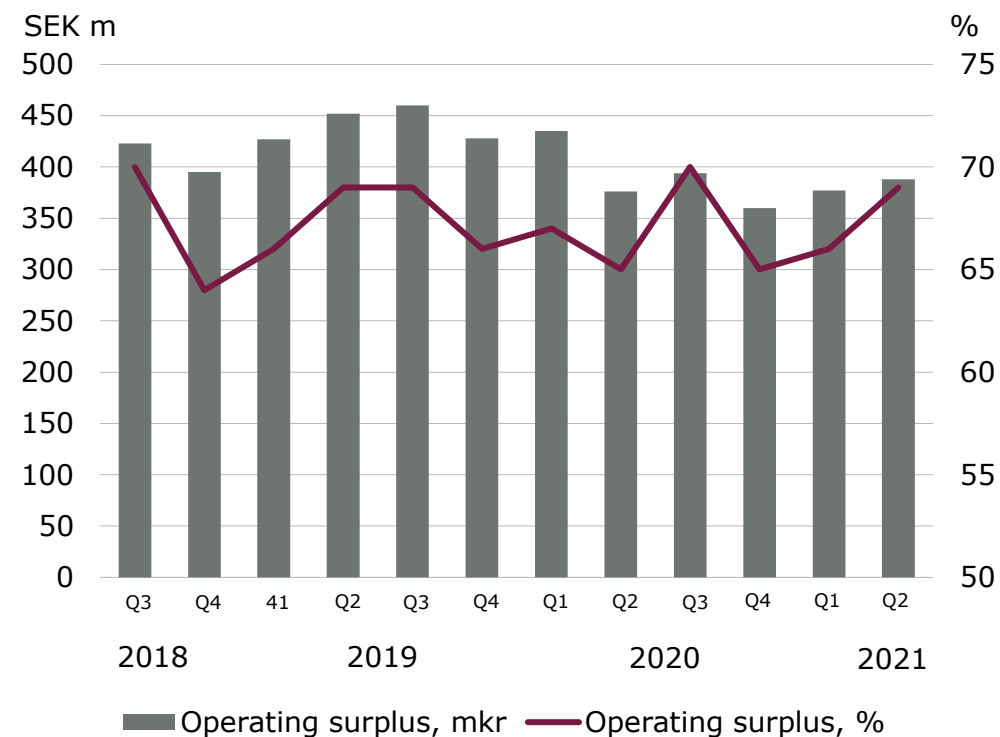
	2021 1/1-30/6	2020 1/1-30/6	Δ
Jämförbart bestånd	-330	-330	0.0 %
Projektfastigheter	-38	-37	
Förvärvade fastigheter	-5	0	
Sålda fastigheter	-0	-49	
Fastighetskostnader	-373	-416	-10.5 %

INCOME GROWTH AND SURPLUS MARGIN

Like-for-like rental income growth

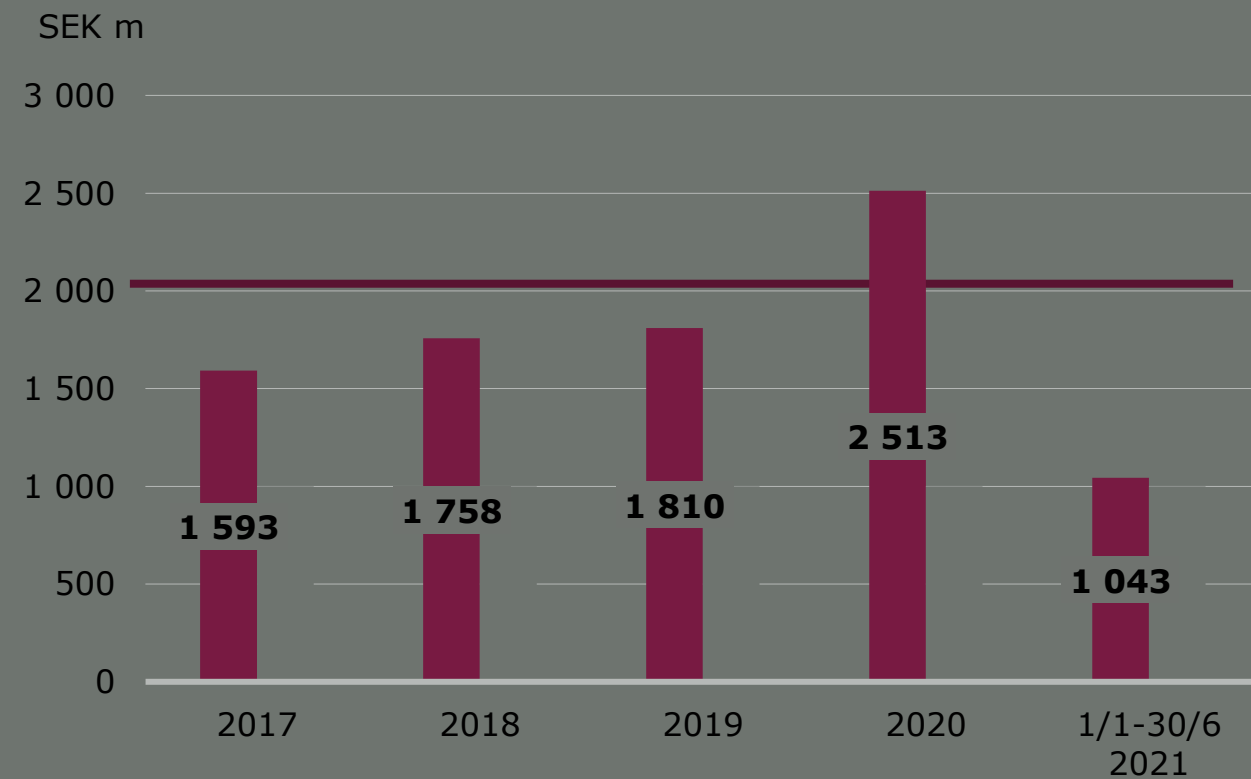


Operating surplus and operating surplus margin





INVESTMENTS OF SEK 1,043 MILLION IN HELD PROPERTIES





CHANGE IN PROPERTY VALUE

Unrealised changes in value, properties (SEK m)

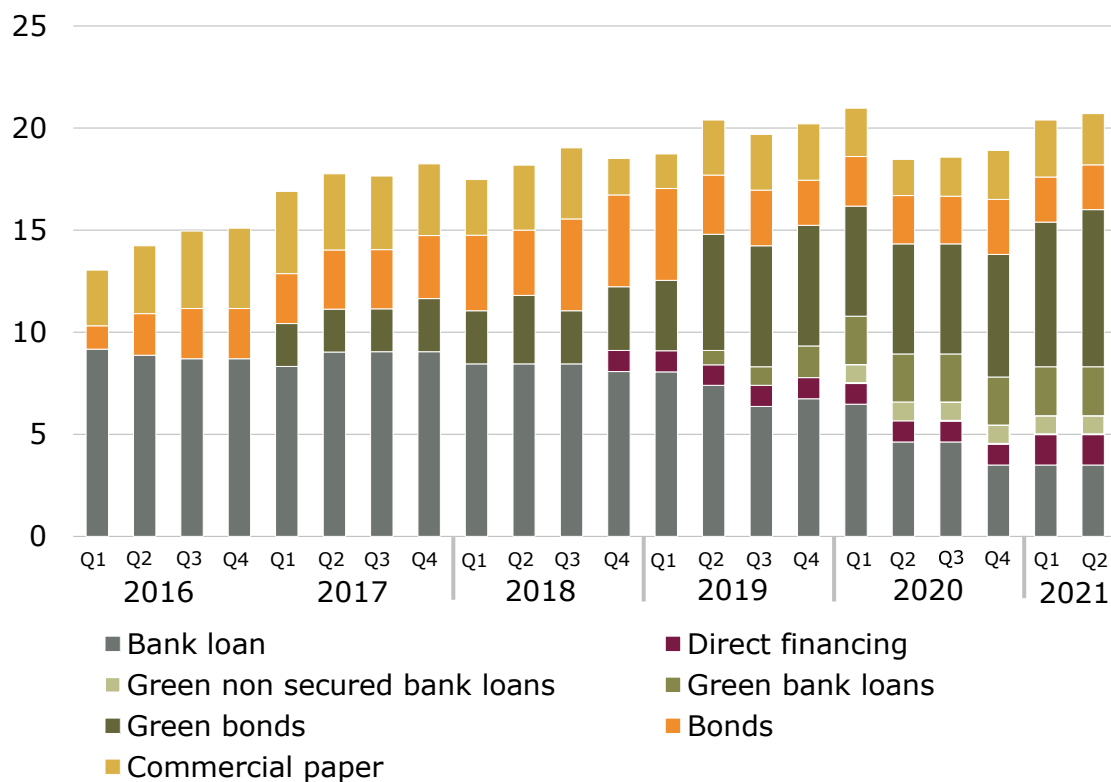
	2021 Jan-Jun	2020 Jan-Jun
Change in yield requirements	535	-537
Change in operating net etc.	597	-670
Total	1,131	-1,207

CONSOLIDATED ASSETS

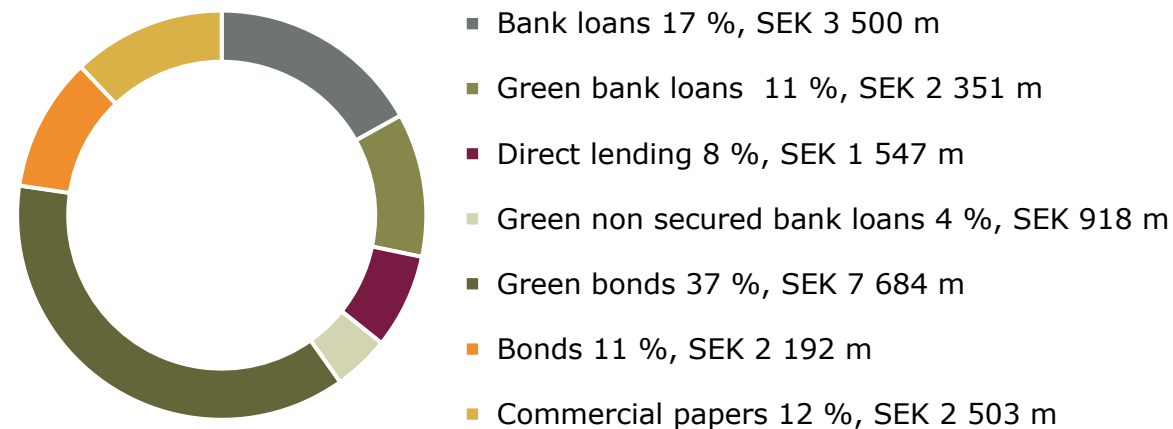
(SEK m)	2021 30/6	2020 30/6
Investment properties	47,338	43,616
Leasehold	1,044	981
Goodwill	165	165
Other fixed assets	149	122
Derivatives	82	9
Total fixed assets	48,777	44,893
Development properties	1,106	1,152
Current assets	1,205	606
Liquid assets	689	764
Assets held for sale	-	-
Total current assets	3,000	2,522
Total assets	51,777	47,415

DIVERSIFICATION OF FINANCING SOURCES

Development, financing sources 2016-2020, SEK billion



Interest-bearing liabilities

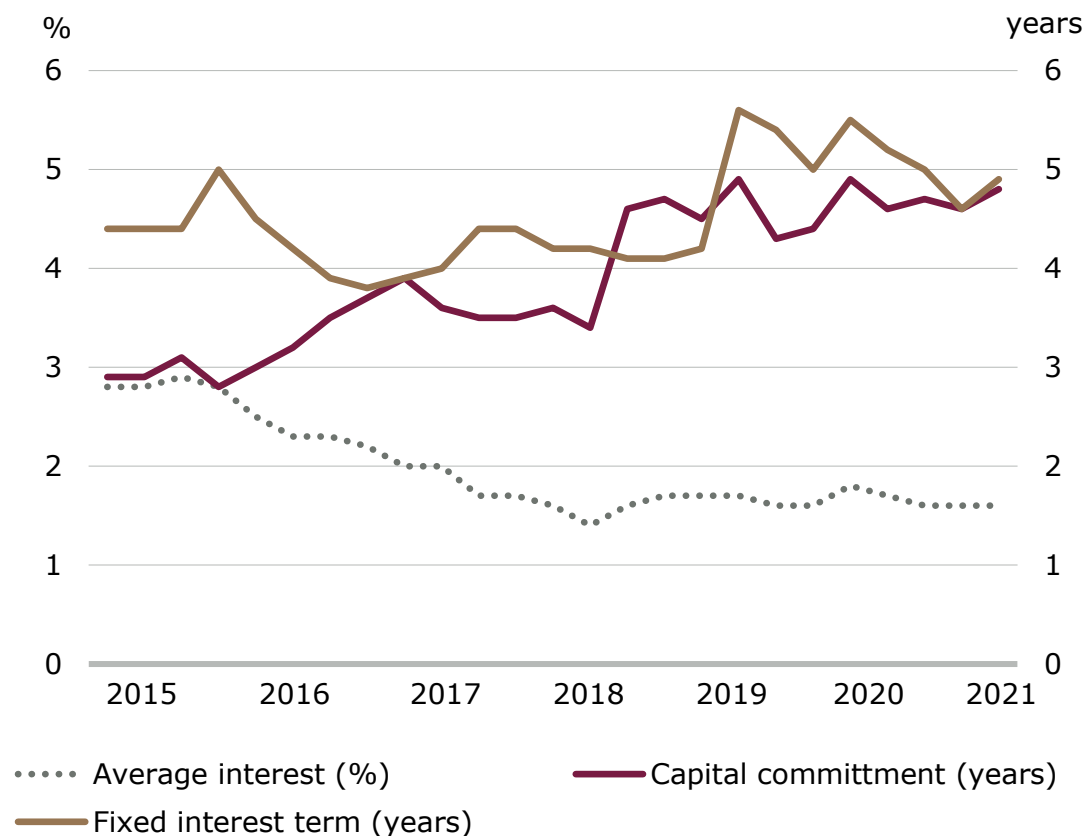


Secured loans correspond to 14% of total assets

Green financing represents 53% of liabilities

LOW FINANCIAL RISK AND STRONG KEY RATIOS

- Interest-bearing liabilities of SEK 20.7 billion
- Gearing ratio 42.6 %
- Adjusted gearing ratio 42.0 %
- Average interest rate 1.6 %
- Fixed interest term 4.9 years
- Capital commitment 4.8 years
- Loan agreements with five Nordic banks, capital market, Nordic Investment Bank, European Investment Bank and direct financing
- Commercial paper backed by secured credit lines
- Baa2 credit rating by Moody's



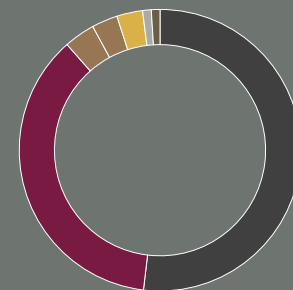


EXTENSIVE PROJECT PORTFOLIO

Remaining investment (SEK m)

Ongoing projects	2,060
Potential projects (approx)	36,000
Total (approx)	38,000

Potential project after premissis type



- Offices 52 %
- Residentials 37 %
- Education 4 %
- Retail 3 %
- Other 3 %
- Culture/restaurants 1 %
- Hotels 1 %

MORE THAN 80 % OF PROJECTS AT EXISTING OR FUTURE SUBWAY STATIONS



TAPETFABRIKEN

**DECIDED
PROJECT**

Area 10,500 m²

Investment SEK 440 m

Opening in June 2021

Tenant Nordic Choice Hotels, fully let

CLARION COLLECTION HOTEL TAPETFABRIKEN

SICKLA GALLERIA

**DECIDED
PROJECT**

Area 11,300 m²
Investment SEK 150 m
Completed Q3 2021
Parking spaces, service and retail

BRF KONSTHARTS NOBELBERGET KVARTER 2

DECIDED
PROJECT

56 tenant owned dwellings
Investment SEK 280 m
Completed Q3 2022
98% signed booking contracts

GRÄNBYSTADEN PARKHUSEN, PHASE 1

DECIDED
PROJECT

Area 2,800 m², 44 rental apartments
Investment SEK 120 m
Completed during Q2 2021

GRÄNBYSTADEN PARKHUSEN, PHASE 2

**DECIDED
PROJECT**

Area 7,000 m², 98 tenant-owned dwellings
Investment SEK 270 m
Completed during Q3 2023

LIFE CITY IN HAGASTADEN, STOCKHOLM

**DECIDED
PROJECT**

Area 27,500 m²

Investment SEK 1,680 m

Completed Q2 2022

Signed agreements with Academic Work
and 10X Genomics

BAS BARKARBY

**DECIDED
PROJECT**

Area 24,200 m²
Investment SEK 870 m
Completed Q2 2022
Education, culture, sports and business

KATARINAHUSET

DECIDED
PROJECT

Area 25,000 m²
Investment SEK 980 m
Completed Q2 2023
Offices and restaurants with a unique view

SLAKTHUSHALLARNA, PHASE 1

Area 2,200 kvm
Investering SEK 160 m
Completed Q2 2022
Food, culture and experiences

SLAKTHUSOMRÅDET



CONTACT

Annica Ånäs
CEO

annica.anas@al.se

Martin Lindqvist
CFO

martin.lindqvist@al.se

Atrium Ljungberg AB
Box 4200
SE- 131 04 Nacka
Sweden
Visit: Smedjegatan 2C

