



Atrium Ljungberg.
1 January–31 March, 2024.

Property list.



Property list 31/03/2024.

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

Municipality/ Property name	Address/ Description	Project pro- perty ¹⁾	Certifi- cation ²⁾	Lease- hold	Year of construc- tion/ reconstruc- tion	Land area, m ²	Possession	Letting area, m ²					Rateable value, SEK m	Rental value	Oc- cupan- cy rate	
								Retail	Offices	Residential	Garage	Other ³⁾				Total
STOCKHOLM																
1	Adam & Eva 17		B		1929/2006	1,777	Before 2007	3,304	4,519		103	7,926	698	72,587	100%	
2	Blästern 11		B		1930/2006	11,584	Before 2007	1,266	39,115		9,632	4,227	54,240	1,314	181,741	78%
3	Blästern 15															
					1930	5,266	01/06/2022	2,118	16,318			2,863	21,299	691	91,337	89%
4	Borgarfjord 3		B		1984/2010	5,204	20/04/2016	561	11,130			102	11,793	228	34,401	64%
5	Borgarnäs 1		B	T	2014	7,945	06/02/2012	948	12,299		6,700	12,108	32,055	0	82,961	89%
6	Borgmästaren 1		B	T												
					1974/2006	4,487	Before 2007	95	22,557		2,886	436	25,974	1,142	149,226	82%
7	Fatburen 1		P		1991	4,643	Before 2007	4,882	12,911		4,923	5,085	27,801	802	53,422	0%
8	Fatburssjön 8		B		1930/2006	1,396	Before 2007		6,553			1,296	7,849	312	41,347	96%
9	Härden 14		B		1932/1957	1,134	19/12/2012	807	6,247		1,800	273	9,127	245	32,729	76%
10	Kylfacket 3		P		1936	3,384	01/06/2018		110			3,368	3,478	19		
11	Kylhuset 15			T												
					1965	12,865	11/06/2019	626	12,989			242	13,857	210	41,364	96%
12	Kylhuset 16			T	1912	1,939	11/06/2019		317			1	318	24	10	100%
13	Storboskapen 1			T	1914	1,676	11/06/2019									
									1,691			35	1,726	27	5,263	100%
14	Kylhuset 23			T	1912	1,865	11/06/2019									
								223	2,392			115	2,730	38	8,787	
15	Kylhuset 24			T	1912	140	11/06/2019	20	265				285	3	855	100%
16	Kylhuset 25			T		1,719	11/06/2019	290	1,790				2,080	13	6,422	100%
17	Kylhuset 26		P	T												
						16,999	11/06/2019	1,625	55			6,362	8,042	77	18,697	100%
18	Bringan 1			T		4,275	11/06/2019							18		
19	Kylhuset 28			T	1988	8,586	29/04/2022		25,733			4,921	30,654	471	112,209	93%
20	Kylhuset 4			T		2,190	11/06/2019		1,213			572	1,785	9	1,456	81%
21	Molekylen 1		B		2021	5,592	07/07/2018	1,003	26,455		3,313	396	31,167	1,438	156,286	97%
22	Proppen 6		B		1937/2008	2,607	Before 2007	490	11,294			790	12,574	376	47,588	100%
23	Sandhagen 12			T	1912	1,328	11/06/2019									
								870					870	11	2,491	100%
24	Sandhagen 13		P	T		1,258	11/06/2019									
												1,013	1,013	5	417	100%
25	Sandhagen 14			T												
						916	11/06/2019					1,115	1,115	6	1,563	100%
26	Kolskjulet 1			T		3,150	11/06/2019							57		
27	Stora Katrine- berg 16		B	T	1750/1945/ 1988	24,383	02/02/2015	3,584	35,686		12,349	3,223	54,842	1,182	154,888	95%
28	Styckmästaren 3		P	T												
						1,900	11/06/2019		379			1,344	1,723	11	2,234	80%
29	Tranbodarne 11		B		1912/1965	3,587	01/11/2018	2,092	18,979			4,179	25,250	673	138,979	72%
30	Tranbodarne 13		B		1929/1998	502	30/03/2017	116	2,688		435		3,239	131	17,864	96%
Total Stockholm						144,297		24,920	273,685	435	41,603	54,169	394,812	10,231	1,457,122	84%

¹⁾ All or part of the property classified as a project property as of 1 April 2024.

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Stockholm cont.

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Municipality/ Property name	Address/ Description	Project property ¹⁾	Certifi- cation ²⁾	Lease- hold	Year of construc- tion/ reconstruc- tion	Land area, m ²	Possession	Letting area, m ²					Rateable value, SEK m	Rental value	Occu- pancy rate		
								Retail	Offices	Resi- dential	Garage	Other ³⁾				Total	
NACKA																	
31	Sicklaön 115:1	Planiavägen 1, Kyrkviken	P		1929	2,249	Before 2007		370					370	3	318	100%
32	Sicklaön 115:4	Sjötorpsvägen 3-14, Kyrkviken	P		1909	9,375	15/06/2011				921			921	38	940	37%
33	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P		1967	2,823	26/11/2010	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	600	100%	
35	Sicklaön 117:2	Sjötorpsvägen 6	P		1909	1,368	26/11/2010							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	24,235		11,900	218	37,634	722	100,742	99%	
38	Sicklaön 83:22	Sickla industriområde			1898/2012	59,941	Before 2007	9,617	45,825		8,300	23,220	86,962	1,399	298,448	96%	
39	Sicklaön 83:32	Uddvägen 1, Sickla Front I			2014	12,268	Before 2007		9,915			477	10,392	267	37,242	85%	
40	Sicklaön 83:33	Nobelberget	P			12,270	27/02/2014							0			
41	Sicklaön 83:36	Marcusplatsen			2006	11,530	Before 2007	1,062					1,062	37	6,281	100%	
42	Sicklaön 83:37	Simbagatan 15-23, Sirocco			1961	6,977	Before 2007	4,988	334			631	5,953	102	10,646	72%	
43	Sicklaön 83:38	Siroccogatan 8-12, Simba			1958	13,697	Before 2007	3,932	206				4,138	72	14,129	99%	
44	Sicklaön 83:39	Nobelberget, Formalinfabriken		B	1943	1,268	27/02/2014	290	1,680			206	2,176	51	6,923	96%	
45	Sicklaön 83:42	Sickla industriväg 1, Sickla stationshus	P			1,771	Before 2007	765	14,954			1,200	16,919	159	428	100%	
46	Sicklaön 83:44	Nobelberget, Gula villan			1980	1,258	Before 2007	305					305	3	973	100%	
47	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget			2020		27/02/2014	297	173		3,213	85	3,768	34	3,107	100%	
48	Sicklaön 83:46	Nobelberget, Mark				5,141	Before 2007							7		0%	
49	Sicklaön 83:47	Nobelberget Kv 5	P			1,987	27/02/2014							22			
50	Sicklaön 83:48	Nobelberget Kv 6	P			1,711	27/02/2014							31			
51	Sicklaön 83:49	Nobelberget Kv 7	P			3,802	27/02/2014							70			
52	Sicklaön 83:50	Nobelberget Kv 8	P			3,573	27/02/2014							125			
53	Sicklaön 83:51	Nobelberget Kv 4	P			1,924	27/02/2014							53			
54	Sicklaön 83:52	Nobelberget Kv 3	P			1,784	27/02/2014							41			
55	Sicklaön 83:53	Nobelbergsgatan 8, Panncentralen	P	M		2,787	27/02/2014					976	976	0	3,424	100%	
56	Sicklaön 83:54	Siroccogatan, Magasinet			2007	22,579	Before 2007	16,733			10,800	107	27,640	449	66,662	98%	
57	Sicklaön 83:55	Simbagatan, Plania			1977	10,650	Before 2007	11,405			2,370	2,280	16,055	323	51,469	99%	
58	Sicklaön 83:56	Simbagatan, Traversen		B		746	Before 2007	414				263	677	0	1,885	92%	
59	Sicklaön 83:57	Simbagatan 8-20, Gallerian		B	1940	32,890	Before 2007	24,558			35,870	1,910	62,338	998	119,215	96%	
60	Sicklaön 83:58	Smedjegatan 32-36, Curanten		B		4,705	Before 2007	1,726	5,460			10,383	17,569	136	72,043	97%	
61	Sicklaön 83:59	Marcusplatsen 9, Tapetfabriken		B	2021	2,994	Before 2007					10,451	10,451	258	32,143	100%	
Total Nacka						256,796		79,497	103,252	921	72,453	54,471	310,594	5,416	831,424	96%	
JÄRFÄLLA																	
62	Barkarby 2:64	BAS Barkarby		B	2021	6,325	01/04/2019	1,458	3,809		2,541	18,273	26,081	0	67,272	82%	
Total Järfälla						6,325		1,458	3,809	0	2,541	18,273	26,081	0	67,272	82%	
SUNDBYBERG																	
63	Eken 6	Löfströms Allé 5, Chokladfabriken		B	1916/1997	12,382	15/09/2019	117	25,411		19,000	2,723	47,251	575	111,806	97%	
64	Eken 14	Löfströms Allé 7, Chokladkontoret			1937-1975	4,093	03/06/2020		6,977			1,251	8,228	97	18,113	87%	
Total Sundbyberg						16,475		117	32,388	0	19,000	3,974	55,479	672	129,919	96%	

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Stockholm



The areas are excluding garages.

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								Retail	Offices	Resi- dential	Garage	Other ³⁾				Total	
GOTHENBURG																	
65	Lindholmen 30:1	Lindholmspiren 11	B		2002	13,647	29/03/2017		37,035					37,035	863	92,914	100%
66	Lindholmen 44:2	Götaverksgatan 25			2020		15/01/2021	747	78					825	29	2,610	79%
67	Lundbyvassen 4:13	Götaverksgatan 2-8	B		1957/2007	12,205	30/09/2016	750	15,946		10,050	3,488		30,234	398	61,133	98%
68	Lundbyvassen 4:7	Regnbågsgatan 4-6	B		1988	6,414	30/06/2016		15,657			301		15,958	274	31,356	25%
Total Gothenburg						32,266		1,497	68,716	0	10,050	3,789	84,052	1,564	188,013	86%	
MALMÖ																	
69	Bohus 7	Mobilia	B		1966/2010	12,023	01/02/2008	5,998	180	11,252	6,680	35		24,145	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	177,233	87%
71	Bohus 10 – Torghusen	Torghusen			2020	15,831	Before 2007			3,814				3,814	123	8,158	99%
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	29/04/2014		10,101			5,898		15,999	0	35,122	100%
74	Malmen 12	Barkgatan 9-13	B		1971	2,464	02/05/2016		3,490		1,900	4,021		9,411	0	12,314	100%
Total Malmö						111,341		52,166	16,118	19,171	46,380	22,401	156,236	1,956	275,172	92%	
UPPSALA																	
75	Brillinge 8:1	Norra Gränby- staden	B		2013-2017	71,556	05/04/2011	22,106	135			4,571		26,812	327	46,271	98%
76	Brillinge 9:1	Norra Gränby- staden	B		2013-2017	25,965	05/04/2011	6,396				50		6,446	116	21,899	98%
77	Dragarbrunn 27:2	Forumkvarteret	B		1902/2005	6,714	Before 2007	5,396	8,080	1,420	1,191	1,116		17,203	598	65,499	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	218,006	94%
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	48,846	94%
80	Gränby 25:1	Gränbystaden Parkhus 1	M		2021	1,845	Before 2007		137	2,694				2,831	86	6,261	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	22/12/2020		2,504					2,504	75	12,401	86%
Total Uppsala						214,269		79,537	14,988	13,953	12,691	15,511	136,679	2,868	419,183	93%	
Total Sweden						781,769		239,192	512,956	34,480	204,718	172,587	1,163,933	22,708	3,368,105	90%	

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Gothenburg



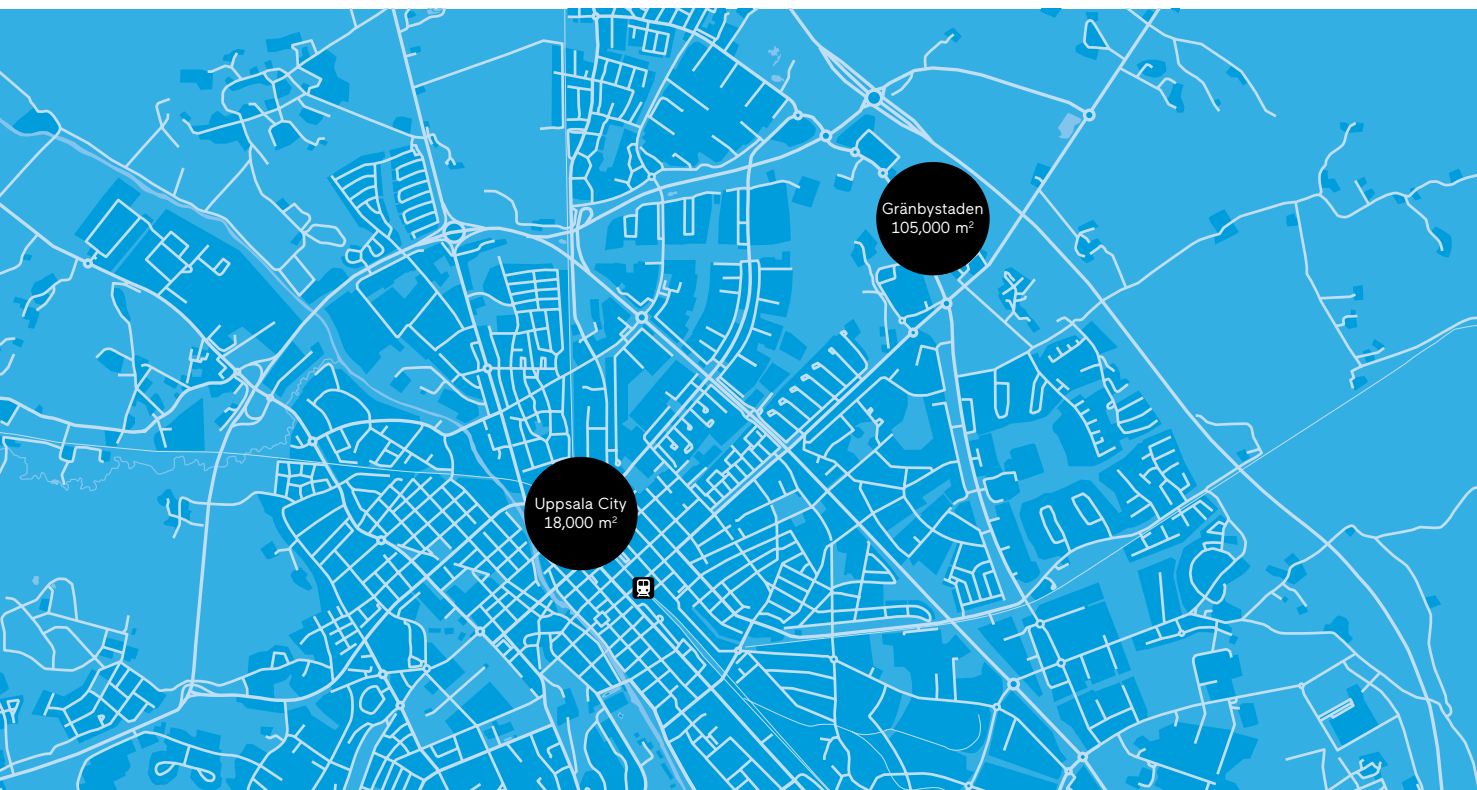
The areas are excluding garages.

Malmö



The areas are excluding garages.

Uppsala



The areas are excluding garages.


No changes in the property portfolio January–March 2024




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Atrium Ljungberg, April 2024.
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