



Atrium Ljungberg.
1 January–31 December 2024.



Property list.

Property list 31/12/2024.

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

| Municipality/ Property name | Address/ Description | Project property ¹⁾ | Certification ²⁾ | Leasehold | Year of construction/ reconstruction | Land area, m ² | Possession | Letting area, m ² | | | | | Rateable value, SEK m | Rental value | Occupancy rate | |
|--------------------------------|-------------------------|---|-----------------------------|-----------|--|------------------------------|-------------|------------------------------|----------------|-------------|---------------|---------------------|--------------------------|---------------|-------------------|------------|
| | | | | | | | | Retail | Offices | Residential | Garage | Other ³⁾ | | | | Total |
| STOCKHOLM | | | | | | | | | | | | | | | | |
| 1 | Adam & Eva 17 | Drottninggatan 68 | B | | 1929/2006 | 1,777 | Before 2007 | 3,304 | 4,519 | | | 110 | 7,933 | 698 | 71,703 | 97% |
| 2 | Blästern 11 | Hälsingegatan 43-49 | P | B | 1930/2006 | 11,584 | Before 2007 | 946 | 29,355 | | 6,464 | 4,125 | 40,890 | 1,314 | 155,942 | 87% |
| 3 | Blästern 15 | Hudiksvallsgatan 4-8 och Gävlegatan 12 | | | 1930 | 5,266 | 2022/06/01 | 2,108 | 16,303 | | 2,703 | 2,771 | 23,885 | 691 | 93,350 | 89% |
| 4 | Borgarfjord 3 | Kista +, Kistagången 6 | B | | 1984/2010 | 5,204 | 2016/04/20 | 561 | 11,130 | | | 102 | 11,793 | 228 | 34,751 | 53% |
| 5 | Borgarnäs 1 | Nod, Borgarfjordsgatan 12 | B | T | 2014 | 7,945 | 2012/02/06 | 948 | 12,299 | | 6,700 | 12,108 | 32,055 | | 82,011 | 88% |
| 6 | Borgmästaren 1 | Glashuset Slussen, Katarinavägen 15 | B | T | 1974/2006 | 4,487 | Before 2007 | 95 | 22,357 | | 2,886 | 475 | 25,813 | 1,142 | 170,092 | 91% |
| 7 | Bringan 1 | Fällan 3-7, 11, Kylhusgatan 8-12 | P | | | 4,275 | 2019/06/11 | | | | | | | 77 | | |
| 8 | Fatburen 1 | Söderhallarna | P | | 1991 | 4,643 | Before 2007 | | | | | | | 18 | | |
| 9 | Fatburssjön 8 | Magnus Ladulåsgatan 63 | | B | 1930/2006 | 1,396 | Before 2007 | | 6,553 | | | 1,296 | 7,849 | 802 | 42,123 | 96% |
| 10 | Härden 14 | S:t Eriksgatan 113 | | B | 1932/1957 | 1,134 | 2012/12/19 | 807 | 6,247 | | 1,800 | 273 | 9,127 | 312 | 35,153 | 94% |
| 11 | Kolskjulet 1 | Rökerigatan 5-9 | P | | | 3,150 | 2019/06/11 | | | | | | | 1,182 | | |
| 12 | Kylfacket 3 | Hallmästarvägen 2 | P | | 1936 | 3,384 | 2018/06/01 | 1,763 | 1,553 | | | 162 | 3,478 | 245 | 16,155 | 0% |
| 13 | Kylhuset 15 | Livdjursgatan 2-6, Palmfeltsvägen 19-21, Slakthusplan 2-4,8 | | | 1965 | 12,865 | 2019/06/11 | 626 | 12,989 | | | 242 | 13,857 | 57 | 43,337 | 97% |
| 14 | Kylhuset 16 | Boskapsvägen 15-17, Fällan 13, 6-10, Livdjursgatan 5-7 | P | | 1912 | 1,939 | 2019/06/11 | | 2,090 | | | 1 | 2,091 | 19 | 3,145 | 0% |
| 15 | Kylhuset 23 | Palmfeltsvägen 13-15, Slakthusplan 1-3 | | | 1912 | 1,865 | 2019/06/11 | 223 | 2,475 | | | 147 | 2,845 | 24 | 8,293 | 100% |
| 16 | Kylhuset 24 | Slakthusplan 9 | | | 1912 | 140 | 2019/06/11 | 20 | 265 | | | | 285 | 38 | 863 | 100% |
| 17 | Kylhuset 25 | Hallvägen 4-6, 10 | | | | 1,719 | 2019/06/11 | 290 | 1,790 | | | | 2,080 | 3 | 6,506 | 94% |
| 18 | Kylhuset 26 | Hallgränd 1-9, Hallvägen 7-9, Rökerigatan 4-8, Stora Skorstensgatan 2-6, 10-14, 24-26, Styckmästargatan 1-9 | P | | | 16,999 | 2019/06/11 | 1,650 | 55 | | | 5,855 | 7,560 | 13 | 18,808 | 100% |
| 19 | Kylhuset 28 | Palmfeltsvägen 5 | | | 1988 | 8,586 | 2022/04/29 | | 25,733 | | | 4,932 | 30,665 | 471 | 116,050 | 95% |
| 20 | Kylhuset 4 | Hallvägen 1-5, Stora Skorstensgatan 1 | P | | | 2,190 | 2019/06/11 | | 1,160 | | | 572 | 1,732 | 9 | 1,585 | 85% |
| 21 | Livdjuret 1 | Boskapsvägen 22, 24 | P | | | 1,451 | 2024/04/01 | | 6,203 | | | | 6,203 | | | |
| 22 | Molekylen 1 | Life City | | B | 2021 | 5,592 | 2018/09/07 | 1,003 | 26,455 | | 3,313 | 396 | 31,167 | 1,438 | 155,842 | 90% |
| 23 | Proppen 6 | Textilgatan 31 | | B | 1937/2008 | 2,607 | Before 2007 | 490 | 11,294 | | 2,600 | 604 | 14,988 | 376 | 51,354 | 79% |
| 24 | Sandhagen 12 | Rökerigatan 15, Styckmästargatan 10 | | | 1912 | 1,328 | 2019/06/11 | 870 | | | | | 870 | 11 | 2,335 | 100% |
| 25 | Sandhagen 13 | Rökerigatan 11-13, Styckmästargatan 11-13 | P | | | 1,258 | 2019/06/11 | | | | | 1,013 | 1,013 | 5 | 412 | 100% |
| 26 | Sandhagen 14 | Rökerigatan 10, Slakthusgatan 1, Styckmästargatan 8 | | | | 916 | 2019/06/11 | | | | | 1,115 | 1,115 | 6 | 1,710 | 100% |
| 27 | Stora Katrineberg 16 | Katrinebergsvägen 4-12, Liljeholmsvägen 14-18 | B | T | 1750/1945/1988 | 24,383 | 2015/02/02 | 3,592 | 35,676 | | 12,349 | 3,223 | 54,840 | 27 | 159,146 | 96% |
| 28 | Storboskapen 1 | Fällan 1, Hallvägen 14-16, Kylhusgatan 2 | | | 1914 | 1,676 | 2019/06/11 | | 1,691 | | | 35 | 1,726 | 210 | 4,631 | 87% |
| 29 | Styckmästaren 3 | Charkmästargatan 6, Rökerigatan 22, Slakthusgatan 13 | P | | | 1,900 | 2019/06/11 | | 360 | | | 1,344 | 1,704 | 11 | 3,382 | 100% |
| 30 | Södra Torn 1 | Söder Mälarstrand 2-10 | P | | | 3,281 | 2024/10/28 | | | | | | | | | |
| 31 | Tranbodarne 11 | Katarinahuset, Stadsgården 6-12 | | B | 1912/1965 | 3,587 | 2018/11/01 | 2,884 | 17,645 | | | 4,344 | 24,873 | 673 | 182,593 | 95% |
| 32 | Tranbodarne 13 | Sjömansinstitutet | | | 1929/1998 | 502 | 2017/03/30 | 116 | 2,688 | 435 | | | 3,239 | 131 | 17,966 | 89% |
| Total Stockholm | | | | | | 149,029 | | 22,296 | 258,885 | 435 | 38,815 | 45,245 | 365,676 | 10,231 | 1,479,239 | 90% |

¹⁾ All or part of the property classified as a project property as of 1 January 2025

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

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

Property list 31/12/2024. Stockholm cont.

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

| Municipality/ Property name | Address/ Description | Project property ¹⁾ | Certification ²⁾ | Leasehold | Year of construction/ reconstruction | Land area, m ² | Possession | Letting area, m ² | | | | | Rateable value, SEK m | Rental value | Occupancy rate | |
|--------------------------------|-------------------------|--------------------------------------|-----------------------------|-----------|--|------------------------------|-------------|------------------------------|---------------|-------------|---------------|---------------------|--------------------------|--------------|-------------------|------------|
| | | | | | | | | Retail | Offices | Residential | Garage | Other ³⁾ | | | | Total |
| NACKA | | | | | | | | | | | | | | | | |
| 33 | Sicklaön 115:1 | Planiavägen 1, Kyrkviken | | | 1929 | 2,249 | Before 2007 | | 370 | | | | 370 | 3 | 324 | 100% |
| 34 | Sicklaön 115:4 | Sjötorpsvägen 3-14, Kyrkviken | | | 1909 | 9,375 | 2011/06/15 | | 178 | 743 | | | 921 | 38 | 1,088 | 37% |
| 35 | Sicklaön 117:1 | Planiavägen 3, Kyrkviken | | | 1967 | 2,823 | 2010/11/26 | 2,124 | 100 | | | 435 | 2,659 | 15 | 3,837 | 99% |
| 36 | Sicklaön 117:17 | Planiavägen 5-7 | | | 1978 | 10,175 | Before 2007 | | | | | 1,629 | 1,629 | | 3,408 | 9% |
| 37 | Sicklaön 117:2 | Sjötorpsvägen 6 | | | 1909 | 1,368 | 2010/11/26 | | | | | | | | | |
| 38 | Sicklaön 265:5 | Atlasvägen 2 | | | | 2,029 | Before 2007 | | | | | | | | 26 | 100% |
| 39 | Sicklaön 346:1 | Uddvägen 7, Sickla Front II | | B | 2018 | 10,524 | Before 2007 | 1,281 | 24,235 | | 11,900 | 266 | 37,682 | 722 | 98,573 | 90% |
| 40 | Sicklaön 83:22 | Sickla industriområde | | B | 1898/2012 | 59,941 | Before 2007 | 9,508 | 46,455 | | 8,300 | 23,223 | 87,486 | 1,399 | 307,445 | 96% |
| 41 | Sicklaön 83:32 | Uddvägen 1, Sickla Front I | | B | 2014 | 12,268 | Before 2007 | 678 | 9,240 | | | 477 | 10,395 | 267 | 39,522 | 96% |
| 42 | Sicklaön 83:33 | Nobelberget | | P | | 12,270 | 2014/02/27 | | | | | | | | | |
| 43 | Sicklaön 83:36 | Marcusplatsen | | | 2006 | 11,530 | Before 2007 | 1,062 | | | | | 1,062 | 37 | 3,332 | 0% |
| 44 | Sicklaön 83:37 | Simbagatan 15-23, Sirocco | | | 1961 | 6,977 | Before 2007 | 4,988 | 334 | | | 631 | 5,953 | 102 | 7,254 | 6% |
| 45 | Sicklaön 83:38 | Siroccogatan 8-12, Simba | | | 1958 | 13,697 | Before 2007 | 3,932 | 206 | | | | 4,138 | 72 | 14,054 | 99% |
| 46 | Sicklaön 83:39 | Nobelberget, Formalinfabriken | | B | 1943 | 1,268 | 2014/02/27 | 295 | 1,680 | | | 211 | 2,186 | 51 | 7,032 | 96% |
| 47 | Sicklaön 83:42 | Sickla industriväg 1, Sickla Central | | P | | 1,771 | Before 2007 | | | | | | | 159 | | |
| 48 | Sicklaön 83:44 | Nobelberget, Gula villan | | | 1980 | 1,258 | Before 2007 | 305 | | | | | 305 | 3 | 769 | 0% |
| 49 | Sicklaön 83:45 | Nobelberget, Nobelbergsgaraget | | | 2020 | | 2014/02/27 | 297 | 173 | | 3,213 | 85 | 3,768 | 34 | 3,389 | 100% |
| 50 | Sicklaön 83:46 | Nobelberget, Mark | | | | 5,141 | Before 2007 | | | | | | | 7 | | |
| 51 | Sicklaön 83:47 | Nobelberget Kv 5 | | P | | 1,987 | 2014/02/27 | | | | | | | 22 | | |
| 52 | Sicklaön 83:48 | Nobelberget Kv 6 | | P | | 1,711 | 2014/02/27 | | | | | | | 31 | | |
| 53 | Sicklaön 83:49 | Nobelberget Kv 7 | | P | | 3,802 | 2014/02/27 | | | | | | | 70 | | |
| 54 | Sicklaön 83:50 | Nobelberget Kv 8 | | P | M | 3,573 | 2014/02/27 | | | | | | | 125 | | |
| 55 | Sicklaön 83:51 | Nobelberget Kv 4 | | P | | 1,924 | 2014/02/27 | | | | | | | 53 | | |
| 56 | Sicklaön 83:52 | Nobelberget Kv 3 | | P | | 1,784 | 2014/02/27 | | | | | | | 41 | | |
| 57 | Sicklaön 83:53 | Nobelbergsgatan 8, Panncentralen | | P | M | 2,787 | 2014/02/27 | | | | | 976 | 976 | | 3,476 | 100% |
| 58 | Sicklaön 83:54 | Siroccogatan, Magasinet | | | 2007 | 22,579 | Before 2007 | 16,973 | | 10,800 | | 107 | 27,880 | 449 | 59,792 | 97% |
| 59 | Sicklaön 83:55 | Simbagatan, Plania | | | 1977 | 10,650 | Before 2007 | 11,405 | | 2,370 | | 2,280 | 16,055 | 323 | 53,322 | 99% |
| 60 | Sicklaön 83:56 | Simbagatan, Traversen | | | | 746 | Before 2007 | 806 | | | | 270 | 1,076 | | 4,186 | 50% |
| 61 | Sicklaön 83:57 | Simbagatan 8-20, Gallerian | | B | 1940 | 32,890 | Before 2007 | 24,164 | | 35,870 | | 1,910 | 61,944 | 998 | 126,484 | 97% |
| 62 | Sicklaön 83:58 | Smedjegatan 32-36, Curanten | | B | | 4,705 | Before 2007 | 1,726 | 5,201 | | | 10,659 | 17,586 | 136 | 73,615 | 97% |
| 63 | Sicklaön 83:59 | Marcusplatsen 9, Tapetfabriken | | B | 2021 | 2,994 | Before 2007 | | | | | 10,451 | 10,451 | 258 | 33,883 | 100% |
| Total Nacka | | | | | | 256,796 | | 79,544 | 88,172 | 743 | 72,453 | 53,610 | 294,522 | 5,416 | 844,809 | 94% |
| JÄRFÄLLA | | | | | | | | | | | | | | | | |
| 64 | Barkarby 2:64 | BAS Barkarby | | B | 2021 | 6,325 | 2019-04-01 | 1,458 | 4,168 | | 2,541 | 17,250 | 25,417 | | 69,281 | 84% |
| Total Järfälla | | | | | | 6,325 | | 1,458 | 4,168 | 0 | 2,541 | 17,250 | 25,417 | 0 | 69,281 | 84% |

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Property list 31/12/2024.

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|--------------------------------|-------------------------|---|-----------------------------|-----------|--|------------------------------|-------------|------------------------------|----------------|---------------|----------------|---------------------|--------------------------|---------------|-------------------|------------|
| | | | | | | | | Retail | Offices | Residential | Garage | Other ³⁾ | | | | Total |
| GÖTEBORG | | | | | | | | | | | | | | | | |
| 65 | Lindholmen 30:1 | | B | | 2002 | 13,647 | 2017/03/29 | | 37,175 | | | | 37,175 | 826 | 93,871 | 100% |
| 66 | Lindholmen 43:4 | | | | 2024 | | 2024/10/16 | 327 | | | | 87 | 414 | 3 | 1,085 | 47% |
| 67 | Lindholmen 43:5 | | | | 2024 | | 2024/10/16 | 183 | | | | | 183 | 29 | 403 | 0% |
| 68 | Lindholmen 44:2 | | | | 2020 | | 2021/01/15 | 747 | 78 | | | | 825 | 5 | 2,682 | 79% |
| 69 | Lundbyvassen 4:13 | | B | | 1957/2007 | 12,205 | 2016/09/30 | 750 | 15,851 | | 10,145 | 3,492 | 30,238 | 398 | 61,069 | 80% |
| 70 | Lundbyvassen 4:7 | | B | | 1989 | 6,414 | 2016/09/30 | | 14,843 | | | 1,115 | 15,958 | 274 | 35,473 | 44% |
| Total Göteborg | | | | | | 32,266 | | 2,007 | 67,947 | 0 | 10,145 | 4,694 | 84,793 | 1,535 | 194,583 | 83% |
| MALMÖ | | | | | | | | | | | | | | | | |
| 71 | Bohus 10 - Torghusen | Torghusen | M | | 2020 | 15,831 | Before 2007 | | | 3,814 | | | 3,814 | 1,392 | 8,581 | 100% |
| 72 | Bohus 11 | Mobililia Biograf | B | | 1968/2013 | | Before 2007 | | | | | 2,388 | 2,388 | 335 | 5,278 | 100% |
| 73 | Bohus 7 | Mobililia | B | | 1966/2010 | 12,023 | 2008/02/01 | 5,998 | 180 | 11,252 | 6,680 | 35 | 24,145 | 123 | 36,538 | 98% |
| 74 | Bohus 8 | Mobililia | B | | 1968/2013 | 76,745 | Before 2007 | 45,544 | 1,806 | 3 | 37,800 | 12,773 | 97,926 | | 172,183 | 88% |
| 75 | Bohus 9 | Mobililia | | | 2014 | | Before 2007 | | | 4,103 | | | 4,103 | 106 | 8,010 | 100% |
| 76 | 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 | | 35,957 | 100% |
| 77 | Malmen 12 | Barkgatan 9-13 | B | | 1971 | 2,464 | 2016/05/02 | | 3,490 | | 1,900 | 4,021 | 9,411 | | 12,553 | 100% |
| Total Malmö | | | | | | 111,341 | | 51,542 | 15,577 | 19,171 | 46,380 | 25,115 | 157,785 | 1,956 | 279,099 | 93% |
| UPPSALA | | | | | | | | | | | | | | | | |
| 78 | Brillinge 8:1 | Norra Gränbystaden | B | | 2013-2017 | 71,556 | 2011/04/05 | 22,481 | 135 | | | 4,571 | 27,187 | 327 | 49,454 | 98% |
| 79 | Brillinge 9:1 | Norra Gränbystaden | B/M | | 2013-2021 | 25,965 | 2011/04/05 | 6,396 | | | | 50 | 6,446 | 116 | 22,461 | 95% |
| 80 | Dragarbrunn 27:2 | Forumkvarteret | | | 1902/2005 | 6,714 | Before 2007 | 5,398 | 8,080 | 1,420 | 1,191 | 1,116 | 17,205 | 598 | 63,916 | 84% |
| 81 | Gränby 21:4 | Gränbystaden galleria | | | 1971/2011 | 96,392 | Before 2007 | 43,365 | 1,019 | | 11,500 | 8,099 | 63,983 | 1,190 | 230,047 | 94% |
| 82 | Gränby 21:5 | Marknadsgatan 7A-Q, Entréhusen | M | | 2017/2018 | 1,813 | Before 2007 | 1,683 | 3,369 | 9,839 | | 2,117 | 17,008 | 416 | 47,866 | 90% |
| 83 | Gränby 25:1 | Gränbystaden Parkhus 1 | M | | 2021 | 1,845 | Before 2007 | | 137 | 2,694 | | | 2,831 | 86 | 6,605 | 100% |
| 84 | Gränby 26:1 | Gränbystaden Parkhus 4 | P | | | 3,224 | Before 2007 | | | | | | | 18 | | |
| 85 | Gränby 26:2 | Gränbystaden Parkhus 3 | P | | | 2,741 | Before 2007 | | | | | | | 24 | | |
| 86 | Kvarngärdet 33:2 | Storgatan 19 | | | 1912/2000 | 1,240 | 2020/12/22 | | 2,504 | | | | 2,504 | 75 | 11,438 | 65% |
| Total Uppsala | | | | | | 211,490 | | 79,323 | 15,244 | 13,953 | 12,691 | 15,953 | 137,163 | 2,849 | 431,788 | 92% |
| Total Sweden | | | | | | 767,247 | | 236,170 | 449,993 | 34,302 | 183,025 | 161,866 | 1,065,356 | 21,987 | 3,298,799 | 91% |

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

Stockholm



The areas are excluding garages and ongoing projects.

Uppsala



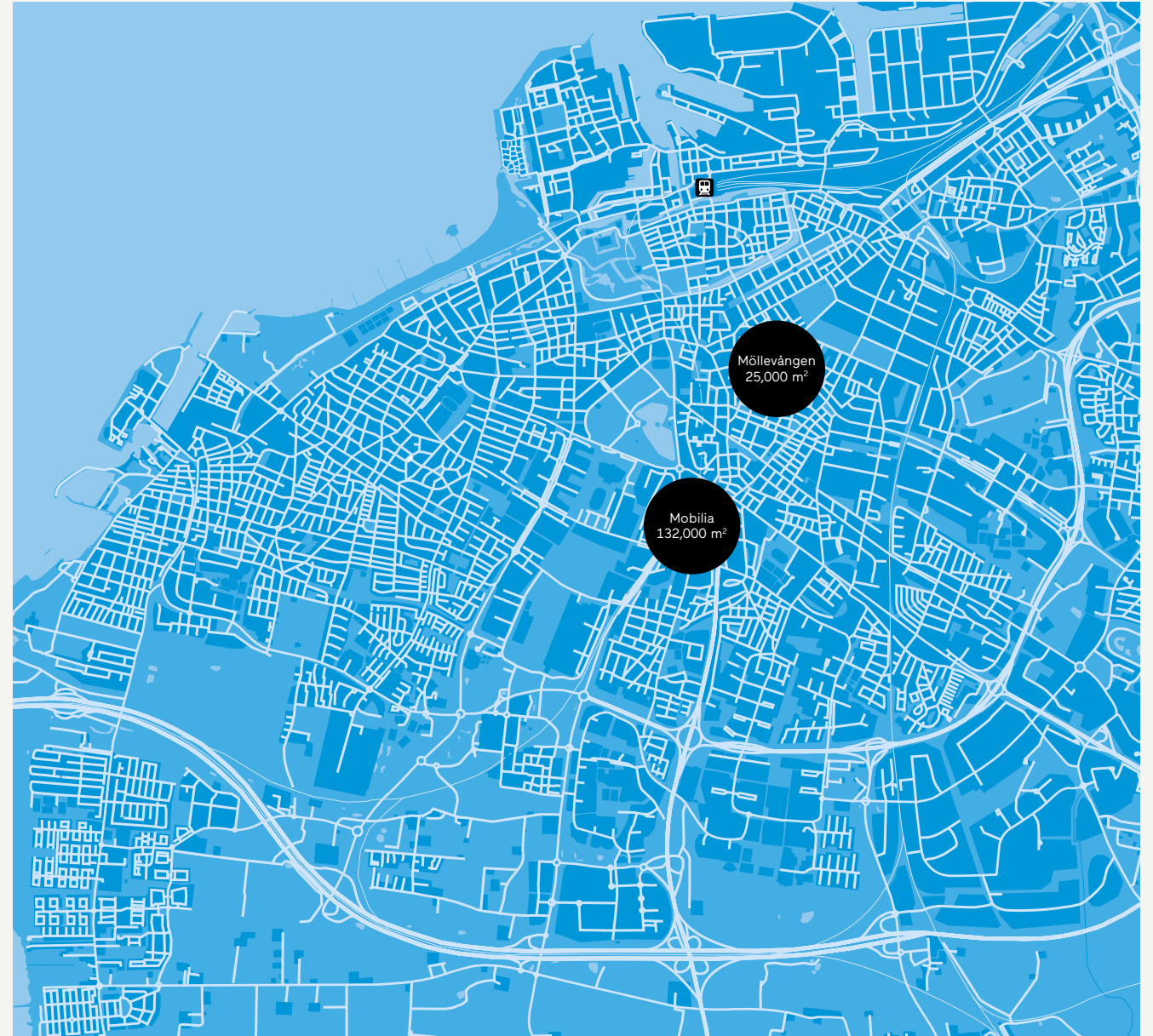
The areas are excluding garages and ongoing projects.

Gothenburg



The areas are excluding garages and ongoing projects.

Malmö



The areas are excluding garages and ongoing projects.

Changes in the property portfolio January–December 2024

CHANGES IN THE PROPERTY PORTFOLIO 2024

Acquired properties

| Property | Municipality | Type | Letting area, m ² | Possession |
|-----------------|--------------|--------|------------------------------|------------|
| Lindholmen 43:4 | Gothenburg | Retail | 414 | 2024/10/16 |
| Lindholmen 43:5 | Gothenburg | Retail | 183 | 2024/10/16 |
| Södre Torn 1 | Stockholm | Retail | | 2024/10/28 |
| Barkarby 2:301 | Järfälla | Garage | | 2024/12/06 |

Divested properties


| Property | Municipality | Type | Letting area, m ² | Date vacated |
|----------|--------------|--------|------------------------------|--------------|
| Eken 6 | Sundbyberg | Office | 47,251 | 2024/06/11 |
| Eken 14 | Sundbyberg | Office | 8,228 | 2024/06/11 |




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

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