



Atrium Ljungberg.  
1 January–30 September, 2024.



Property  
list.

# Property list 30/09/2024.

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>	Certification <sup>2)</sup>	Leasehold	Year of construction/ reconstruction	Land area, m <sup>2</sup>	Possession	Letting area, m <sup>2</sup>					Rateable value, SEK m	Rental value	Occupancy rate	
								Retail	Offices	Residential	Garage	Other <sup>3)</sup>				Total
<b>STOCKHOLM</b>																
1	Adam & Eva 17	Drottninggatan 68			1929/2006	1,777	Before 2007	3,304	4,519			103	7,926	698	72,674	100%
2	Blästern 11	Hälsingegatan 43-49	P	B	1930/2006	11,584	Before 2007	946	29,375		6,464	4,118	40,903	1,314	151,247	89%
3	Blästern 15	Hudiksvallsgatan 4-8 och Gävlegatan 12			1930	5,266	2022/06/01	2,108	16,318		2,703	2,771	23,900	691	92,022	89%
4	Borgarfjord 3	Kista +, Kistagången 6		B	1984/2010	5,204	2016/04/20	561	11,130			102	11,793	228	34,620	52%
5	Borgarnäs 1	Nod, Borgarfjordsgatan 12		B	T	2014	2012/02/06	948	12,299		6,700	12,108	32,055		80,714	88%
6	Borgmästaren 1	Glashuset Slussen, Katarinavägen 15		B	T	1974/2006	Before 2007	95	22,524		2,886	475	25,980	1,142	156,079	86%
7	Fatburen 1	Söderhallarna	P		1991	4,643	Before 2007							802		
8	Fatburssjön 8	Magnus Ladulåsgatan 63		B	1930/2006	1,396	Before 2007		6,553			1,294	7,847	312	41,347	96%
9	Härden 14	S:t Eriksgatan 113		B	1932/1957	1,134	2012/12/19	807	6,247		1,800	269	9,123	245	35,006	94%
10	Kylfacket 3	Hallmästarvägen 2	P		1936	3,384	2018/06/01		110			3,368	3,478	19	2,735	
11	Kylhuset 15	Livdjursgatan 2-6, Palmfeltsvägen 19-21, Slakthusplan 2-4,8			T	1965	2019/06/11	626	12,989			235	13,850	210	42,763	97%
12	Kylhuset 16	Boskapsvägen 15-17, Fällan 13, 6-10, Livdjursgatan 5-7	P		T	1912	2019/06/11		317			1	318	24	486	2%
13	Storboskapen 1	Fällan 1, Hallvägen 14-16, Kylhusgatan 2			T	1914	2019/06/11		1,691			35	1,726	27	5,057	57%
14	Kylhuset 23	Palmfeltsvägen 13-15, Slakthusplan 1-3			T	1912	2019/06/11	223	2,414			254	2,891	38	7,843	90%
15	Kylhuset 24	Slakthusplan 9			T	1912	2019/06/11	20	265				285	3	851	100%
16	Kylhuset 25	Hallvägen 4-6, 10			T	1,719	2019/06/11	290	1,790				2,080	13	6,439	100%
17	Kylhuset 26	Hallgränd 1-9, Hallvägen 7-9, Rökerigatan 4-8, Stora Skorstensgatan 2-6, 10-14, 24-26, Styckmästargatan 1-9	P		T	16,999	2019/06/11	1,914	403			12,492	14,809	77	25,130	82%
18	Bringan 1	Fällan 3-7, 11, Kylhusgatan 8-12	P		T	4,275	2019/06/11							18		
19	Kylhuset 28	Palmfeltsvägen 5			T	1988	2022/04/29		25,733			4,939	30,672	471	114,535	95%
20	Kylhuset 4	Hallvägen 1-5, Stora Skorstensgatan 1	P		T	2,190	2019/06/11		1,543			572	2,115	9	1,835	70%
21	Livdjuret 1	Boskapsvägen 22, 24	P		T	1,451	2024/04/01									
22	Molekylen 1	Life City		B	2021	5,592	2018/09/07	1,003	26,455		3,313	396	31,167	1,438	156,789	97%
23	Proppen 6	Textilgatan 31		B	1937/2008	2,607	Before 2007	490	11,390		2,600	694	15,174	376	49,385	100%
24	Sandhagen 12	Rökerigatan 15, Styckmästargatan 10			T	1912	2019/06/11	870					870	11	2,374	100%
25	Sandhagen 13	Rökerigatan 11-13, Styckmästargatan 11-13	P		T	1,258	2019/06/11					1,013	1,013	5	416	100%
26	Sandhagen 14	Rökerigatan 10, Slakthusgatan 1, Styckmästargatan 8			T	916	2019/06/11					1,115	1,115	6	1,641	100%
27	Kolskjulet 1	Rökerigatan 5-9	P		T	3,150	2019/06/11							57		
28	Stora Katrineberg 16	Katrinebergsvägen 4-12, Liljeholmsvägen 14-18		B	T	1750/1945/1988	2015/02/02	3,584	35,676		12,349	3,223	54,832	1,182	156,256	94%
29	Styckmästaren 3	Charkmästargatan 6, Rökerigatan 22, Slakthusgatan 13	P		T	1,900	2019/06/11		379			1,344	1,723	11	2,306	80%
30	Tranbodarne 11	Katarinahuset, Stadsgården 6-12		B	1912/1965	3,587	2018/11/01	2,188	19,190			4,249	25,627	673	163,255	95%
31	Tranbodarne 13	Sjömansinstitutet			1929/1998	502	2017/03/30	116	2,688	435			3,239	131	17,864	96%
<b>Total Stockholm</b>						<b>145,748</b>		<b>20,093</b>	<b>251,998</b>	<b>435</b>	<b>38,815</b>	<b>55,170</b>	<b>366,511</b>	<b>10,231</b>	<b>1,421,669</b>	<b>92%</b>

<sup>1)</sup> All or part of the property classified as a project property as of 1 October 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 30/09/2024. Stockholm cont.

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

Municipality/ Property name	Address/ Description	Project property <sup>1)</sup>	Certification <sup>2)</sup>	Leasehold	Year of construction/ reconstruction	Land area, m <sup>2</sup>	Possession	Letting area, m <sup>2</sup>					Rateable value, SEK m	Rental value	Occupancy rate	
								Retail	Offices	Residential	Garage	Other <sup>3)</sup>				Total
<b>NACKA</b>																
32	Sicklaön 115:1	Planiavägen 1, Kyrkviken	P		1929	2,249	Before 2007		370				370	3	324	100%
33	Sicklaön 115:4	Sjötörpsvägen 3-14, Kyrkviken	P		1909	9,375	2011/06/15			921			921	38	868	
34	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P		1967	2,823	2010/11/26	2,124	100			435	2,659	15	3,786	99%
35	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007					1,629	1,629		3,708	16%
36	Sicklaön 117:2	Sjötörpsvägen 6	P		1909	1,368	2010/11/26									
37	Sicklaön 265:5	Atlasvägen 2	P			2,029	Before 2007								23	100%
38	Sicklaön 346:1	Uddvägen 7, Sickla Front II		B	2018	10,524	Before 2007	1,281	24,235		11,900	266	37,682	722	97,490	90%
39	Sicklaön 83:22	Sickla industriområde		B	1898/2012	59,941	Before 2007	9,058	46,455		8,300	23,223	87,036	1,399	296,206	97%
40	Sicklaön 83:32	Uddvägen 1, Sickla Front I		B	2014	12,268	Before 2007	675	9,240			477	10,392	267	37,218	84%
41	Sicklaön 83:33	Nobelberget	P			12,270	2014/02/27									
42	Sicklaön 83:36	Marcusplatsen			2006	11,530	Before 2007	1,062					1,062	37	5,206	77%
43	Sicklaön 83:37	Simbagatan 15-23, Sirocco			1961	6,977	Before 2007	4,988	334			631	5,953	102	10,630	58%
44	Sicklaön 83:38	Siroccogatan 8-12, Simba			1958	13,697	Before 2007	3,932	206				4,138	72	14,263	99%
45	Sicklaön 83:39	Nobelberget, Formalinfabriken		B	1943	1,268	2014/02/27	295	1,680			206	2,181	51	6,894	96%
46	Sicklaön 83:42	Sickla industriväg 1, Sickla stationshus	P	B		1,771	Before 2007							159		
47	Sicklaön 83:44	Nobelberget, Gula villan			1980	1,258	Before 2007	305					305	3	769	
48	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget			2020		2014/02/27	297	173		3,213	85	3,768	34	3,351	100%
49	Sicklaön 83:46	Nobelberget, Mark				5,141	Before 2007							7		
50	Sicklaön 83:47	Nobelberget Kv 5	P			1,987	2014/02/27							22		
51	Sicklaön 83:48	Nobelberget Kv 6	P			1,711	2014/02/27							31		
52	Sicklaön 83:49	Nobelberget Kv 7	P			3,802	2014/02/27							70		
53	Sicklaön 83:50	Nobelberget Kv 8	P	M		3,573	2014/02/27							125		
54	Sicklaön 83:51	Nobelberget Kv 4	P			1,924	2014/02/27							53		
55	Sicklaön 83:52	Nobelberget Kv 3	P			1,784	2014/02/27							41		
56	Sicklaön 83:53	Nobelbergsgatan 8, Panncentralen	P	M		2,787	2014/02/27					976	976		3,424	100%
57	Sicklaön 83:54	Siroccogatan, Magasinet		B	2007	22,579	Before 2007	16,767			10,800	107	27,674	449	63,194	93%
58	Sicklaön 83:55	Simbagatan, Plania			1977	10,650	Before 2007	11,405			2,370	2,280	16,055	323	51,713	99%
59	Sicklaön 83:56	Simbagatan, Traversen		B		746	Before 2007	414				270	684	27	2,199	93%
60	Sicklaön 83:57	Simbagatan 8-20, Gallerian		B	1940	32,890	Before 2007	24,558			35,870	1,910	62,338	998	125,133	97%
61	Sicklaön 83:58	Smedjegatan 32-36, Curanten		B		4,705	Before 2007	1,726	5,201			10,313	17,240	136	70,695	97%
62	Sicklaön 83:59	Marcusplatsen 9, Tapetfabriken		B	2021	2,994	Before 2007					10,451	10,451	258	33,513	100%
<b>Total Nacka</b>						<b>256,796</b>		<b>78,887</b>	<b>87,994</b>	<b>921</b>	<b>72,453</b>	<b>53,259</b>	<b>293,514</b>	<b>5,443</b>	<b>830,606</b>	<b>94%</b>
<b>JÄRFÄLLA</b>																
63	Barkarby 2:64	BAS Barkarby		B	2021	6,325	2019-04-01	1,458	4,952		2,541	17,250	26,201		68,601	83%
<b>Total Järfälla</b>						<b>6,325</b>		<b>1,458</b>	<b>4,952</b>	<b>0</b>	<b>2,541</b>	<b>17,250</b>	<b>26,201</b>	<b>0</b>	<b>68,601</b>	<b>83%</b>

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<b>GÖTEBORG</b>																
64	Lindholmen 30:1	Lindholmospiren 11	B		2002	13,647	2017/03/29		37,035				37,035	863	92,914	100%
65	Lindholmen 44:2	Götaverksgatan 25			2020		2021/01/15	747	78				825	29	2,633	79%
66	Lundbyvassen 4:13	Götaverksgatan 2-8	B		1957/2007	12,205	2016/09/30	750	15,946		10,054	3,488	30,238	398	62,192	98%
67	Lundbyvassen 4:7	Regnbågsgatan 4-6	B		1988	6,414	2016/09/30		14,843			1,115	15,958	274	36,691	56%
<b>Total Gothenburg</b>						<b>32,266</b>		<b>1,497</b>	<b>67,902</b>	<b>0</b>	<b>10,054</b>	<b>4,603</b>	<b>84,056</b>	<b>1,564</b>	<b>194,430</b>	<b>91%</b>
<b>MALMÖ</b>																
68	Bohus 7	Mobililia	B		1966/2010	12,023	2008/02/01	5,998	180	11,252	6,680	35	24,145	335	36,080	98%
69	Bohus 8	Mobililia	B		1968/2013	75,766	Before 2007	45,528	1,806	3	37,800	13,893	99,030	1,392	178,827	85%
70	Bohus 10 - Torghusen	Torghusen	M		2020	15,831	Before 2007			3,814			3,814	123	8,581	100%
71	Bohus 9	Mobililia			2014	979	Before 2007			4,103			4,103	106	7,640	100%
72	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		35,361	100%
73	Malmen 12	Barkgatan 9-13	B		1971	2,464	2016/05/02		3,490		1,900	4,021	9,411		12,359	100%
<b>Total Malmö</b>						<b>111,341</b>		<b>51,526</b>	<b>15,577</b>	<b>19,171</b>	<b>46,380</b>	<b>23,847</b>	<b>156,501</b>	<b>1,956</b>	<b>278,848</b>	<b>90%</b>
<b>UPPSALA</b>																
74	Brillinge 8:1	Norra Gränbystaden	B		2013-2017	71,556	2011/04/05	22,481	135			4,571	27,187	327	48,606	98%
75	Brillinge 9:1	Norra Gränbystaden	B/M		2013-2017	25,965	2011/04/05	6,396				50	6,446	116	22,391	95%
76	Dragarbrunn 27:2	Forumkvarteret			1902/2005	6,714	Before 2007	5,398	8,080	1,420	1,191	1,107	17,196	598	65,158	84%
77	Gränby 21:4	Gränbystaden galleria	B		1971/2011	96,392	Before 2007	43,510	824		11,500	8,033	63,867	1,190	229,509	92%
78	Gränby 21:5	Marknadsgatan 7A-Q, Entréhusen	M		2017/2018	1,813	Before 2007	1,683	3,369	9,839		2,117	17,008	435	48,611	91%
79	Gränby 25:1	Gränbystaden Parkhus 1	M		2021	1,845	Before 2007		137	2,694			2,831	86	6,600	100%
80	Gränby 26:1	Gränbystaden Parkhus 4	P			3,224	Before 2007							18		
81	Gränby 26:2	Gränbystaden Parkhus 3	P			2,741	Before 2007							24		
82	Kvarngärdet 33:2	Storgatan 19			1912/2000	1,240	2020/12/22		2,504				2,504	75	11,294	64%
<b>Total Uppsala</b>						<b>211,490</b>		<b>79,468</b>	<b>15,049</b>	<b>13,953</b>	<b>12,691</b>	<b>15,878</b>	<b>137,038</b>	<b>2,868</b>	<b>432,169</b>	<b>91%</b>
<b>Total Sweden</b>						<b>763,966</b>		<b>232,929</b>	<b>443,472</b>	<b>34,480</b>	<b>182,934</b>	<b>170,006</b>	<b>1,063,821</b>	<b>22,062</b>	<b>3,226,323</b>	

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# Stockholm



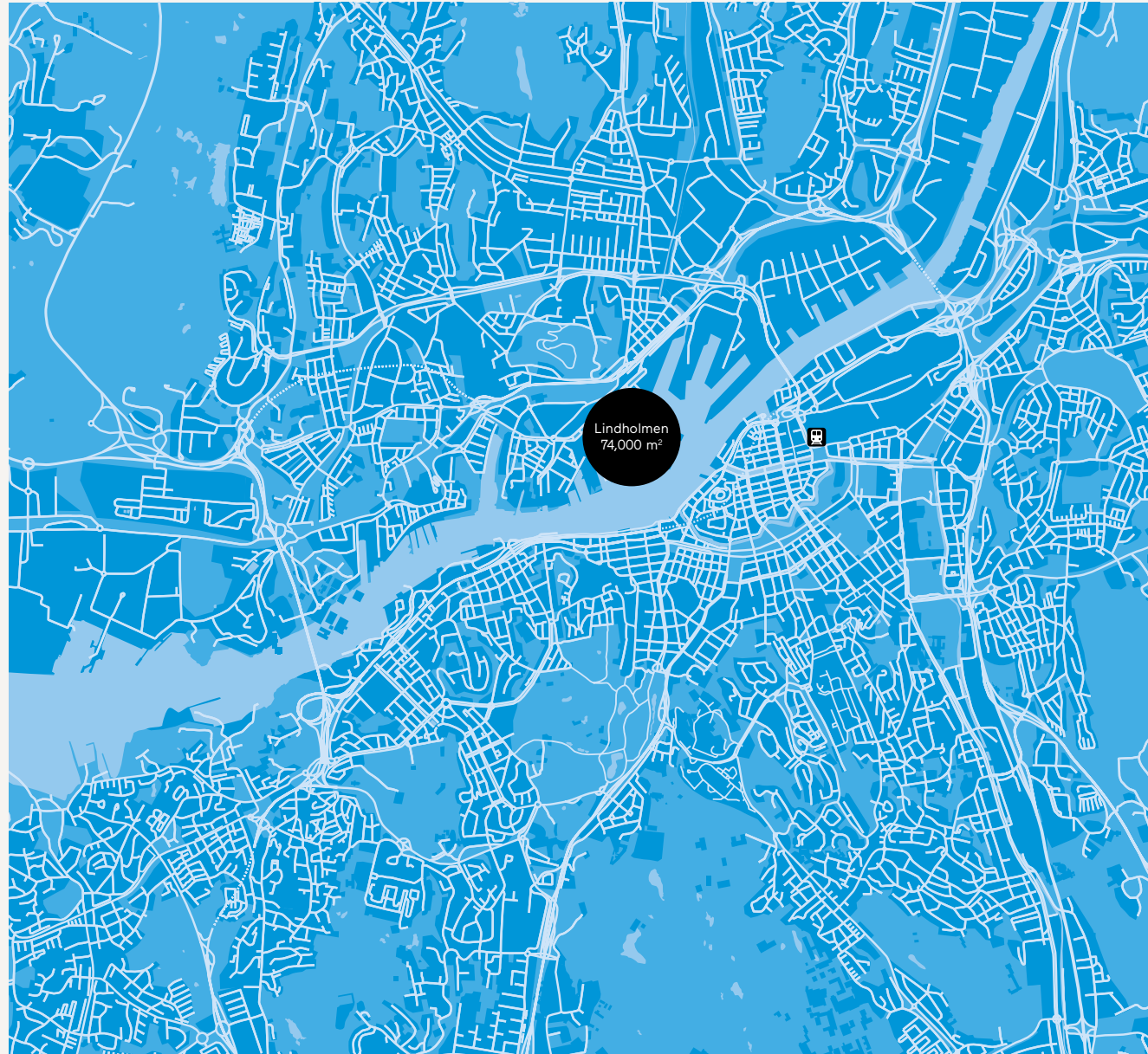
The areas are excluding garages.

# Uppsala



The areas are excluding garages.

# Gothenburg



The areas are excluding garages.

# Malmö



The areas are excluding garages.

### Changes in the property portfolio January–September 2024

**Divested properties**


Property	Municipality	Type	Letting area, m <sup>2</sup>	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

al.se

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

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 <https://twitter.com/atriumljungberg>

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

Atrium Ljungberg, October 2024.  
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