

An architectural rendering of a modern, multi-story building with a courtyard. The building features large glass windows and balconies with greenery. The courtyard is paved and has a fountain area with people walking and sitting. The scene is overlaid with a semi-transparent green filter.

2024

Investor report

Green and sustainability-
linked bonds



Atrium Ljungberg

Atrium Ljungberg's investor report describes which property projects have been financed with proceeds from green and sustainability-linked bonds, as well as compliance with the frameworks.

Background

Atrium Ljungberg owns, develops and manages properties totaling 882,000 m² letting area with a property value of SEK 58 billion. We want to be a leading developer of attractive, sustainable city districts and properties in Stockholm, Gothenburg, Malmö and Uppsala. Atrium Ljungberg remains active throughout the entire lifecycle of a building; as the developer of the property, as a contractor and as a property manager. We own large areas, so we can maintain a general strategy for a city district that really helps to enhance sustainability. We place demands on our suppliers and work with our tenants to achieve more than we could individually. By doing this we are trying to guide the entire value chain in a sustainable direction. Properties have enormous environmental impact throughout their entire lifecycle. The construction and property sector accounts for a significant proportion of Sweden's energy consumption and total emissions. This is why it is important for Atrium Ljungberg to reduce both our own and our customers' environmental impact and streamline resource utilisation in terms of energy, waste, etc. This will allow us to reduce greenhouse gas emissions and counter climate change. Our work also involves contributing to the UN Sustainable Development Goals.

Sustainability work



We develop sustainable cities and properties where people want to live and work for many years to come. Cities that are capable of handling urbanisation, climate change and social transformation. We take longterm responsibility when we build, develop and manage. Atrium Ljungberg's focus is to always act with care for people and the environment.

Our sustainability work is integrated into our business model and forms an important part of the work to achieve our vision. Working proactively on sustainability issues enables us to manage risks in a structured way, while also identifying new business opportunities. In December 2021, our sustainability strategy and goals were adopted by the Board of Directors. These goals run until 2030 and our green bonds and sustainability linked bonds are based upon them. They were based on extensive discussions with stakeholders and a materiality analysis. There are goals and strategies linked to these focus areas, as well as steering functions, policies and guidelines. Read more about the goals further down in the report.

In December of 2023, new goals were accepted by the Board of Directors. In the process of deciding on the new goals, the perspectives from our different stakeholders have been an important input. The goals are categorized based on these stakeholders and can be further read about in the 2024 Annual report and Sustainability report.

Goals 2030

- Atrium Ljungberg will be climate-neutral by 2030 and halve the climate impact of construction projects and decrease the impact with 22 % of the climate footprint for property management by 2025
- Atrium Ljungberg's locations will achieve a score of more than 90% in the social index 'Our City' by 2030.
- 100% of our substantial purchases will be evaluated by 2025 based on our Supplier Code of Conduct.

2030

Climate-neutral

Atrium Ljungberg will be climate-neutral by 2030 and halve its emissions from construction projects by 2025. Climate-neutral means that we must strive after reaching net-zero greenhouse gas emissions. All our activities currently have a climate impact, which is why we are working to reduce our emissions as far as possible, with the ambition to reach zero as the first priority.

Socially sustainable locations

We are no ordinary property company. Although buildings are at the heart of our business, we are actually more interested in the people in them. We develop city districts that create value for municipalities, tenants and everyone who lives and works in our areas. By developing mixed-use cities, we can create urban life where everyone is happy, feels safe and secure, and can be inspired – locations where people want to spend time, both now and in the future. For many years we have used eight urban development principles in our sustainability work. These principles have now been integrated into our goal for socially sustainable locations, as part of the 'Our City' index.

Business ethics

Business ethics is an important area for Atrium Ljungberg to focus on. Our work moving forwards will be divided into two goals: supply chains and anti corruption. These are two important areas, where there are significant sustainability risks that need to be managed in our industry. Atrium Ljungberg wants to be a longterm and reliable partner in all of its relationships. We work proactively, both inhouse and with our suppliers, to counter the risks of bribery, corruption and human rights violations that may occur in the industry. 100% of our substantial purchases from our main suppliers will be evaluated by 2025.

Sustainable employees

The competence and wellbeing of our employees are important to ensure that we are a company that is sustainable and successful in the long term. We want to be a stimulating organisation where the emphasis is on learning, engagement, health and safety. Since 2022 we have decided to use a new employee survey, which focuses more on the sustainable employee – Human Financial Wellness. In January 2023 we set an index goal for the entire organisation at 5.5, where the maximum is 7.

Green and sustainability-linked financing

At the end of the year Atrium Ljungberg's interest bearing liabilities amounted to SEK 24,317 million, with 80% being green or sustainabilitylinked financing as shown in the table below:

| Borrowings | SEK m | Share of total (%) |
|----------------------------------|---------------|---------------------------|
| Green bank loans | 3 703 | 15% |
| Sustainability-linked bank loans | 3 992 | 16% |
| Sustainability-linked bonds | 1 000 | 4% |
| Green bonds (2017 framework) | 5 020 | 21% |
| Green bonds (2022 framework) | 5 900 | 24% |
| Total | 19 615 | 80% |

In addition to the debt listed above, a high proportion of the Group's unutilised credit facilities are sustainability-linked. Any loans taken out from these facilities will therefore be considered sustainability-linked debt.



Green bonds

Atrium Ljungberg's framework for green bonds aims to promote the transition to lower carbon dioxide emissions and growth that will benefit our climate. Green bonds aim to ensure for investors that the funds they invest yield returns both financially and environmentally. This framework indicates which criteria must be met for a project to qualify for funding from the company's green bonds. New build projects or existing buildings with stringent energy requirements are the primary recipients of financing. Investments in energy efficiency measures, renewable energy and clean transport are examples of the other categories that can receive financing. In order to receive financing for new build projects, commercial properties have to be certified in accordance with BREEAM, with a minimum grade of 'Excellent' or an equivalent grade from another certification standard. Energy consumption must also be at least 20% lower than the level in BBR (Boverket's building regulations). For existing buildings to receive financing, they must be certified in accordance with BREEAM In-Use.



Green framework

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than the level in BBR (Boverket's building regulations). For existing buildings to receive financing, they must be certified in accordance with BREEAM or BREEAM In Use, with a minimum level of 'Very Good'. The buildings must also meet the energy consumption requirements that are based on the year of their construction.

The ambition is to use a large portion of the proceeds from the green bonds to finance new projects or projects that have recently been completed. The projects are selected by Atrium Ljungberg's Green Bond Committee, which comprises the CFO, the Head of Sustainability and the Head of Treasury. CICERO Shades of Green issued a second opinion of the framework, awarding it an overall grade of 'Medium Green' and an "Excellent" governance rating. The annual investor reports are also reviewed by Atrium Ljungberg's auditors.

Borrowing & green projects

2022 framework

In 2024 a total of SEK 3 000 million green bonds were issued, with SEK 0 million maturing under this framework. The first bonds under this framework will mature in 2025. The allocated volume has been decided by Atrium Ljungberg's Green Bond Committee, employing the criteria as set out in the framework. The KPIs reported in the following tables must meet the required levels under the Green Bond Framework from February 2022, which is available on al.se.

Green buildings

| Building | Property | Allocated volume | Area m2 | | Energy consumption ² | | Requirement BBR ³ | Climate impact | Annual CO2 reduction ⁴ | Share of green leases | |
|----------------|----------------|------------------|------------|----------------------------|---------------------------------|-------------------------|------------------------------|----------------|-----------------------------------|------------------------|--------------------------|
| | | SEK m | m2 NRA /RA | Certification ¹ | kWh/m2 /year | Annual savings MWh year | kWh/m2 | | | Percentage improvement | % (annual contract rent) |
| Life city | Molekylen 1 | 1 284 | 33 780 | Outstanding | 67 | 110 | 70 | 5% | 202 | 205 | 97 |
| Sickla Central | Sicklaön 83:42 | 750 | 22 501 | Excellent | 46 | 635 | 70 | 34% | 135 | 188 | 0 |
| Katarinahuset | Tranbodarne 11 | 3 800 | 34 686 | Excellent ¹ | 109 | 228 | 116 | 6% | 411 | 348 | 96 ⁵ |
| Total | | 5 834 | | | | | | | | | |

1. Goal certification

2. Energy consumption refers to property energy, excluding the tenant's own electricity. The area for estimation of kWh/m2 relates to the estimated area A-temp. Energy consumption refers to actual consumption for completed projects, where data for the full year is available. An energy calculation is used for projects that have not been completed.

3. Energy requirement according to BBR at the time of new-build construction.

4. This refers to the difference between the annual CO2 emissions that the projects would have had in 2021 based on the BBR requirement with an emission factor of 315g CO2/kWh for electricity and 63g CO2/kWh for district heating, compared with actual emissions in 2021 or estimated emissions based on project calculations.

5. Based on contracted area.

Renewable energy

| Building | Property | Type of project | Proportion of the properties' consumption (kWh) | Energy use ¹ | Annual CO2 reduction ² |
|---------------------------------|-----------------------|-----------------|---|-------------------------|-----------------------------------|
| | | | % | kWh/year | tonnes CO2 |
| Kista + | Borgarfjord 3 | Solar cells | 14 | 639 | 18,3 |
| Mineral | Blästern 13 | Solar cells | 2 | 1 889 | 53,9 |
| Life city | Molekylen 1 | Solar cells | 10 | 1 480 | 42,3 |
| Sickla galleria | Sicklaön 83:57 | Solar cells | 10 | 3 528 | 100,8 |
| Tapetfabriken | Sicklaön 83:59 | Solar cells | 14 | 759 | 21,7 |
| Expo | Sicklaön 83:22 | Solar cells | 45 | 104 | 3,0 |
| Hus 40 | Kylhuset 25 | Solar cells | 64 | 54 | 1,5 |
| Gränby galleria | Gränby 21:4 | Solar cells | 12 | 7 632 | 218,0 |
| Mobilia | Bohus 8 | Solar cells | 8 | 6 989 | 199,6 |
| Allocated volume (total) | SEK 38 million | | | | |

Clean transportation

| Building | Property | Charging points installed | Proportion of parking spaces with charging | Bike parking |
|---------------------------------|----------------------|---------------------------|--|--------------|
| | | Number | (%) | Number |
| Kista Nod | Borgarnäs 1 | 4 | 30 | |
| Blästern 13 | Blästern 13 | 18 | 31 | |
| Blästern 15 | Blästern 15 | 11 | 28 | |
| Palmfelt | Kylhuset 28 | | | 104 |
| Allocated volume (total) | SEK 4 million | | | |

Energy efficiency

| Building | Property | Projects | Annual savings MWh year ³ | Annual CO2 reduction (tonnes) ⁴ |
|---------------------------------|-----------------------|-----------------------------------|--------------------------------------|--|
| Forumgallerian | Dragarbrunn 27:2 | Energisparprojekt | 1 594 | 30,3 |
| Sickla Galleria | Sicklaön 83:57 | Energisparprojekt | 286 | 27,2 |
| Luftverkstan | Sicklaön 83:22 | Åtgärder efter energikartläggning | 102 | 2,9 |
| Gränby Galleria | Gränby 21:4 | Utbyte av ventilation | 263 | 7,5 |
| Mobilia | Bohus 8 | Energisparprojekt | 5 980 | 119,5 |
| Mineralvattenfabriken | Blästern 13 | Utbyte av ventilation | 1 372 | 39,2 |
| Allocated volume (total) | SEK 24 million | | 9 596 | 226,6 |

1. Estimated capacity from the facility.

2. Estimated emissions saved by using renewable energy that the company generates itself instead of purchasing energy. Purchased energy KPI electricity mix 90g CO2/kWh.

3. Estimated savings from the project.

4. Estimated emission reduction from energy saving measures. KPI 90g CO2/kWh for electricity reduction and 46g CO2/kWh for district heating reduction.

Outstanding green bonds as of 31 December 2023 issued under the 2022 framework

| No. | Sequential no. | ISIN | Currency | SEK m | Due |
|---|----------------|--------------|----------|--------------|-------------------|
| 1 | 138 | SE0013883535 | SEK | 700 | 28 April 2025 |
| 2 | 139 | SE0013883543 | SEK | 800 | 28 April 2025 |
| 3 | 140 | SE0013883550 | SEK | 500 | 28 April 2027 |
| 4 | 141 | SE0013883972 | SEK | 300 | 27 October 2025 |
| 5 | 142 | SE0013884368 | SEK | 300 | 13 July 2026 |
| 6 | 143 | SE0013361185 | SEK | 300 | 25 January 2027 |
| 7 | 144 | SE0020356657 | SEK | 600 | 9 February 2027 |
| 8 | 145 | SE0013361508 | SEK | 1 000 | 4 April 2028 |
| 9 | 146 | SE0013884806 | SEK | 500 | 24 May 2029 |
| 10 | 147 | SE0013884947 | SEK | 300 | 21 August 2028 |
| 11 | 148 | SE0013884954 | SEK | 300 | 20 February 2029 |
| 12 | 149 | SE0013885043 | SEK | 300 | 13 September 2029 |
| | | | | 5 900 | |
| Total market value of approved projects | | | | 7 868 | |
| Other allocation or pledging of assets | | | | 1 920 | |
| Allocated volume for green bonds | | | | 5 900 | |
| Available volume | | | | 48 | |



Borrowing & green projects

2017 framework

In 2024, no green bonds were issued under the 2017 Green Bond framework but Green Bonds with a total nominal value of SEK 1 300 million matured. As per the end of the year, a total of SEK 5 020 million Green Bonds are outstanding under the 2017 framework and SEK 3 350 million bonds thereof will mature both in 2025 and 2026. The allocated volume has been decided by Atrium Ljungberg's Green Bond Committee, using the criteria as set out in the framework. The KPIs reported in the following tables have met the required levels under the Green Bond Framework from 17 February 2017, which is available on al.se.

| Building | Property | Certification ¹ | Allocated volume SEK m | Area m2 m2 NRA/RA | Energy consumption ² MWh | Requirement BBR ³ kWh/m2 | Estimated climate impact tonnes CO2 | Annual CO2 reduction ⁴ tonnes CO2 |
|-----------------------|--------------------------------|----------------------------|---------------------------|----------------------|--|--|--|---|
| Sickla 1898, Curanten | Sicklaön 83:22, Nacka | BREEAM - Very good 1) | 500 | 12464 | 62 | 70 | 33 | 69 |
| Sickla Front II | Sicklaön 346:1, Nacka | BREEAM - Excellent 1) | 1840 | 37634 | 47 | 80 | 79 | 320 |
| Norra Gränbystaden | Brillinge 8:1 och 9:1, Uppsala | BREEAM - Very good | 960 | 34926 | 54 | 92 | 27 | 367 |
| Lundbyvassen 4:13 | Lundbyvassen 4:13 | BREEAM IN-USE - Very good | 880 | 24544 | 77 | 96 | 31 | 251 |
| NOD | Borgarnäs 1, Stockholm | BREEAM - Very good | 840 | 43645 | 44 | 124 | 58 | 478 |
| | | | 5 020 | 178 582 | | | 246 | 1 746 |

1. Goal certification

2. Energy consumption refers to property energy excluding the tenant's own electricity. The area for estimation of kWh/m2 relates to the estimated area A-temp. Energy consumption refers to actual consumption for completed projects, where data for the full year is available.

3. Energy requirement according to BBR (Boverket's building regulations) at the time of new-build construction; for In-Use certifications it refers to the energy consumption in 2015, or the acquisition year for properties acquired after 2015.

4. This refers to the difference between the annual

CO2 emissions that the project would have had in 2021 based on the BBR requirement with an emission factor of 315 g CO2/kWh for electricity and 63 g CO2/kWh for district heating, compared with actual emissions in 2021 or estimated emissions based on project calculations.

Outstanding green bonds as of 31 December 2023 issued under the 2017 framework

| No. | Sequential no. | ISIN | Currency | SEK m | Due |
|---|----------------|--------------|----------|-----------|------------------|
| 7 | 128 | SE0013359882 | SEK | 500 | 1 April 2025 |
| 8 | 134 | SE0013883105 | SEK | 800 | 1 July 2025 |
| 9 | 130 | SE0013360054 | SEK | 350 | 3 February 2026 |
| 10 | 132 | SE0013102167 | SEK | 700 | 29 April 2026 |
| 11 | 135 | SE0013360351 | SEK | 1 000 | 1 October 2026 |
| 12 | 133 | SE0013102183 | SEK | 300 | 29 April 2027 |
| 13 | 136 | SE0013360393 | SEK | 550 | 6 September 2027 |
| 14 | 204 | NO0010907256 | NOK | 820 | 23 November 2027 |
| | | | | 5 020 | |
| Total market value of approved projects | | | | 5 465 | |
| Other allocation or pledging of assets | | | | 415 | |
| Allocated volume for green bonds | | | | 5 020 | |
| Available volume | | | | 30 | |



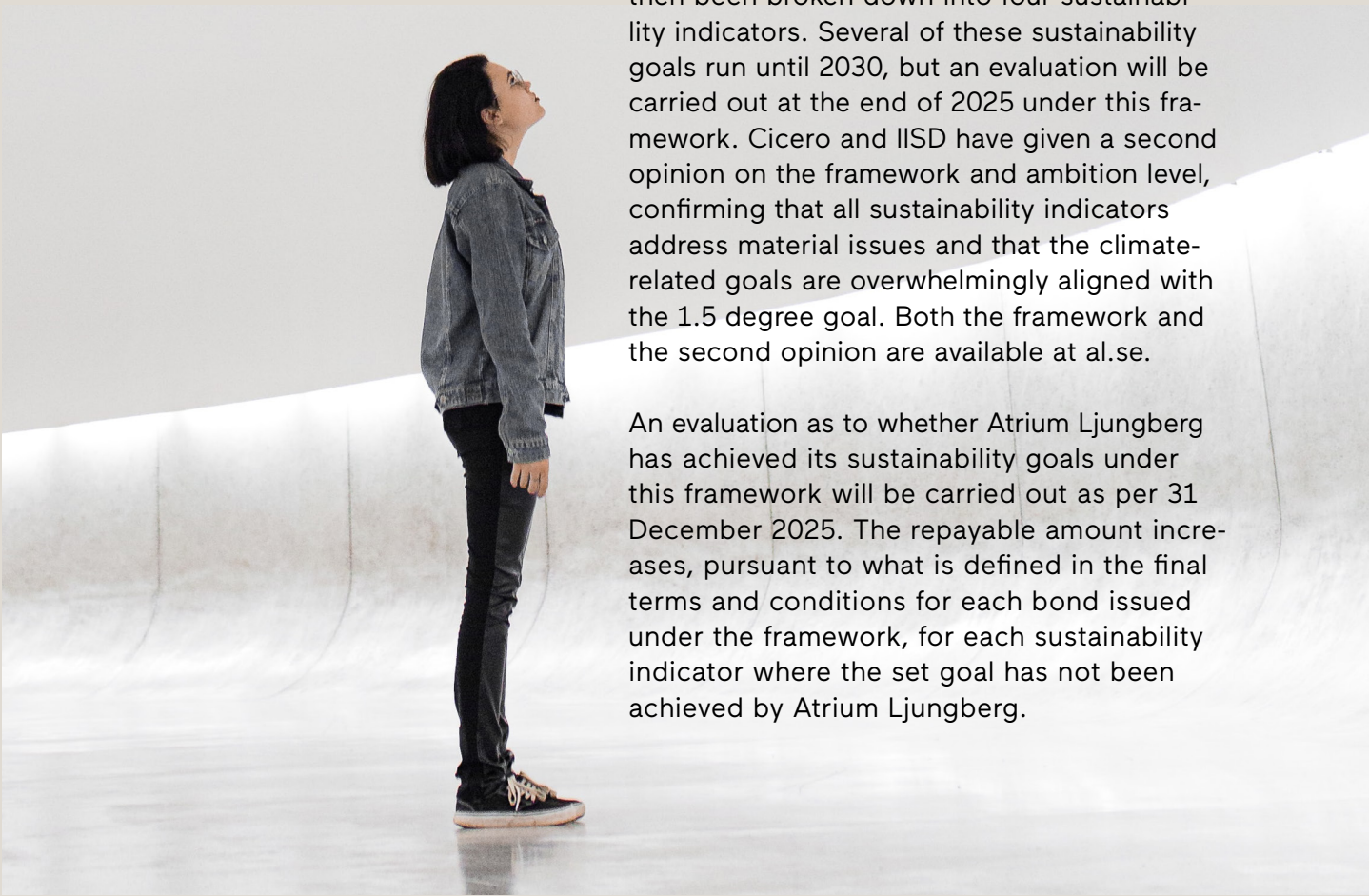
Sustain- ability- linked bonds

A new framework for sustainability-linked financing was launched on Atrium Ljungberg's Capital Market Day 2022. Sustainability-linked financing differs from green financing as the borrowing is not earmarked to any specific properties or projects, but linked to the company's overall sustainability goals. If Atrium Ljungberg does not achieve the set goals, the interest rate for the bond will increase based on a pre-established model.

Investor presentations were held after the 2022 Capital Market Day and on 15 February 2022 Atrium Ljungberg became the first property company in the Nordic region to issue a sustainability-linked bond.

This framework enables investors to be involved in financing the entire "transition journey" of Atrium Ljungberg's sustainability agenda, covering not only environmental topics but all parts of ESG.

Sustainability-linked design



Three of the company's sustainability goals have been adopted as part of the framework for sustainability-linked financing. They have then been broken down into four sustainability indicators. Several of these sustainability goals run until 2030, but an evaluation will be carried out at the end of 2025 under this framework. Cicero and IISD have given a second opinion on the framework and ambition level, confirming that all sustainability indicators address material issues and that the climate-related goals are overwhelmingly aligned with the 1.5 degree goal. Both the framework and the second opinion are available at al.se.

An evaluation as to whether Atrium Ljungberg has achieved its sustainability goals under this framework will be carried out as per 31 December 2025. The repayable amount increases, pursuant to what is defined in the final terms and conditions for each bond issued under the framework, for each sustainability indicator where the set goal has not been achieved by Atrium Ljungberg.

The table below summaries all of the indicators and goals.

| Sustainability indicator | Starting value (Baseline) | Goals in the 2025 framework | Company's goals 2025 | Company's goals 2030 |
|---|---|-----------------------------|----------------------|----------------------|
| 1. Climate footprint for new builds | 458 kgCO ₂ e/GFA | -50 % | -50 % | -75 % |
| 2. Climate footprint for property management | 16.3 kgCO ₂ e/m ² | -22 % | - | -43 % |
| 3. 'Our City' index for social sustainability | 22 % | 50 % | - | 90 % |
| 4. Evaluation of suppliers | 1 % | 100 % | 100 % | 100 % |

Monitoring sustainability- linked bonds

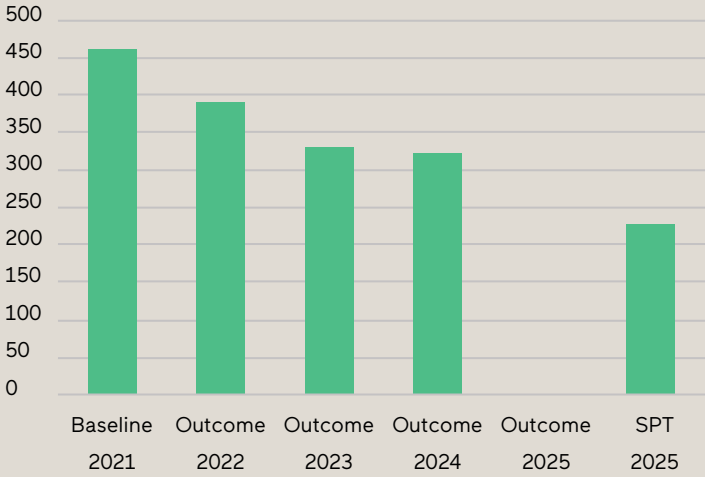
Sustainability-linked framework

| KPI | Unit | Baseline 2021 | Outcome 2022 | 2023 | 2024 | 2025 | SPT 2025 |
|-------|---------------------------------|---------------|--------------|------|------|------|----------|
| KPI 1 | KgCO ₂ e/BTA (medel) | 458 | 388 | 331 | 322 | | 228 |
| KPI 2 | KgCO ₂ e/kvm | 16,3 | 16,4 | 11,1 | 10,5 | | 12,7 |
| KPI 3 | Social index (%) | 22% | 34% | 43% | 61% | | 50% |
| KPI 4 | Supplier reviews % | 1% | 10% | 20% | 32% | | 100% |

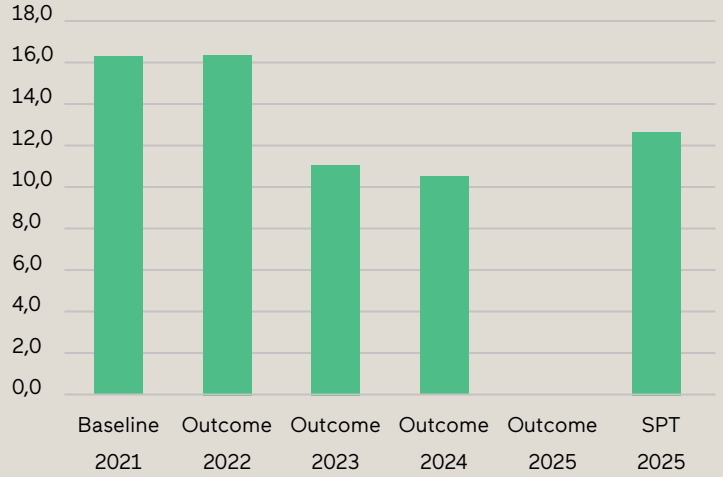
| KPI | Unit | Baseline 2021 | Change* 2022 | 2023 | 2024 | 2025 | SPT 2025 |
|-------|---------------------------------|---------------|--------------|------|-------|------|----------|
| KPI 1 | KgCO ₂ e/BTA (medel) | 458 | -15% | -28% | -30 | | -50% |
| KPI 2 | KgCO ₂ e/kvm | 16,3 | 1% | -32% | -36,0 | | -22% |
| KPI 3 | Social index (%) | 22% | 12% | 21% | 39% | | 28% |
| KPI 4 | Supplier reviews % | 1% | 9% | 19% | 31% | | 99% |

*=percentage change for KPI 1-2 and percentage point change for KPI 3-4.

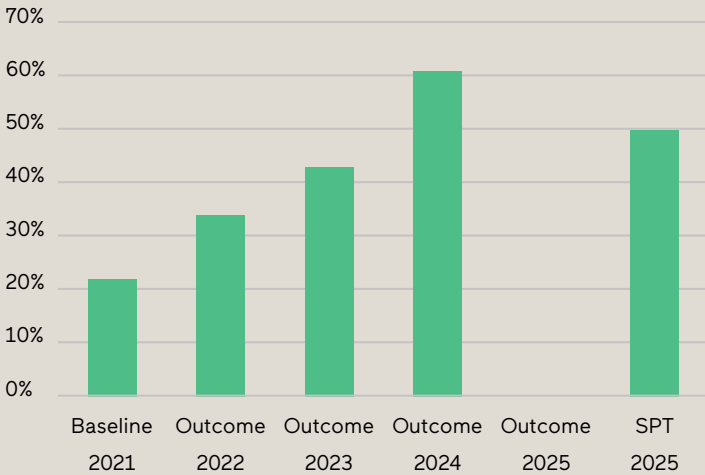
KPI 1 - Climate footprint for new buildings



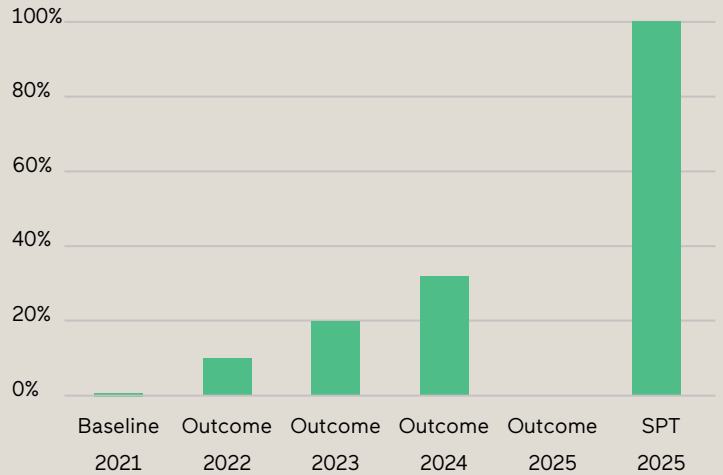
KPI 2 - Climate footprint for property management



KPI 3- 'Our City' index for social sustainability



KPI 4 - Evaluation of suppliers



Examples of financed projects



Green buildings Sickla Central

The construction of Sickla Central began in 2020 and will be completed in 2025, it's a building with modern offices and with a fantastic view of Sickla and its surroundings. Sickla is today an attractive district that gathers some of the world's most innovative companies. In the area, you will encounter a vibrant city atmosphere with a wide range of restaurants, shops, culture, and services. By gathering companies working towards a sustainable transition, Sickla Central becomes a hub for sustainability, innovation, and well-being. The 25-story building will be a vibrant destination in Sickla, with work-places, a co-working community, event and conference facilities, a restaurant, and a café – all with a focus on sustainability and innovation. And with that said the building has the highest environmental certification BREEM outstanding. Various, continual public transport connections are just a few steps away, and the subway, The Crossways Line" and The Saltsjö Railway is just downstairs which is great conditions for environmentally friendly travel.



Energy efficiency Mobilia

A project to increase energy efficiency in 2024 has been one in Mobilia, A place that has evolved from a shopping center into an attractive urban environment where commerce and offices meet residential areas and culture. In the southern part of the shopping center, we have implemented a major energy-saving project. When the project is completed, the measures are expected to result in savings of 64% of energy usage. This is estimated to result in a saving of 119.5 tons of CO₂e per year.

Renewable energy Gränby galleria

We have installed solar panels on Gränby Galleria, a shopping center where we want to create an atmosphere where they want to meet, shop, eat, and experience things. The facility is estimated to produce 1000 megawatt hours per year, which corresponds to 12% of the property's electricity consumption. This is also expected to result in a saving of 218 tons of CO₂e per year. This is an important investment to increase the total amount of self-produced energy within Atrium Ljungberg's portfolio.

Clean transportations Palmfelt bicycle parking

When developing options for sustainable transport to and from our locations, one important piece of the puzzle is a smooth solution for bicycle commuting. Based on that, we are happy to provide 104 new bicycle parking spaces in our property Palmfelt Center. Furthermore, we continuously work on improving solutions to facilitate cycling, which is beneficial from both a health perspective and for the climate. This is an important step in reaching our goal of 80 % fossil free transportation in our locations by 2030.

Information

The information we release to the market concerning Atrium Ljungberg's operations must be transparent, clear and correct in order to build market confidence in our company and our brand. As a listed company Atrium Ljungberg is subject to the rules of the listing agreement with the Nasdaq Stockholm exchange. Significant events, interim reports and year-end reports are published immediately via press released, with all of this information also available on our website: al.se. Regular meetings with analysts, investors, shareholders and financiers, and with our customers and partners, enable us to provide ongoing information about our company, current events and operational changes. The Annual Report and interim reports are available on our website. Interim reports and preliminary financial statements are translated into English and all language versions are published simultaneously on our website. The annual reports are translated into English shortly after the publication of the Swedish language version.

Interested parties can subscribe to both financial reports and press releases via our website: al.se. The site also provides updated information on our operations, our properties and projects, financial key performance indicators, the share, and much more besides.



Information relating to Atrium Ljungberg's framework for green bonds and sustainability-linked financing, our annual investor reports, second opinions from CICERO and IISD, and our auditors' reports are available at al.se. Investor reports on the green and sustainability-linked bonds are released once a year once the Annual Report and Sustainability Report have been published.

Publication of Financial information

| | |
|---|------------------|
| Interim Report January–March 2025 | 11 April 2025 |
| Interim Report January–June 2025 | 8 July 2025 |
| Interim Report January–September 2025 | 10 October 2025 |
| Year-End Report 2025 | February 2025 |
| Annual Report 2025 | March 2025 |
| Investor Report for Green Bonds | March–April 2026 |
| Investor Report for Sustainability-Linked Bonds | March–April 2026 |

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