

Atrium Ljungberg Interim Report / Q3 2024

Q3



Overview

Continued strong net letting in a challenging market.

1



PROPERTY PORTFOLIO

80% Stockholm

10% Uppsala, 5% Gothenburg,
5% Malmö

69% Offices

19% Retail, 3% Residentials,
9% Projects and land

2



RENTAL MARKET

SEKm 51/SEKm 49

Net letting Q3

SEKm 143/

SEKm 118

Net letting Q1-Q3

3



EARNINGS

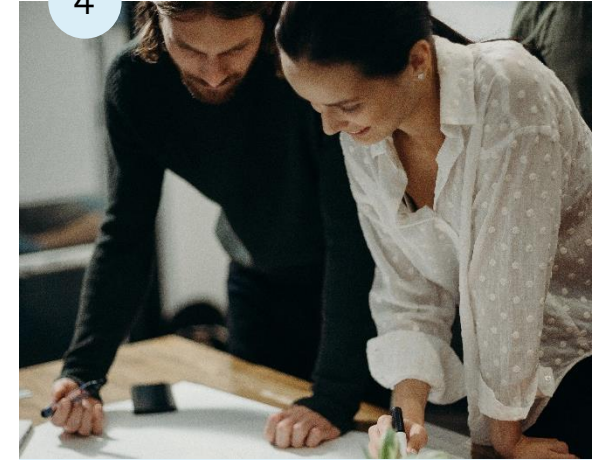
+8% Q1-Q3

Profit from property
management

+5%

Net operating
income – like for like Q1-Q3

4



PROJECTS

SEK 9 billion

In ongoing projects

94% let

For those completed
in 2024

74% let

For those completed
in 2024-2025

Property portfolio – City of Our Dreams

Property and project portfolio concentrated primarily on four areas in Stockholm – Hagastaden, Slussen, Slakthusområdet and Sickla. All areas with an existing or future underground station.



Glashuset, Slussen



Katarinhuset, Slussen



Söderhallarna, Södermalm



Life City, Hagastaden



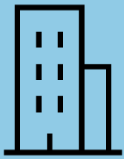
Sickla Central, Sickla



Hus 48, Slakthusområdet

Rental and residential market

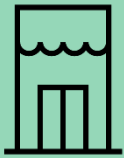
Strong future locations for offices – Slakthusområdet, Slussen and Hagastaden appear among the top locations.



OFFICES

Our attractive office locations are driving demand.

- Strong net letting in the quarter.
- Lettings done at good levels.
- Uncertainty about the need of space, desire for increased flexibility and service.



RETAIL

A stable quarter in terms of both sales and footfall.

- Higher sales, but differences between the segments – the mix of the retail hub determines its 'resilience'.
- Food, alcohol stores and pharmacy continue to perform strongly.



TENANT-OWNED DWELLINGS

We are heading towards brighter times.

- Prices in Sweden decreased by 1% during the last quarter.
- Expected interest rate cuts pave the way for a more optimistic housing market.
- We need to increase the pace of our sales to continue meeting our expectations.
- We currently have 36 apartments for sale.

Most significant lettings

The four most significant lettings in this quarter were made in Slakthusområdet and Södermalm.



Universal Music Group

Hus 49 Stora Marknadshallen
Slakthusområdet. 3,800 sq.m.

LETTING



Menigo

Hus 43 Gamla & Nya Magasinet
Slakthusområdet. 3,800 sq.m.

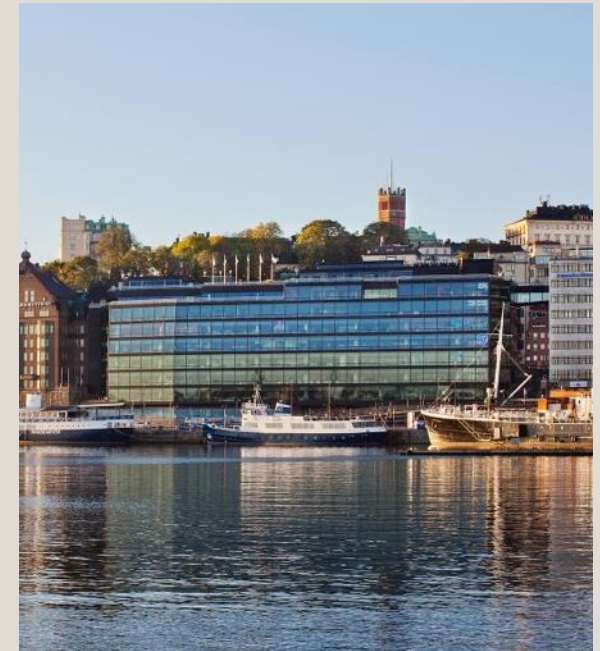
LETTING



Filmstaden

Söderhallarna Medborgarplatsen.
2,900 sq.m.

LETTING

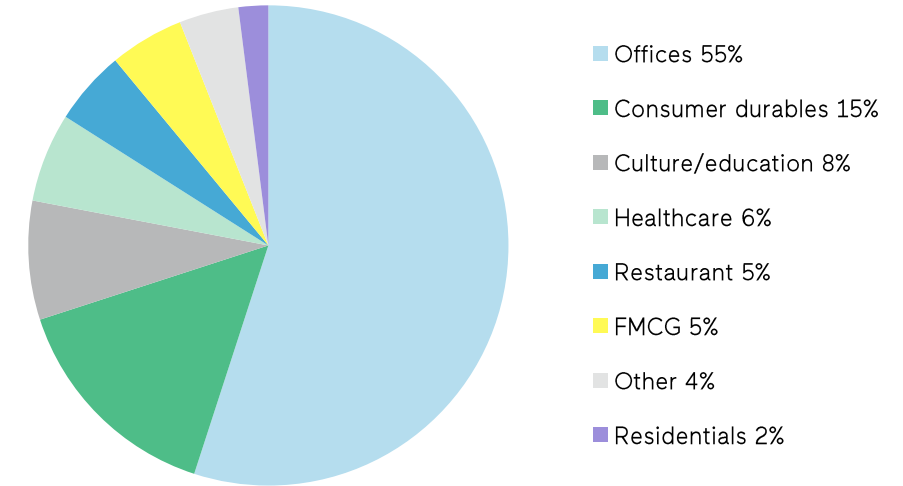
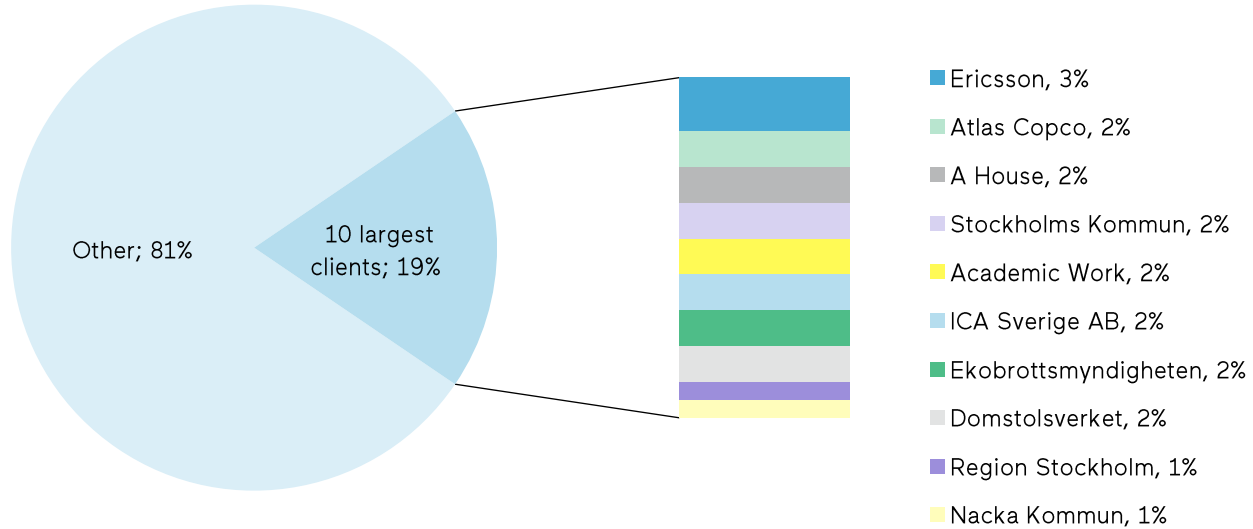


Flower

Glashuset, Slussen.
2,400 sq.m.

LETTING

Stable and diversified customer base



Maturity structure annual contract value

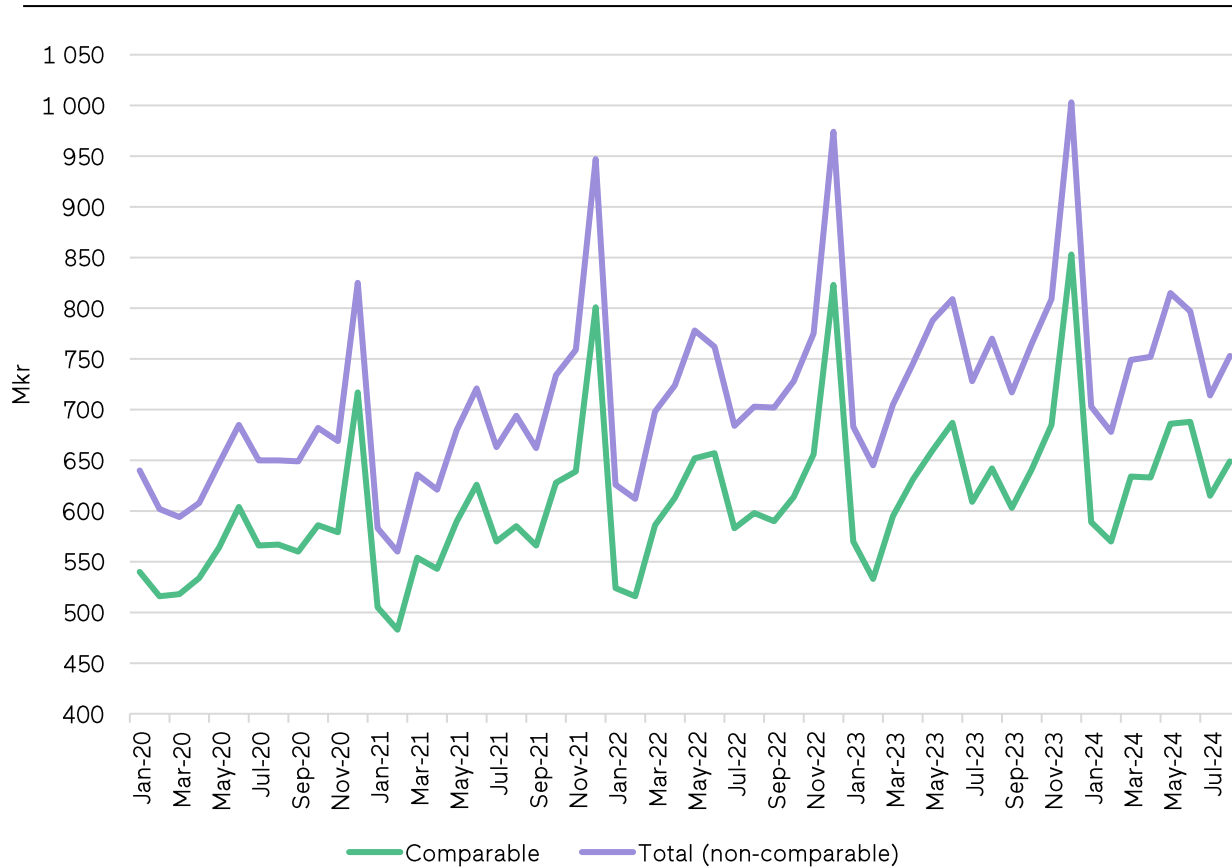


- Diversified customer structure
- The ten biggest customers account for 19%
- Average remaining lease term 4.5 years
- Four leases > 10,000 sq.m., of which three are offices

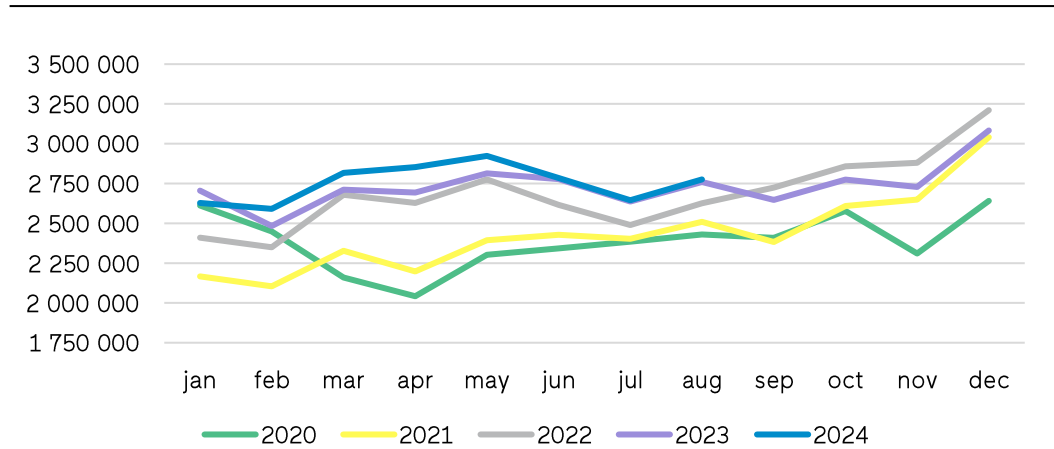
Retail

The mix at our retail hubs makes us resilient during a recession.

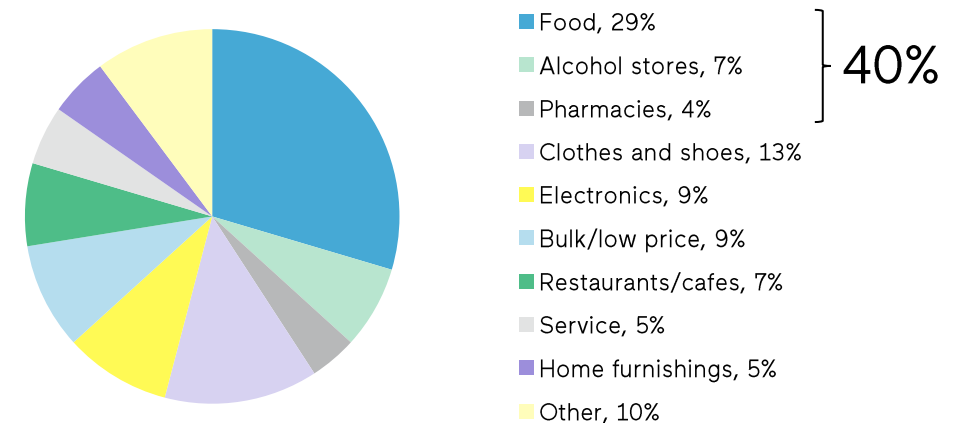
Sales per month 2020-2024 August



Visitors per month to our retail hubs



Our retail hubs - overview



Key performance indicators

Underlying earnings remain strong and stable yields.



PROFIT FROM PROPERTY MANAGEMENT

0% growth in Q3
SEKm 365, or SEK 2.90 per share

+8% growth in Q1–Q3
SEKm 1 110, or SEK 8.80 per share



OPERATING SURPLUS

+2% growth in LFL Q3 excl. one-offs

+5% growth in LFL Q1–Q3 excl. one-offs



CHANGES IN VALUE

+0.1% increase in value,
SEKm +75 Q3, SEKm 29 Q1–Q3



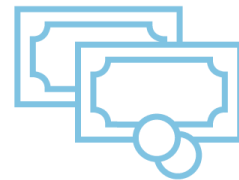
NET ASSET VALUE

SEK 269 per share



FINANCIAL RISK

40.1% Loan-to-value ratio
3.9 Interest coverage ratio R12
11 Net debt to EBITDA R12



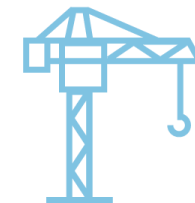
FINANCING

SEK 10 billion
in unutilised credit facilities



NET LETTING

SEKm 314 newly signed
SEKm 171 terminated
SEKm 25 terminated by us



PROJECTS

SEK 9.4 billion in
ongoing projects: SEK 5.2 billion remains

Growth in rental income and net operating income Q1-Q3

Comparable portfolios
 +4.3%/+5.3%
 (rental income/operating surplus)



OFFICES
 +4.7%/+5.2%



RETAIL
 +3.6%/+6.0%



RESIDENTIALS
 +3.5%/+2.1%



Index

Slightly higher letting and property management costs in Q3. Provisions for expected customer credit losses.



STOCKHOLM WOOD CITY, SICKLA

Rental growth projects

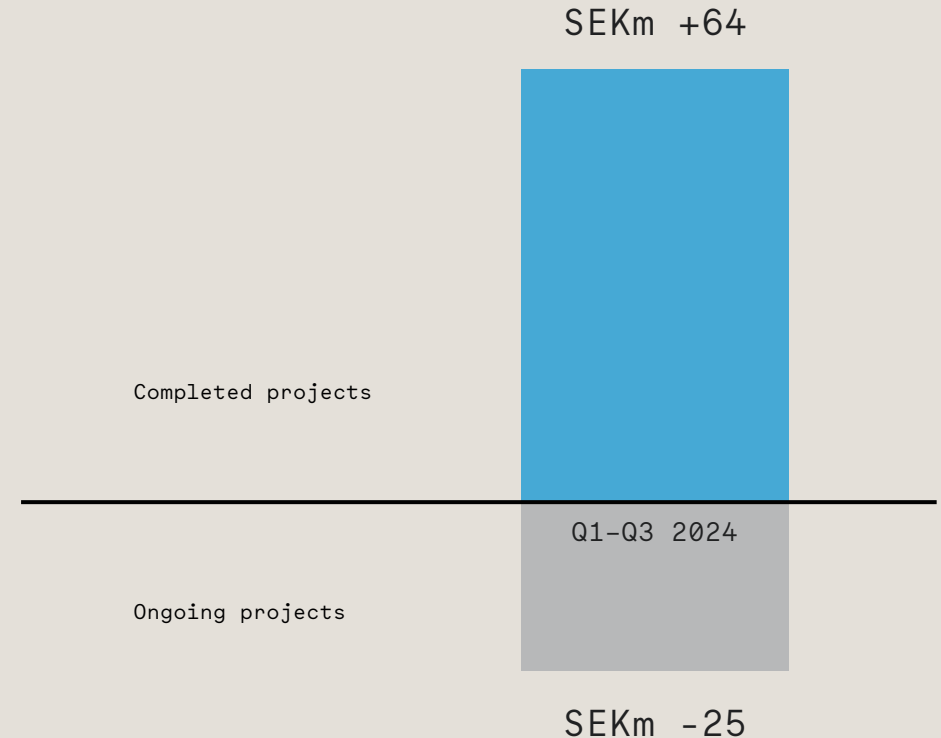
The project portfolio continues to deliver rental growth – mainly Katarinahuset. Vacancy of Söderhallarna results in lower rental income of SEK 33 million while Katarinahuset has increased occupancy and generates income of SEK 59 million during Q1–Q3 2024.



Katarinahuset, Slussen



Projects contribute SEK 39 million to rental growth.



Projects contribute SEK 41 million to operating surplus.

Rental income transactions

Sale of Eken 6 and Eken 14 in Sundbyberg contributes to our engagement in large-scale urban development projects which generate higher returns.



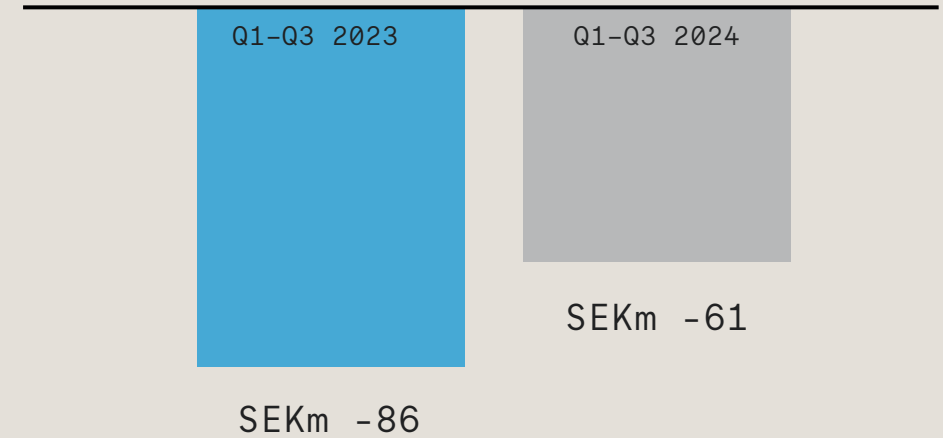
SKOTTEN 6
13 500 sq.m. Divestment Q1 2023



EKEN 6 OCH EKEN 14
36 400 sq.m. Divestment Q2 2024



Change in rental income, transactions

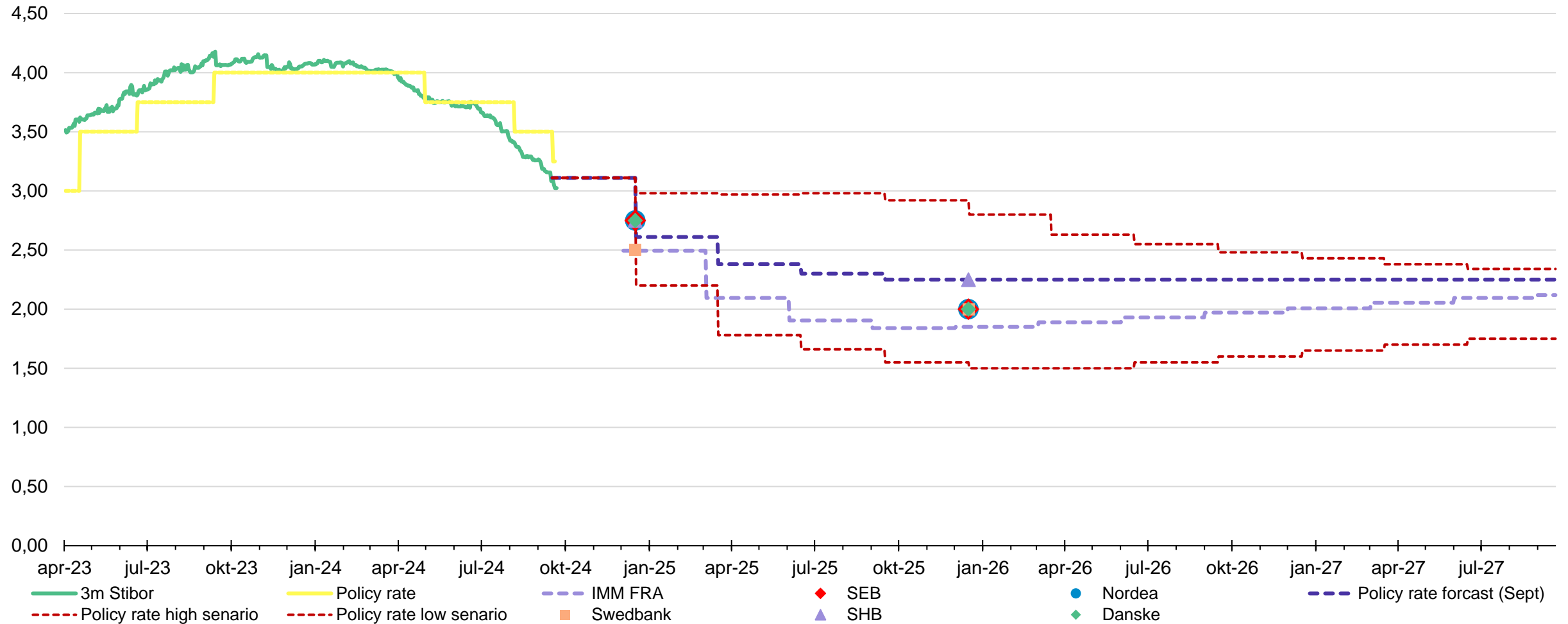


Impact of sold properties on operating surplus

- Q1-Q3 2023, SEKm 62
- Q1-Q3 2024, SEKm 46

Interest rate and credit market

Market pricing of short-term interest rates (%)



Financing

Lower interest-bearing liabilities combined with strong earnings and stable net interest income lead to an improved financial position.

INTEREST COVERAGE RATING R12



3.9 times

NET DEBT TO EBITDA R12



11 times

LOAN-TO-VALUE



40.1%

CAPITAL DURATION



3.5 yrs

INTEREST RATE DURATION



3.3 yrs

FLOATING RATE SHARE (2024 maturities)



12%

AVAILABLE LIQUIDITY



SEK 10 bn

RATING, Moody's with negative outlook

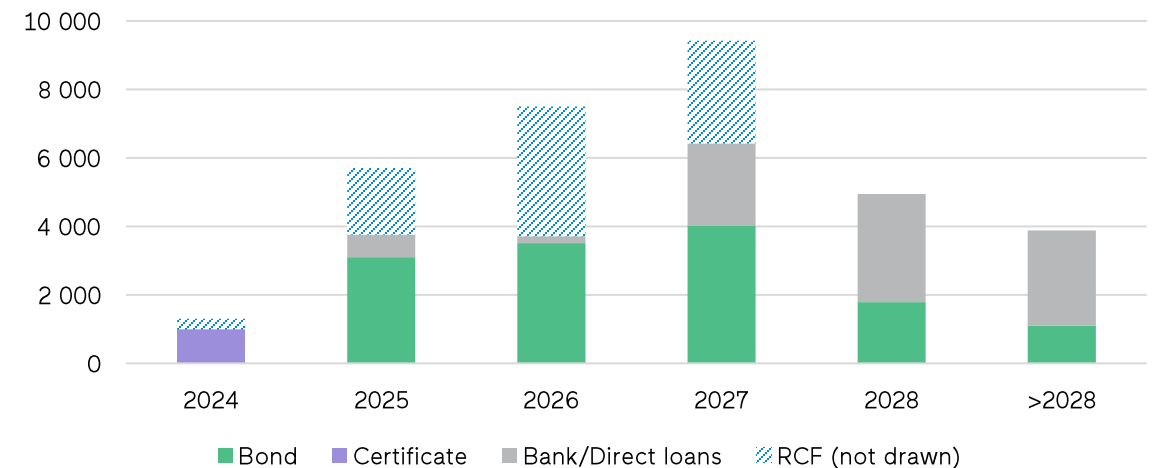


Baa2

Interest rate duration

Duration	Volume, SEK m	Percentage, %	Average interest rate, %
2024	2,273	10	3.8
2025	1,850	8	2.1
2026	3,704	16	2.3
2027	3,850	16	3.1
2028	4,560	19	2.6
>2028	7,485	32	3.0
Total	23,722	100	2.8
Incl. commitment fees			3.0

Credit maturity including unused facilities, SEK m



Ongoing projects

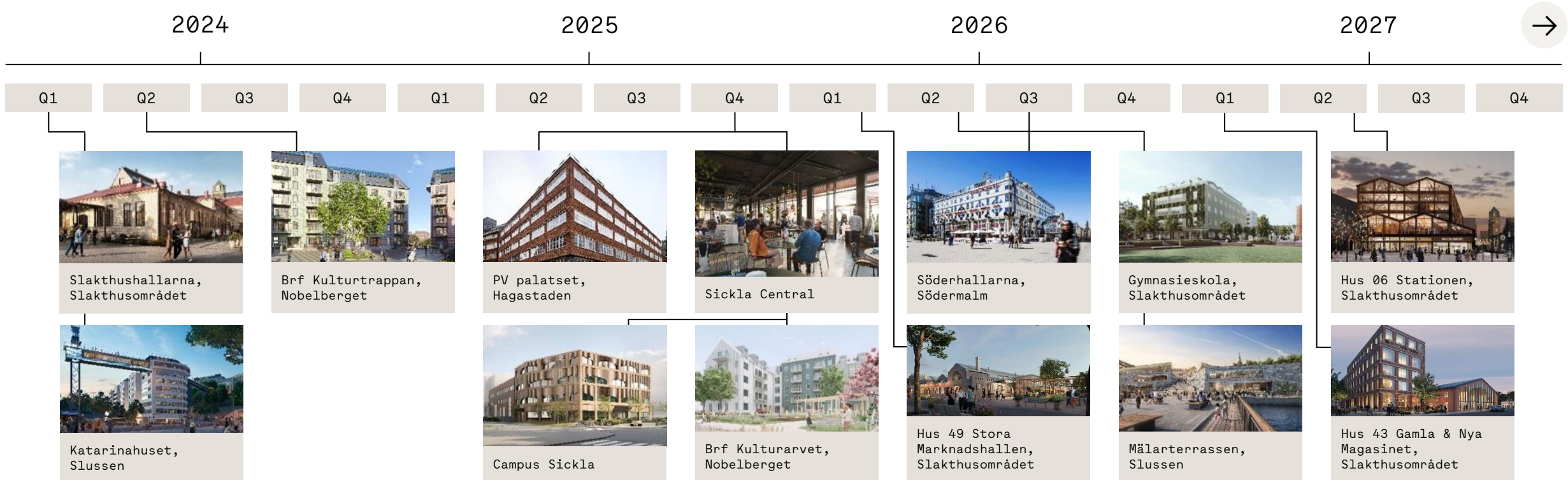
Ongoing project portfolio amounts to SEK 9.4 billion; SEK 5.2 billion thereof remains to be invested. The projects are primarily concentrated in our four development areas in Stockholm – Hagastaden, Slakthusområdet, Slussen and Sickla.

Of the projects that will be completed in 2024, 94% have been let

Of the projects that will be completed in 2025, 49% have been let

Söderhallarna – detailed development plan accepted which enables extension

SKH – conditional Investment SEK 2 billion



Project starts during Q3



Hus 43 Gamla & Nya Magasinet

Area: 9,000 sq.m
Investment: SEK 700 million
Completed in: Q1 2027



Hus 49 Stora Marknadshallen

Area: 4,200 sq.m
Investment: SEK 290 million
Completed in: Q1 2026

Our largest development projects

We are developing the City of Our Dreams – potential future investments of approx. SEK 40 billion in land already owned or land allocations obtained.



SICKLA

From industry to a vibrant city district.

Area: 250,000 sq.m.
Investment: SEK 14 billion



SLAKTHUSOMRÅDET

Stockholm's new meeting place for food, culture and experiences.

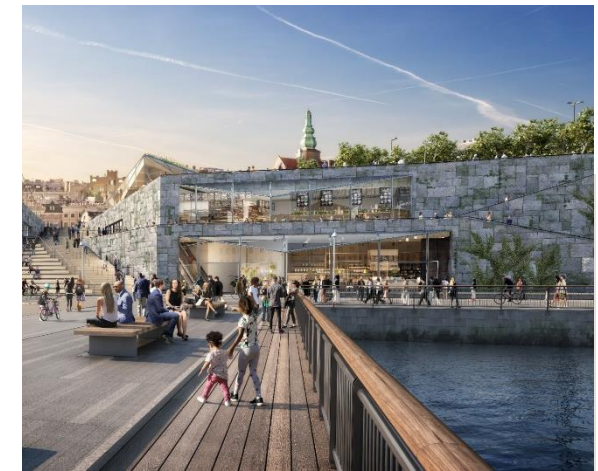
Area: 200,000 sq.m.
Investment: SEK 11 billion



HAGASTADEN

Ultra-urban city with an international metropolitan vibe.

Area: 100,000 sq.m.
Investment: SEK 7 billion



SLUSSEN

Where the whole city meets. From road junction to meeting place.

Area: 55,000 sq.m.
Investment: SEK 2 billion

Q&A



Please contact Annica Ånäs
in case of any questions:
annica.anas@al.se