

Property list.

1 January–31 March, 2022



Property list 31/12/2022.

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

Municipality/ Property name	Address/ Description	Project propert- ty ¹⁾	Certifi- cation ²⁾	Lease- hold	Year of construc- tion/ recon- struction	Land area, m ²	Possession	Letting area, m ² ³⁾					Rateable value, SEK m	
								Retail	Offices	Residen- tial	Garage	Other ⁴⁾		Total
STOCKHOLM														
1	Adam & Eva 17		B		1929/2006	1,777	Before 2007	2,830	4,986	-	-	169	7,985	606
2	Blästern 11		B		1930/2006	11,584	Before 2007	1,363	39,010	-	9,632	5,276	55,281	1,270
3	Borgarfjord 3		B		1984/2010	5,204	2016-04-20	561	11,130	-	-	586	12,277	220
4	Borgarnäs 1		B	T		2014	2012-02-06	948	13,566	-	6,700	10,841	32,055	0
5	Borgmästaren 1		B	T	1974/2006	4,487	Before 2007	95	22,558	-	2,886	466	26,005	938
6	Fatburen 1					1991	Before 2007	4,882	12,911	-	4,923	5,085	27,801	731
7	Fatbursjön 8		B		1930/2006	1,396	Before 2007	-	6,553	-	-	1,341	7,894	265
8	Härden 14		B		1932/1957	1,134	2012-12-19	807	6,254	-	1,800	260	9,121	191
9	Kylfacket 3		P			1936	2018-06-01	-	110	-	-	3,368	3,478	19
10	Kylhuset 4		P	T		2,190	2019-06-11	-	433	-	-	1,299	1,732	9
11	Kylhuset 15			T		12,865	2019-06-11	482	12,969	-	-	352	13,803	173
12	Kylhuset 16		P	T		1,939	2019-06-11	-	1,138	-	-	953	2,091	26
13	Kylhuset 22		P	T		1,676	2019-06-11	-	1,691	-	-	35	1,726	21
14	Kylhuset 23		P	T		1,865	2019-06-11	622	1,642	-	-	638	2,902	39
15	Kylhuset 24		P	T		140	2019-06-11	20	265	-	-	-	285	3
16	Kylhuset 25		P	T		1,719	2019-06-11	-	533	-	-	-	533	13
17	Kylhuset 26		P	T		16,999	2019-06-11	417	534	-	-	6,609	7,560	89
18	Kylhuset 27		P	T		4,275	2019-06-11	-	-	-	-	-	-	19
19	Molekylen		P	B		5,592	2018-09-07	893	26,563	-	4,400	44	31,900	605
20	Proppen 6				1937/2008	2,607	Before 2007	490	11,314	-	-	755	12,559	303
21	Sandhagen 2		P	T		3,150	2019-06-11	-	-	-	-	-	-	6
22	Sandhagen 12			T		1,328	2019-06-11	870	-	-	-	-	870	11
23	Sandhagen 13		P	T		1,258	2019-06-11	-	-	-	-	1,013	1,013	5
24	Sandhagen 14		P	T		916	2019-06-11	-	-	-	-	1,219	1,219	6
25	Skotten 6		B		1959/2008	1,485	Before 2007	4,025	6,457	-	-	2,489	12,971	962
26	Stora Katrineberg 16		B	T	1945/1988	24,383	2015-02-02	3,584	35,686	-	12,366	3,204	54,840	962
27	Styckmästaren 3		P	T		1,900	2019-06-11	-	379	-	-	1,325	1,704	11
28	Tranbodarne 11		P		1912/1965	3,587	2018-11-01	2,489	16,895	-	-	2,182	21,566	769
29	Tranbodarne 13		B		1929/1998	502	2017-03-30	116	2,686	435	-	-	3,237	115
Total Stockholm						131,930		25,494	236,263	435	42,707	49,509	354,408	8,386

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³⁾ Letting area also includes unfinished areas in Molekylen 1 (Life City) and Barkarby 2:64 (Bas Barkarby).

⁴⁾ Other includes education/training, culture, health/care and warehouses.

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Stockholm cont.

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								Retail	Offices	Resi- dential	Garage	Other 4)		Total
NACKA														
30	Sicklaön 83:22	Sickla Köp- och Affärskvarter	B		1898/2012	168,913	Before 2007	71,013	50,915	-	47,470	53,735	223,133	3,019
31	Sicklaön 83:32	Uddvägen 1, Sickla Front I	B		2014	12,268	Before 2007	-	9,915	-	-	308	10,223	236
32	Sicklaön 83:33	Panncentralen, Nobelberget	M			29,743	2014-02-27	-	-	-	-	976	976	46
33	Sicklaön 83:39	Formalinfabriken, Nobelberget	B			1,268	2014-02-27	290	1,680	-	-	206	2,176	45
34	Sicklaön 83:41	Nobelberget, Brf Konstharts	P			1,479	2014-02-27	-	-	-	-	-	-	31
35	Sicklaön 83:42	Sickla industriväg 1, Sickla stationshus	P			1,771	Before 2007	-	-	-	-	-	-	15
36	Sicklaön 83:44	Fanny Udde, Gula villan				1,258		305	-	-	-	-	305	5
37	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget						358	173	-	3,213	85	3,829	28
38	Sicklaön 83:46	Fanny Udde, mark	P			5,141		-	-	-	-	-	-	7
39	Sicklaön 87:1	Alphydevägen 4			1962	11,006	Before 2007	87	-	-	-	2,476	2,563	0
40	Sicklaön 115:1	Planiavägen 1	P		1929	2,249	Before 2007	-	370	-	-	-	370	3
41	Sicklaön 115:4	Sjötorpsvägen 3-14	P			9,375	2011-06-15	-	-	921	-	-	921	38
42	Sicklaön 117:1	Planiavägen 3	P		1967	2,823	2010-11-26	2,126	100	-	-	435	2,661	15
43	Sicklaön 117:2	Sjötorpsvägen 6	P		1909	1,368	2010-11-26	-	-	-	-	-	-	0
44	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007	-	-	-	-	1,629	1,629	0
45	Sicklaön 265:5	Atlasvägen 2	P			2,029	Before 2007	-	-	-	-	-	-	0
46	Sicklaön 346:1	Uddvägen 7, Sickla Front II	B		2018	10,524	Before 2007	1,243	24,123	-	11,900	138	37,404	262
Total Nacka						271,390		75,422	87,276	921	62,583	59,988	286,189	3,750
JÄRFÄLLA														
47	Barkarby 2:64	Bas Barkarby	P			6,325	2019-04-01	1,458	4,000	-	-	18,742	24,200	293
Total Järfälla						6,325		1,458	4,000			18,742	24,200	293
SUNDBYBERG														
48	Eken 6	Löfströms Allé 5, Chokladfabriken	B		1916/1997	12,382	2019-09-15	117	25,494	-	19,000	2,639	47,250	544
49	Eken 14	Löfströms Allé 7, Chokladkontoret			1937-1975	4,093	2020-06-03	-	6,975	-	-	1,235	8,210	95
Total Sundbyberg						16,475		117	32,469	19,000	3,874	55,460	639	

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Stockholm



The areas are excluding garages.

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GOTHENBURG														
50	Lundbyvassen 4:7	Regnbågsgatan 4-6 m.m.	B		1989	6,414	2016-09-30	-	15,669	-	-	242	15,911	281
51	Lundbyvassen 4:13	Götaverksgatan 2-8 m.m.	B		1957/2007	12,205	2016-09-30	750	15,946	-	10,050	3,488	30,234	367
52	Lindholmen 30:1	Lindholmospiren 11	B		2002	13,647	2017-03-29	-	37,035	-	-	-	37,035	799
53	Lindholmen 44:2	Götaverksgatan 25	P		2020		2021-01-15	116	700	-	-	-	816	8
Total Gothenburg						32,266		866	69,350	-	10,050	3,730	83,996	1,455
MALMÖ														
54	Bohus 7	Mobilia	B		1966/2010	12,023	2008-02-01	5,998	183	11,248	6,680	35	24,144	305
55	Bohus 8	Mobilia	B		1968/2013	76,745	Before 2007	46,546	2,339	3,818	37,800	12,115	102,618	1,311
56	Bohus 9	Mobilia			2014	979	Before 2007	-	-	4,103	-	-	4,103	87
57	Dimman 11	Barkgatan 2-8	B		1940/2014	4,278	2014-04-29	-	10,329	-	-	5,670	15,999	-
58	Malmén 12	Barkgatan 9-13	B		1971	2,464	2016-05-02	-	3,490	-	1,900	4,021	9,411	-
Total Malmö						96,489		52,544	16,341	19,169	46,380	21,841	156,275	1,703
UPPSALA														
59	Brillinge 9:1	Gränbystaden	B		2013-2017	25,965	2011-04-05	6,396	-	-	-	50	6,446	53
60	Brillinge 8:1	Gränbystaden	B		2013-2017	71,556	2011-04-05	22,106	135	-	-	4,492	26,733	282
61	Dragarbrunn 27:2	Forumkvarteret	B		1902/2005	6,714	Before 2007	5,144	8,088	1,420	1,191	1,000	16,843	381
62	Gränby 21:4	Gränbystaden galleria	B		1971/2018	103,553	Before 2007	44,650	1,089	-	11,500	6,710	63,949	1,345
63	Gränby 21:5	Gränbystaden Entréhusen	M		2017/2018	1,813	2017-04-05	2,064	3,098	9,839	-	2,117	17,118	393
64	Gränby 25:1	Gränbystaden Parkhusen	M		2021	1,845		-	137	2,694	-	-	2,831	30
65	Gränby 26:3	Gränbystaden Parkhusen	P		2022	2,779		-	-	-	-	-	-	-
66	Kvarngärdet 33:2	Storgatan 19			1912/2000	1,240	2020-12-22	-	2,504	-	-	-	2,504	40
Total Uppsala						215,465		80,360	15,051	13,953	12,691	14,369	136,423	2,523
Total Sverige						770 340		236,260	460 750	34,477	193 411	172 052	1 096 951	19,388

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Gothenburg



The areas are excluding garages.

Malmö



The areas are excluding garages.

Uppsala



The areas are excluding garages.

Changes in the property portfolio 2022

Properties divested


Property	Municipality	Category	Letting area, m ²	Possesion
Ribban 16	Nynäshamn	Land	-	February 2022




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al.se

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Atrium Ljungberg, April 2022.
Production: Narva, Stockholm 2022.