

# Property list.

1 January–30 June, 2022



# Property list 30/06/2022.

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

|                                |                           |                                                |                                  |                |                                                      |                              |                | Letting area, m <sup>2</sup> <sup>3)</sup> |         |                  |        |                     |         | Rateable<br>value,<br>SEK m |
|--------------------------------|---------------------------|------------------------------------------------|----------------------------------|----------------|------------------------------------------------------|------------------------------|----------------|--------------------------------------------|---------|------------------|--------|---------------------|---------|-----------------------------|
| Municipality/<br>Property name | Address/<br>Description   | Project<br>proper-<br>ty <sup>1)</sup>         | Certifi-<br>cation <sup>2)</sup> | Lease-<br>hold | Year of<br>construc-<br>tion/<br>recon-<br>struction | Land<br>area, m <sup>2</sup> | Possession     | Retail                                     | Offices | Resi-<br>dential | Garage | Other <sup>4)</sup> | Total   |                             |
|                                |                           |                                                |                                  |                |                                                      |                              |                |                                            |         |                  |        |                     |         |                             |
| STOCKHOLM                      |                           |                                                |                                  |                |                                                      |                              |                |                                            |         |                  |        |                     |         |                             |
| 1                              | Adam & Eva 17             | Drottning-<br>gatan 68                         |                                  | B              | 1929/<br>2006                                        | 1,777                        | Before<br>2007 | 3,304                                      | 4,518   |                  |        | 169                 | 7,991   | 606                         |
| 2                              | Blåstern 11               | Hälsingegatan<br>43-45                         | P                                | B              | 1930/<br>2006                                        | 11,584                       | Before<br>2007 | 1,363                                      | 38,993  |                  | 9,632  | 5,093               | 55,081  | 1,270                       |
| 3                              | Blåstern 15               | Hudiksvalls-<br>gatan 4-8 och<br>Gävlegatan 12 |                                  |                | 1930                                                 | 5,266                        | 2022-06-01     | 1,475                                      | 14,433  |                  |        | 5,373               | 21,281  | 564                         |
| 4                              | Borgarfjord 3             | Kistagången 6,<br>Kista +                      |                                  | B              | 1984/<br>2010                                        | 5,204                        | 2016-04-20     | 561                                        | 11,130  |                  |        | 586                 | 12,277  | 220                         |
| 5                              | Borgarnäs 1               | Borgarfjords-<br>gatan 12, Nod                 |                                  | B              | T                                                    | 2014                         | 7,945          | 2012-02-06                                 | 948     | 13,566           | 6,700  | 10,841              | 32,055  | 0                           |
| 6                              | Borgmästaren 1            | Katarinavägen<br>15, Glashuset<br>Slussen      |                                  | B              | T                                                    | 1974/<br>2006                | 4,487          | Before<br>2007                             | 95      | 22,552           | 2,886  | 466                 | 25,999  | 938                         |
| 7                              | Fatburen 1                | Medborgarplatsen 1-5,<br>Söderhallarna         |                                  |                | 1991                                                 | 4,643                        | Before<br>2007 | 4,882                                      | 12,911  |                  | 4,923  | 5,085               | 27,801  | 731                         |
| 8                              | Fatburssjön 8             | Magnus Ladulåsgatan 63                         |                                  | B              | 1930/<br>2006                                        | 1,396                        | Before<br>2007 |                                            | 6,553   |                  |        | 1,341               | 7,894   | 265                         |
| 9                              | Härden 14                 | S:t Eriksgatan<br>113                          |                                  | B              | 1932/<br>1957                                        | 1,134                        | 2012-12-19     | 807                                        | 6,243   |                  | 1,800  | 260                 | 9,110   | 191                         |
| 10                             | Kylfacket 3               | Hallmästar-<br>vägen 2                         | P                                |                | 1936                                                 | 3,384                        | 2018-06-01     |                                            | 110     |                  |        | 3,368               | 3,478   | 19                          |
| 11                             | Kylhuset 4                | Hallvägen 1-5                                  | P                                |                | T                                                    | 2,190                        | 2019-06-11     |                                            | 433     |                  |        | 1,299               | 1,732   | 9                           |
| 12                             | Kylhuset 15               | Livdjursgatan<br>2-6 m.m.                      |                                  | T              |                                                      | 12,865                       | 2019-06-11     | 626                                        | 12,972  |                  |        | 208                 | 13,806  | 173                         |
| 13                             | Kylhuset 16               | Boskapsvägen<br>15-17 m.m.                     | P                                |                | T                                                    | 1,939                        | 2019-06-11     |                                            | 1,138   |                  |        | 953                 | 2,091   | 26                          |
| 14                             | Kylhuset 22               | Hallvägen<br>14-16 m.m.                        | P                                |                | T                                                    | 1,676                        | 2019-06-11     |                                            | 1,691   |                  |        | 35                  | 1,726   | 21                          |
| 15                             | Kylhuset 23               | Palmfeltsvägen<br>13-15 m.m.                   | P                                |                | T                                                    | 1,865                        | 2019-06-11     | 622                                        | 1,642   |                  |        | 638                 | 2,902   | 39                          |
| 16                             | Kylhuset 24               | Slakthusplan 9                                 | P                                |                | T                                                    | 140                          | 2019-06-11     | 20                                         | 265     |                  |        |                     | 285     | 3                           |
| 17                             | Kylhuset 25               | Hallvägen 4-6,<br>10                           | P                                |                | T                                                    | 1,719                        | 2019-06-11     | 0                                          | 533     |                  |        |                     | 533     | 13                          |
| 18                             | Kylhuset 26               | Hallgränd 1-9<br>m.m.                          | P                                |                | T                                                    | 16,999                       | 2019-06-11     | 417                                        | 534     |                  |        | 6,609               | 7,560   | 89                          |
| 19                             | Kylhuset 27               | Fällan 3-7, 11<br>m.m.                         | P                                |                | T                                                    | 4,275                        | 2019-06-11     |                                            |         |                  |        |                     |         | 19                          |
| 20                             | Kylhuset 28               | Palmfeltsvägen<br>5, Palmfelts<br>Center       |                                  | T              | 1988                                                 | 8,586                        | 2022-04-28     |                                            | 25,804  |                  |        | 4,804               | 30,608  | 520                         |
| 21                             | Molekylen                 | Life City                                      |                                  | B              |                                                      | 5,592                        | 2018-09-07     | 1,003                                      | 26,336  |                  |        | 326                 | 27,665  | 605                         |
| 22                             | Proppen 6                 | Textilgatan 31                                 |                                  | B              | 1937/<br>2008                                        | 2,607                        | Before<br>2007 | 490                                        | 11,314  |                  |        | 755                 | 12,559  | 303                         |
| 23                             | Sandhagen 2               | Rökerigatan<br>5-9                             | P                                |                | T                                                    | 3,150                        | 2019-06-11     |                                            |         |                  |        |                     |         | 6                           |
| 24                             | Sandhagen 12              | Rökerigatan 15<br>m.m.                         |                                  | T              |                                                      | 1,328                        | 2019-06-11     | 870                                        |         |                  |        |                     | 870     | 11                          |
| 25                             | Sandhagen 13              | Rökerigatan<br>11-13 m.m.                      | P                                |                | T                                                    | 1,258                        | 2019-06-11     |                                            |         |                  |        | 1,013               | 1,013   | 5                           |
| 26                             | Sandhagen 14              | Rökerigatan 10<br>m.m.                         | P                                |                | T                                                    | 916                          | 2019-06-11     |                                            |         |                  |        | 1,219               | 1,219   | 6                           |
| 27                             | Skotten 6                 | Drottning-<br>gatan 63                         |                                  | B              | 1959/<br>2008                                        | 1,485                        | Before<br>2007 | 4,014                                      | 6,457   |                  |        | 2,489               | 12,960  | 962                         |
| 28                             | Stora Katrine-<br>berg 16 | Katrinebergs-<br>vägen 4-12<br>m.m.            |                                  | B              | T                                                    | 1945/<br>1988                | 24,383         | 2015-02-02                                 | 3,584   | 35,686           | 12,366 | 3,204               | 54,840  | 962                         |
| 29                             | Styckmästa-<br>ren 3      | Charkmästar-<br>gatan 6 m.m.                   | P                                |                | T                                                    | 1,900                        | 2019-06-11     |                                            | 379     |                  |        | 1,325               | 1,704   | 11                          |
| 30                             | Tranbodarne 11            | Stadsgår-<br>den 6-12,<br>Katarinahuset        | P                                |                | 1912/<br>1965                                        | 3,587                        | 2018-11-01     |                                            |         |                  |        | 25,140              | 25,140  | 769                         |
| 31                             | Tranbodarne 13            | Katarinavägen<br>19, Sjömans-<br>institutet    |                                  | B              | 1929/<br>1998                                        | 502                          | 2017-03-30     | 116                                        | 2,686   | 435              |        |                     | 3,237   | 115                         |
| Total Stockholm                |                           |                                                |                                  |                |                                                      | 145,782                      |                | 25,197                                     | 258,879 | 435              | 38,307 | 82,599              | 405,417 | 9,470                       |

<sup>1)</sup> All or part of the property classified as a project property as of 30 June 2022.

<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 30/06/2022.

## Stockholm cont.

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

| Municipality/<br>Property name | Address/<br>Description                  | Project<br>proper-<br>ty <sup>1)</sup> | Certifica-<br>tion <sup>2)</sup> | Lease-<br>hold | Year of<br>con-<br>struc-<br>tion/<br>recon-<br>struc-<br>tion | Land<br>area,<br>m <sup>2</sup> | Possession     | Letting area, m <sup>2</sup> <sup>3)</sup> |         |                  |        |                     |         | Rateable<br>value,<br>SEK m |
|--------------------------------|------------------------------------------|----------------------------------------|----------------------------------|----------------|----------------------------------------------------------------|---------------------------------|----------------|--------------------------------------------|---------|------------------|--------|---------------------|---------|-----------------------------|
|                                |                                          |                                        |                                  |                |                                                                |                                 |                | Retail                                     | Offices | Residen-<br>tial | Garage | Other <sup>4)</sup> | Total   |                             |
| NACKA                          |                                          |                                        |                                  |                |                                                                |                                 |                |                                            |         |                  |        |                     |         |                             |
| 32 Sicklaön 83:22              | Sickla Köp- och Affärskvarter            |                                        |                                  | B              | 1898/<br>2012                                                  | 168,913                         | Before<br>2007 | 71,540                                     | 51,057  |                  | 47,470 | 53,835              | 223,902 | 3,019                       |
| 33 Sicklaön 83:32              | Uddvägen 1, Sickla Front I               |                                        |                                  | B              | 2014                                                           | 12,268                          | Before<br>2007 |                                            | 9,915   |                  |        | 308                 | 10,223  | 236                         |
| 34 Sicklaön 83:33              | Panncentralen, Nobelberget               |                                        |                                  | M              |                                                                | 29,743                          | 2014-02-27     |                                            |         |                  |        | 976                 | 976     | 46                          |
| 35 Sicklaön 83:39              | Formalin-fabriken, Nobelberget           |                                        |                                  | B              |                                                                | 1,268                           | 2014-02-27     | 290                                        | 1,680   |                  |        | 206                 | 2,176   | 45                          |
| 36 Sicklaön 83:41              | Nobelberget, Brf Konstharts              | P                                      |                                  |                |                                                                | 1,479                           | 2014-02-27     |                                            |         |                  |        |                     |         | 31                          |
| 37 Sicklaön 83:42              | Sickla industriväg 1, Sickla Stationshus | P                                      |                                  |                |                                                                | 1,771                           | Before<br>2007 |                                            |         |                  |        |                     |         | 15                          |
| 38 Sicklaön 83:44              | Fanny Udde, Gula villan                  |                                        |                                  |                |                                                                | 1,258                           |                | 305                                        |         |                  |        |                     | 305     | 5                           |
| 39 Sicklaön 83:45              | Nobelberget, Nobelbergs-garaget          |                                        |                                  |                |                                                                |                                 |                | 358                                        | 173     |                  | 3,213  | 85                  | 3,829   | 28                          |
| 40 Sicklaön 83:46              | Fanny Udde, Mark                         | P                                      |                                  |                |                                                                | 5,141                           | Before<br>2007 |                                            |         |                  |        |                     |         | 7                           |
| 41 Sicklaön 115:1              | Planiavägen 1, Kyrkviken                 | P                                      |                                  |                | 1929                                                           | 2,249                           | Before<br>2007 |                                            | 370     |                  |        |                     | 370     | 3                           |
| 42 Sicklaön 115:4              | Sjötorpsvägen 3-14, Kyrkviken            | P                                      |                                  |                |                                                                | 9,375                           | 2011-06-15     |                                            |         | 921              |        |                     | 921     | 38                          |
| 43 Sicklaön 117:1              | Planiavägen 3, Kyrkviken                 | P                                      |                                  |                | 1967                                                           | 2,823                           | 2010-11-26     | 2,124                                      | 100     |                  |        | 435                 | 2,659   | 15                          |
| 44 Sicklaön 117:2              | Sjötorpsvägen 6                          | P                                      |                                  |                | 1909                                                           | 1,368                           | 2010-11-26     |                                            |         |                  |        |                     |         | 0                           |
| 45 Sicklaön 117:17             | Planiavägen 5-7                          | P                                      |                                  |                | 1978                                                           | 10,175                          | Before<br>2007 |                                            |         |                  |        | 1,629               | 1,629   | 0                           |
| 46 Sicklaön 265:5              | Atlasvägen 2                             | P                                      |                                  |                |                                                                | 2,029                           | Before<br>2007 |                                            |         |                  |        |                     |         | 0                           |
| 47 Sicklaön 346:1              | Uddvägen 7, Sickla Front II              |                                        |                                  | B              | 2018                                                           | 10,524                          | Before<br>2007 | 1,281                                      | 24,223  |                  | 11,900 | 197                 | 37,601  | 262                         |
| Total Nacka                    |                                          |                                        |                                  |                |                                                                | 260,384                         |                | 75,898                                     | 87,518  | 921              | 62,583 | 57,671              | 284,590 | 3,750                       |
| JÄRFÄLLA                       |                                          |                                        |                                  |                |                                                                |                                 |                |                                            |         |                  |        |                     |         |                             |
| 48 Barkarby 2:64               | BAS Barkarby                             | P                                      |                                  |                |                                                                | 6,325                           | 2019-04-01     | 1,458                                      | 3,543   |                  |        | 18,612              | 23,613  | 293                         |
| Total Järfälla                 |                                          |                                        |                                  |                |                                                                | 6,325                           |                | 1,458                                      | 3,543   |                  |        | 18,612              | 23,613  | 293                         |
| SUNDBYBERG                     |                                          |                                        |                                  |                |                                                                |                                 |                |                                            |         |                  |        |                     |         |                             |
| 49 Eken 6                      | Löfströms Allé 5, Choklad-fabriken       |                                        |                                  | B              | 1916/<br>1997                                                  | 12,382                          | 2019-09-15     | 117                                        | 25,502  |                  | 19,000 | 2,639               | 47,258  | 544                         |
| 50 Eken 14                     | Löfströms Allé 7, Choklad-kontoret       |                                        |                                  |                | 1937-<br>1975                                                  | 4,093                           | 2020-06-03     |                                            | 6,975   |                  |        | 1,235               | 8,210   | 95                          |
| Total Sundbyberg               |                                          |                                        |                                  |                |                                                                | 16,475                          |                | 117                                        | 32,477  |                  | 19,000 | 3,874               | 55,468  | 639                         |

<sup>1)</sup> All or part of the property classified as a project property as of 30 June 2022.

<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.



# Stockholm



The areas are excluding garages.

# Property list 30/06/2022.

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

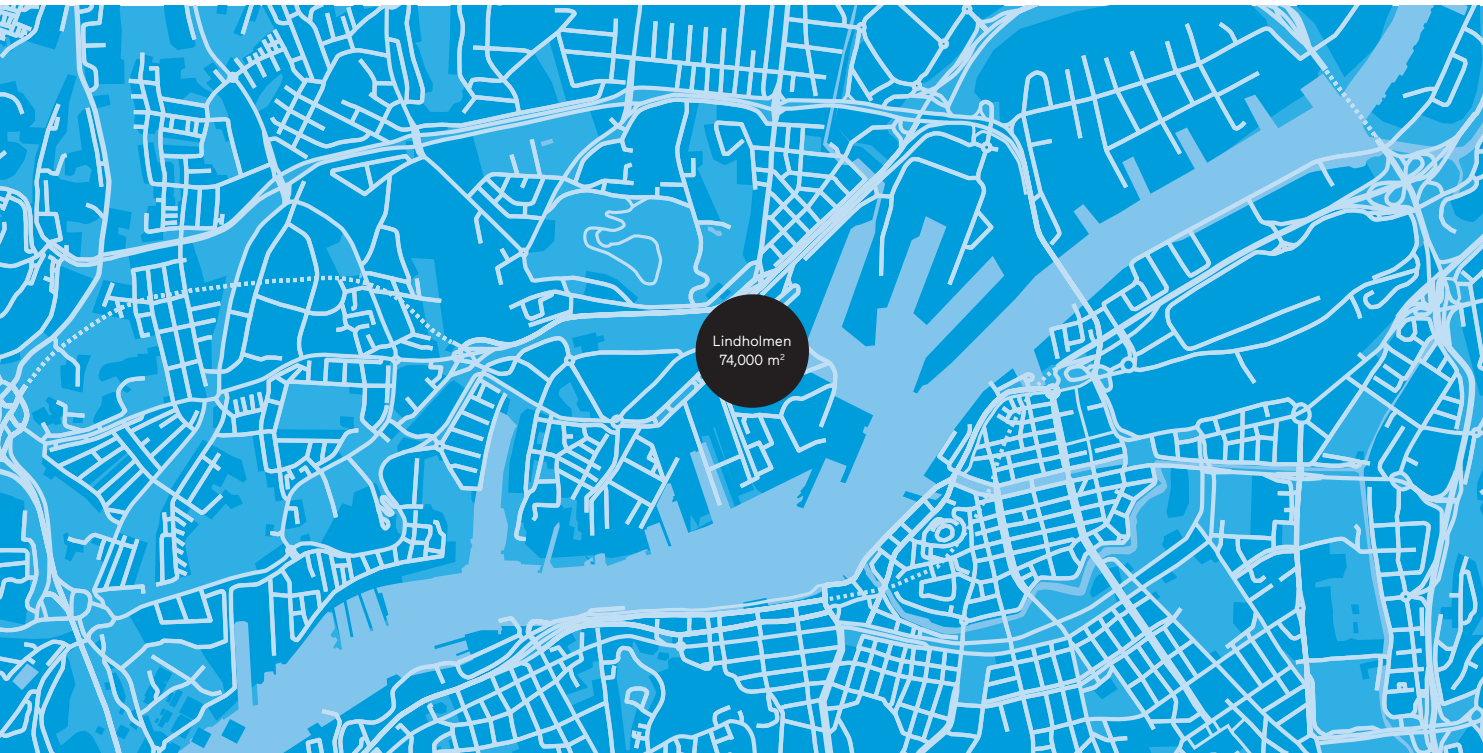
| Municipality/<br>Property name | Address/<br>Description    | Project<br>proper-<br>ty <sup>1)</sup> | Certifi-<br>cation <sup>2)</sup> | Lease-<br>hold | Year of<br>construc-<br>tion/<br>recon-<br>struction | Land<br>area, m <sup>2</sup> | Possession     | Letting area, m <sup>2</sup> <sup>3)</sup> |         |                  |         |                     |           | Ratea-<br>ble<br>value,<br>SEK m |
|--------------------------------|----------------------------|----------------------------------------|----------------------------------|----------------|------------------------------------------------------|------------------------------|----------------|--------------------------------------------|---------|------------------|---------|---------------------|-----------|----------------------------------|
|                                |                            |                                        |                                  |                |                                                      |                              |                | Retail                                     | Offices | Residen-<br>tial | Garage  | Other <sup>4)</sup> | Total     |                                  |
| GOTHENBURG                     |                            |                                        |                                  |                |                                                      |                              |                |                                            |         |                  |         |                     |           |                                  |
| 51 Lundbyvassen 4:7            | Regnbågsgatan 4-6 m.m.     |                                        | B                                |                | 1989                                                 | 6,414                        | 2016-09-30     |                                            | 15,669  |                  |         | 242                 | 15,911    | 281                              |
| 52 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                              |
| 53 Lindholmen 30:1             | Lindholms-<br>piren 11     |                                        | B                                |                | 2002                                                 | 13,647                       | 2017-03-29     |                                            | 37,035  |                  |         |                     | 37,035    | 799                              |
| 54 Lindholmen 44:2             | Götaverks-<br>gatan 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                          |                            |                                        |                                  |                |                                                      |                              |                |                                            |         |                  |         |                     |           |                                  |
| 55 Bohus 7                     | Mobililia                  |                                        | B                                |                | 1966/2010                                            | 12,023                       | 2008-02-01     | 5,998                                      | 183     | 11,248           | 6,680   | 35                  | 24,144    | 305                              |
| 56 Bohus 8                     | Mobililia                  |                                        | B                                |                | 1968/2013                                            | 76,745                       | Before<br>2007 | 46,383                                     | 2,339   | 3,818            | 37,800  | 12,278              | 102,618   | 1,311                            |
| 57 Bohus 9                     | Mobililia                  |                                        |                                  |                | 2014                                                 | 979                          | Before<br>2007 |                                            |         | 4,103            |         |                     | 4,103     | 87                               |
| 58 Dimman 11                   | Barkgatan 2-8              |                                        | B                                |                | 1940/2014                                            | 4,278                        | 2014-04-29     |                                            | 10,329  |                  |         | 5,670               | 15,999    | 0                                |
| 59 Malmen 12                   | Barkgatan 9-13             |                                        | B                                |                | 1971                                                 | 2,464                        | 2016-05-02     |                                            | 3,490   |                  | 1,900   | 4,021               | 9,411     | 0                                |
| Total Malmö                    |                            |                                        |                                  |                |                                                      | 96,489                       |                | 52,381                                     | 16,341  | 19,169           | 46,380  | 22,004              | 156,275   | 1,703                            |
| UPPSALA                        |                            |                                        |                                  |                |                                                      |                              |                |                                            |         |                  |         |                     |           |                                  |
| 60 Brillinge 9:1               | Gränbystaden               |                                        | B                                |                | 2013-2017                                            | 25,965                       | 2011-04-05     | 6,396                                      |         |                  |         | 50                  | 6,446     | 53                               |
| 61 Brillinge 8:1               | Gränbystaden               |                                        | B                                |                | 2013-2017                                            | 71,556                       | 2011-04-05     | 22,106                                     | 135     |                  |         | 4,492               | 26,733    | 282                              |
| 62 Dragarbrunn 27:2            | Forumkvarteret             |                                        | B                                |                | 1902/2005                                            | 6,714                        | Before<br>2007 | 5,522                                      | 8,116   | 1,420            | 1,191   | 986                 | 17,235    | 381                              |
| 63 Gränby 21:4                 | Gränbystaden<br>galleria   |                                        | B                                |                | 1971/2018                                            | 103,553                      | Before<br>2007 | 44,238                                     | 1,089   |                  | 11,500  | 6,728               | 63,555    | 1,345                            |
| 64 Gränby 21:5                 | Gränbystaden<br>Entréhusen |                                        | M                                |                | 2017/2018                                            | 1,813                        | 2017-04-05     | 2,064                                      | 3,098   | 9,839            |         | 2,117               | 17,118    | 393                              |
| 65 Gränby 25:1                 | Gränbystaden<br>Parkhusen  |                                        | M                                |                | 2021                                                 | 1,845                        | Before<br>2007 |                                            | 137     | 2,694            |         |                     | 2,831     | 30                               |
| 66 Gränby 26:3                 | Brf Blomster-<br>kungen    | P                                      |                                  |                |                                                      | 2,779                        | Before<br>2007 |                                            |         |                  |         |                     |           | 0                                |
| 67 Kvarngärdet 33:2            | Storgatan 19               |                                        |                                  |                | 1912/2000                                            | 1,240                        | 2020-12-22     |                                            | 2,504   |                  |         |                     | 2,504     | 40                               |
| Total Uppsala                  |                            |                                        |                                  |                |                                                      | 215,465                      |                | 80,326                                     | 15,079  | 13,953           | 12,691  | 14,373              | 136,421   | 2,523                            |
| Total Sweden                   |                            |                                        |                                  |                |                                                      | 773,186                      |                | 236,242                                    | 483,187 | 34,477           | 189,011 | 202,862             | 1,145,780 | 19,833                           |

<sup>1)</sup> All or part of the property classified as a project property as of 30 June 2022.

<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.

# Göteborg



The areas are excluding garages.

# Malmö



The areas are excluding garages.



# Uppsala



The areas are excluding garages.

## Changes in the property portfolio 2022

### Properties acquired

| Property    | Municipality | Category | Letting area, m² | Possession |
|-------------|--------------|----------|------------------|------------|
| Blåstern 15 | Stockholm    | Office   | 21,281           | June 2022  |
| Kylhuset 28 | Stockholm    | Office   | 30,608           | April 2022 |

### Properties divested

| Property      | Municipality | Category | Letting area, m² | Possession   |
|---------------|--------------|----------|------------------|--------------|
| Ribban 16     | Nynäshamn    | Land     | 0                | October 2022 |
| Sicklaön 87:1 | Nacka        | Office   | 2,563            | May 2022     |



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>



<https://www.facebook.com/AtriumLjungberg>



<https://twitter.com/atriumljungberg>



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

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