

Property list.

1 January–30 September, 2022



Property list 30/09/2022.

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

Municipality/ Property name	Address/ Description	Project proper- ty ¹⁾	Certifi- cation ²⁾	Lease- hold	Year of con- struc- tion/ recon- struc- tion	Land area, m ²	Possession	Letting area, m ² ³⁾					Rate- able value, SEK m	
								Retail	Offices	Residen- tial	Garage	Other ⁴⁾		Total
STOCKHOLM														
1	Adam & Eva 17		B		1929/2006	1,777	Before 2007	3,304	4,518			169	7,991	698
2	Blästern 11		B		1930/2006	11,584	Before 2007	1,363	38,890		9,632	5,196	55,081	1,427
3	Blästern 15				1930	5,266	2022/06/01	134	16,016			5,387	21,537	691
4	Borgarfjord 3		B		1984/2010	5,204	2016-04-20	561	11,130			586	12,277	228
5	Borgarnäs 1		B	T	2014	7,945	2012-02-06	948	13,566		6,700	10,841	32,055	0
6	Borgmästaren 1		B	T	1974/2006	4,487	Before 2007	95	22,552		2,886	466	25,999	1,142
7	Fatburen 1				1991	4,643	Before 2007	4,882	12,911		4,923	5,085	27,801	802
8	Fatburssjön 8		B		1930/2006	1,396	Before 2007		6,553			1,341	7,894	312
9	Härden 14		B		1932/1957	1,134	2012-12-19	807	6,243		1,800	260	9,110	245
10	Kylfacket 3				1936	3,384	2018-06-01		110			3,368	3,478	19
11	Kylhuset 4			T		2,190	2019-06-11		433			1,299	1,732	9
12	Kylhuset 15			T		12,865	2019-06-11	626	12,972			208	13,806	210
13	Kylhuset 16			T		1,939	2019-06-11		2,090			1	2,091	24
14	Kylhuset 22			T		1,676	2019-06-11		1,691			35	1,726	27
15	Kylhuset 23			T		1,865	2019-06-11		2,902				2,902	38
16	Kylhuset 24			T		140	2019-06-11	20	265				285	3
17	Kylhuset 25			T		1,719	2019-06-11	290	243				533	13
18	Kylhuset 26			T		16,999	2019-06-11	2,488	-331			5,403	7,560	89
19	Kylhuset 27			T		4,275	2019-06-11							18
20	Kylhuset 28			T	1988	8,586	2022-04-29		25,784			4,804	30,588	471
21	Molekylen		B		2021	5,592	2018-09-07	1,003	26,304			358	27,665	1,438
22	Proppen 6		B		1937/2008	2,607	Innan 2007	490	11,314			755	12,559	376
23	Sandhagen 2			T		3,150	2019-06-11							6
24	Sandhagen 12			T		1,328	2019-06-11	870					870	11
25	Sandhagen 13			T		1,258	2019-06-11					1,013	1,013	5
26	Sandhagen 14			T		916	2019-06-11					1,219	1,219	6
27	Skotten 6		B		1959/2008	1,485	Before 2007	4,025	6,433			2,502	12,960	1,118
28	Stora Katrineberg 16		B	T	1945/1988	24,383	2015-02-02	3,584	35,686		12,366	3,204	54,840	1,182
29	Styckmästaren 3			T		1,900	2019-06-11		360			1,344	1,704	11
30	Tranbodarne 11				1912/1965	3,587	2018-11-01	839	24,052			249	25,140	580
31	Tranbodarne 13		B		1929/1998	502	2017-03-30	116	2,686	435			3,237	131
Total Stockholm						145,782		26,445	285,373	435	38,307	55,093	405,653	11,330

¹⁾ All or part of the property classified as a project property as of 30 September 2022.

²⁾ All or part of the property are environmentally certified in accordance with BREEM [B] or Miljöbyggnad [M].

³⁾ Other includes education/training, culture, health/care and warehouses.

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Stockholm cont.

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Municipality/ Property name	Address/ Description	Project property ¹⁾	Certifica- tion ²⁾	Lease- hold	Year of con- struc- tion/ recon- struc- tion	Land area, m ²	Possession	Letting area, m ² ³⁾					Rateable value, SEK m	
								Retail	Offices	Residen- tial	Garage	Other ⁴⁾		Total
NACKA														
32	Sicklaön 83:22	Sickla Köp- och Affärskvarter	B		1898/2012	168,913	Before 2007	71,745	51,058		47,470	53,629	223,902	3,774
33	Sicklaön 83:32	Uddvägen 1, Sickla Front I	B		2014	12,268	Before 2007		9,834			389	10,223	267
34	Sicklaön 83:33	Panncentralen, Nobelberget	M			29,743	2014-02-27					976	976	104
35	Sicklaön 83:39	Formalinfabriken, Nobelberget	B			1,268	2014-02-27	290	1,680			206	2,176	51
35	Sicklaön 83:42	Sickla industriväg 1, P Sickla Stationshus	P			1,771	Before 2007							22
36	Sicklaön 83:44	Fanny Udde, Gula villan				1,258		305					305	3
37	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget						297	234		3,213	85	3,829	34
38	Sicklaön 83:46	Fanny Udde, Mark	P			5,141	Before 2007							7
39	Sicklaön 115:1	Planiavägen 1, Kyrkviken	P		1929	2,249	Before 2007		370				370	3
40	Sicklaön 115:4	Sjötorsvägen 3-14, Kyrkviken	P			9,375	2011-06-15			921			921	38
41	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P		1967	2,823	2010-11-26	2,124	100			435	2,659	15
42	Sicklaön 117:2	Sjötorsvägen 6	P		1909	1,368	2010-11-26							0
43	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007					1,629	1,629	0
44	Sicklaön 265:5	Atlasvägen 2	P			2,029	Before 2007							0
45	Sicklaön 346:1	Uddvägen 7, Sickla Front II	B		2018	10,524	Before 2007	1,281	24,223		11,900	197	37,601	722
Total Nacka						258,905		76,042	87,499	921	62,583	57,546	284,590	5,041
JÄRFÄLLA														
46	Barkarby 2:64	BAS Barkarby			2021	6,325	2019-04-01	1,458	4,301			17,854	23,613	0
Total Järfälla						6,325		1,458	4,301			17,854	23,613	0
SUNDBYBERG														
47	Eken 6	Löfströms Allé 5, Chokladfabriken	B		1916/1997	12,382	2019-09-15	117	25,502		19,000	2,639	47,258	677
48	Eken 14	Löfströms Allé 7, Chokladkontoret			1937-1975	4,093	2020-06-03		6,975			1,235	8,210	97
Total Sundbyberg						16,475		117	32,477		19,000	3,874	55,468	774

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Stockholm



Ytorna är exkl. garage.

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GÖTHENBURG														
49	Lundbyvassen 4:7	Regnbågsgatan 4-6 m.m.	B		1989	6,414	2016-09-30		15,636			275	15,911	281
50	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
51	Lindholmen 30:1	Lindholmspiren 11	B		2002	13,647	2017-03-29		37,035				37,035	799
52	Lindholmen 44:2	Götaverksgatan 25 P			2020		2021-01-15	747	69				816	8
Total Gothenburg						32,266		1,497	68,686		10,050	3,763	83,996	1,455
MALMÖ														
53	Bohus 7	Mobilia	B		1966/2010	12,023	2008-02-01	5,998	183	11,248	6,680	35	24,144	305
54	Bohus 8	Mobilia	B		1968/2013	76,745	Before 2007	46,122	2,550	3,818	37,800	12,328	102,618	1,311
55	Bohus 9	Mobilia			2014	979	Before 2007			4,103			4,103	87
56	Dimman 11	Barkgatan 2-8	B		1940/2014	4,278	2014-04-29		10,329			5,670	15,999	0
57	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		52,120	16,552	19,169	46,380	22,054	156,275	1,703
UPPSALA														
58	Brillinge 9:1	Gränbystaden	B		2013-2017	25,965	2011-04-05	6,396				50	6,446	53
59	Brillinge 8:1	Gränbystaden	B		2013-2017	71,556	2011-04-05	22,106	135			4,492	26,733	282
60	Dragarbrunn 27:2	Forumkvarteret	B		1902/2005	6,714	Before 2007	5,524	8,114	1,420	1,191	986	17,235	381
61	Gränby 21:4	Gränbystaden galleria	B		1971/2018	103,553	Before 2007	43,563	1,752		11,500	6,740	63,555	1,345
62	Gränby 21:5	Gränbystaden Entréhusen	M		2017/2018	1,813	2017-04-05	1,963	3,199	9,839		2,117	17,118	393
63	Gränby 25:1	Gränbystaden Parkhusen	M		2021	1,845	Before 2007		137	2,694			2,831	30
64	Gränby 26:3	Brf Blomster- kungen	P			2,779	Before 2007							0
65	Kvarngärdet 33:2	Storgatan 19			1912/2000	1,240	2020-12-22		2,504				2,504	40
Total Uppsala						215,465		79,552	15,841	13,953	12,691	14,385	136,421	2,523
Total Sweden						771,707		237,231	510,729	34,477	189,011	174,568	1,146,016	22,827

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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 acquired

Property	Municipality	Category	Letting area, m ²	Possession
Blästern 15	Stockholm	Office	21,281	2022-06-01
Kylhuset 28	Stockholm	Office	30,608	2022-04-28

Avytttrade fastigheter


Property	Municipality	Category	Letting area, m ²	Possession
Ribban 16	Nynäshamn	Land	0	2022-10-02
Sicklaön 87:1	Nacka	Office	2,563	2022-05-02




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

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

 <https://twitter.com/atriumljungberg>

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

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