

Atrium Ljungberg.
1 January–31 March 2023

Property list.



Property list 31/03/2023.

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

Municipality/ Property name	Address/ Description	Project property 1)	Certifi- cation 2)	Lease- hold	Year of construc- tion/ recon- struction	Land area, m²	Possession	Letting area, m² 3)						Rateable value, SEK m
								Retail	Offices	Resi- dential	Garage	Other 4)	Total	
STOCKHOLM														
1	Adam & Eva 17		B		1929/2006	1,777	Before 2007	3,304	4,519			169	7,992	698
2	Blåstern 11	P	B		1930/2006	11,584	Before 2007	1,363	38,963		9,632	5,234	55,192	1,427
3	Blåstern 15				1930	5,266	01/06/2022	134	15,836			5,387	21,357	691
4	Borgarfjord 3		B		1984/2010	5,204	20/04/2016	443	11,130			202	11,775	228
5	Borgarnäs 1		B	T	2014	7,945	06/02/2012	948	12,299		6,700	12,108	32,055	0
6	Borgmästaren 1		B	T	1974/2006	4,487	Before 2007	95	22,563		2,886	425	25,969	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			1,296	7,849	312
9	Härden 14		B		1932/1957	1,134	19/12/2012	807	6,234		1,800	273	9,114	245
10	Kylfacket 3	P			1936	3,384	01/06/2018		110			3,368	3,478	19
11	Kylhuset 15			T		12,865	11/06/2019	626	12,972			242	13,840	210
12	Kylhuset 16	P		T		1,939	11/06/2019		2,090			1	2,091	24
13	Läggen 3			T		1,676	11/06/2019		1,691			35	1,726	27
14	Kylhuset 23	P		T		1,865	11/06/2019		2,902				2,902	38
15	Kylhuset 24			T		140	11/06/2019	20	265				285	3
16	Kylhuset 25			T		1,719	11/06/2019		533				533	13
17	Kylhuset 26	P		T		16,999	11/06/2019	2,358	180			5,022	7,560	89
18	Bringan 1	P		T		4,275	11/06/2019							18
19	Kylhuset 28			T	1988	8,586	29/04/2022		25,784			4,804	30,588	471
20	Kylhuset 4	P		T		2,190	11/06/2019		433			1,299	1,732	9
21	Molekylan 1		B		2021	5,592	07/09/2018	1,003	25,207		3,313	396	29,919	1,438
22	Proppen 6		B		1937/2008	2,607	Before 2007	490	11,294			755	12,539	376
23	Sandhagen 12			T		1,328	11/06/2019	870					870	11
24	Sandhagen 13	P		T		1,258	11/06/2019					1,013	1,013	5
25	Sandhagen 14			T		916	11/06/2019					1,219	1,219	6
26	Kolskjulet 1	P		T		3,150	11/06/2019							6
27	Stora Katrineberg 16		B	T	1750/1945/ 1988	24,383	02/02/2015	3,584	35,686		12,349	3,204	54,823	1,182
28	Styckmästaren 3	P		T		1,900	11/06/2019		360			1,344	1,704	11
29	Tranbodarne 11	P	B		1912/1965	3,587	01/11/2018	1,215	23,786			249	25,250	580
30	Tranbodarne 13		B		1929/1998	502	30/03/2017	116	2,688	435			3,239	131
Total Stockholm								22,258	276,989	435	41,603	53,130	394,415	10,212

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

Property list 31/03/2023. Stockholm cont.

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Municipality/ Property name	Address/ Description	Project proper- 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	Resi- dential	Garage	Other ⁴⁾	Total	
NACKA														
31 Sicklaön 115:1	Planiavägen 1, Kyrkviken	P			1929	2,249	Before 2007		370				370	3
32 Sicklaön 115:4	Sjötörpsvägen 3-14, P Kyrkviken					9,375	15/06/2011			921			921	38
33 Sicklaön 117:1	Planiavägen 3, Kyrkviken	P			1967	2,823	26/11/2010	2,124	100			435	2,659	15
34 Sicklaön 117:17	Planiavägen 5-7	P			1978	10,175	Before 2007					1,629	1,629	0
35 Sicklaön 117:2	Sjötörpsvägen 6	P			1909	1,368	26/11/2010							0
36 Sicklaön 265:5	Atlasvägen 2	P				2,029	Before 2007							0
37 Sicklaön 346:1	Uddvägen 7, Sickla Front II		B		2018	10,524	Before 2007	1,281	24,244		11,900	204	37,629	722
38 Sicklaön 83:22	Sickla Köp- och Affärskvarter		B		1898/2012	168,913	Before 2007	71,756	51,954		47,470	52,725	223,905	3,774
39 Sicklaön 83:32	Uddvägen 1, Sickla Front I		B		2014	12,268	Before 2007		9,915			477	10,392	267
40 Sicklaön 83:33	Nobelberget	P				12,270	27/02/2014							85
41 Sicklaön 83:39	Nobelberget, Formalinfabriken		B			1,268	27/02/2014	290	1,680			206	2,176	51
42 Sicklaön 83:42	Sickla industriväg 1, P Sickla stationshus					1,771	Before 2007							22
43 Sicklaön 83:44	Nobelberget, Gula villan					1,258	Before 2007	305					305	3
44 Sicklaön 83:45	Nobelberget, Nobelbergsgaraget						27/02/2014	297	173		3,213	85	3,768	34
45 Sicklaön 83:46	Nobelberget, Mark					5,141	Before 2007							7
46 Sicklaön 83:47	Nobelberget Kv 5	P				1,987	27/02/2014							0
47 Sicklaön 83:48	Nobelberget Kv 6	P				1,711	27/02/2014							0
48 Sicklaön 83:49	Nobelberget Kv 7	P				3,802	27/02/2014							0
49 Sicklaön 83:50	Nobelberget Kv 8	P				3,573	27/02/2014							0
50 Sicklaön 83:51	Nobelberget Kv 4	P				1,924	27/02/2014							0
51 Sicklaön 83:52	Nobelberget Kv 3	P				1,784	27/02/2014							0
52 Sicklaön 83:53	Sickla industriväg 4-6	P	M			2,787	27/02/2014					976	976	0
Total Nacka						259,000		76,053	88,436	921	62,583	56,737	284,730	5,022
JÄRFÄLLA														
53 Barkarby 2:64	BAS Barkarby				2021	6,325	01/04/2019	1,458	4,202		2,541	17,854	26,055	0
Total Järfälla						6,325		1,458	4,202		2,541	17,854	26,055	0
SUNDBYBERG														
54 Eken 6	Löfströms Allé 5, Chokladfabriken		B		1916/1997	12,382	15/09/2019	117	25,397		19,000	2,691	47,205	677
55 Eken 14	Löfströms Allé 7, Chokladkontoret				1937-1975	4,093	03/06/2020		6,977			1,233	8,210	97
Total Sundbyberg						16,475		117	32,374		19,000	3,924	55,415	774

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Stockholm



The areas are excluding garages.

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								Retail	Offices	Resi- dential	Garage	Other ⁴⁾		Total
GOTHENBURG														
56 Lindholmen 30:1	Lindholmspiren 11	B			2002	13,647	29/03/2017		37,035				37,035	863
57 Lindholmen 44:2	Götaverksgatan 25				2020		15/01/2021	747	78				825	17
58 Lundbyvassen 4:13	Götaverksgatan 2-8	B			1957/2007	12,205	30/09/2016	750	15,946		10,050	3,488	30,234	398
59 Lundbyvassen 4:7	Regnbågsgatan 4-6	B			1988	6,414	30/09/2016		15,643			301	15,944	274
Total Gothenburg						25,852		1,497	68,702		10,050	3,789	84,038	1,552
MALMÖ														
60 Bohus 7	Mobililia	B			1966/2010	12,023	01/02/2008	5,998	183	11,248	6,680	35	24,144	335
61 Bohus 8	Mobililia	B			1968/2013	75,766	Before 2007	46,174	2,347	67	37,800	12,376	98,764	1,220
62 Bohus 10 – Torghusen	Torghusen	B			2020	15,831	Before 2007			3,751			3,751	295
63 Bohus 9	Mobililia				2014	979	Before 2007			4,103			4,103	106
64 Dimman 11	Barkgatan 2-8, Bergsgatan 20, Friisgatan 17-19, Typografgatan 3-5	B			1940/2014	4,278	29/04/2014		10,101			5,898	15,999	0
65 Malmen 12	Barkgatan 9-13	B			1971	2,464	02/05/2016		3,490		1,900	4,021	9,411	0
Total Malmö						111,341		52,172	16,121	19,169	46,380	22,330	156,172	1,956
UPPSALA														
66 Brillinge 8:1	Norra Gränby- staden	B			2013-2017	71,556	05/04/2011	22,027	135			4,571	26,733	327
67 Brillinge 9:1	Norra Gränby- staden	B			2013-2017	25,965	05/04/2011	6,396				50	6,446	116
68 Dragarbrunn 27:2	Forumkvarteret	B			1902/2005	6,714	Before 2007	5,384	8,080	1,420	1,191	1,117	17,192	598
69 Gränby 21:4	Gränbystaden galleria	B			1971/2011	96,392	Before 2007	43,824	824		11,500	7,768	63,916	1,190
70 Gränby 21:5	Marknadsgatan 7A-Q, Entréhusen	M			2017/2018	1,813	Before 2007	1,744	3,409	9,839		2,117	17,109	435
71 Gränby 25:1	Gränbystaden Parkhus 1	M			2021	1,845	Before 2007		137	2,694			2,831	86
72 Gränby 26:1	Gränbystaden Parkhus 4	P				3,224	Before 2007							0
73 Gränby 26:2	Gränbystaden Parkhus 3	P				2,741	Before 2007							0
74 Gränby 26:3	Brf Blomster- kungen	P				2,779	Before 2007							0
75 Kvarngärdet 33:2	Storgatan 19				1912/2000	1,240	22/12/2020		2,504				2,504	75
Total Uppsala						214,269		79,375	15,089	13,953	12,691	15,623	136,730	2,826
Total Sweden						777,559		232,930	501,913	34,477	194,848	173,386	1,137,555	22,343

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Gothenburg



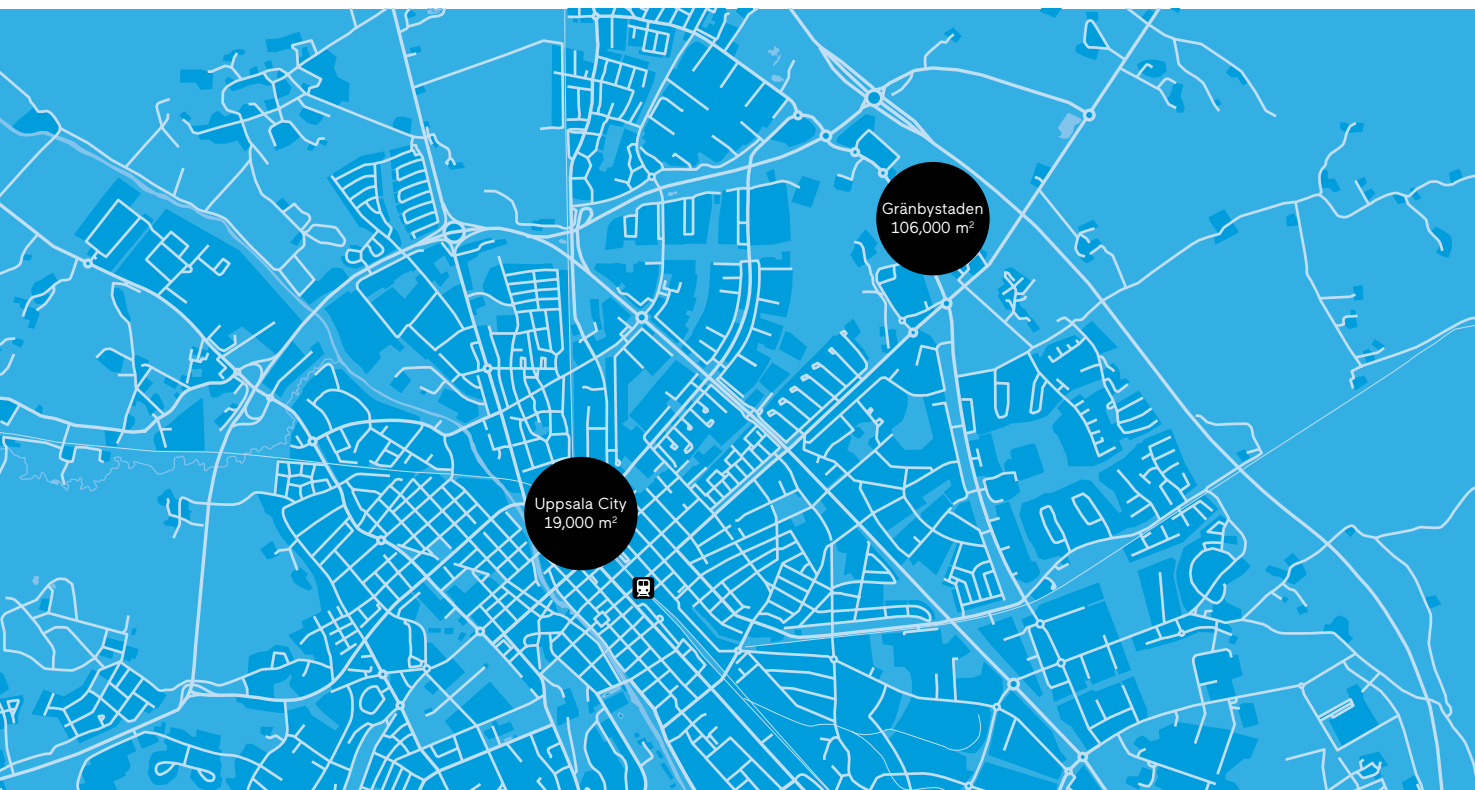
The areas are excluding garages.

Malmö



The areas are excluding garages.

Uppsala



The areas are excluding garages.

Changes in the property portfolio January–March 2023

Divested properties

Property	Municipality	Category	Letting area, m ²	Date vacated
Skotten 6	Stockholm	Office	12,984	31/01/2023



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Tel: +46 (0)8-615 89 00, info@al.se
Registered office: Nacka, corporate ID no.: 556175-7047

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Atrium Ljungberg, April 2023.
Production: Narva Communications, Stockholm 2023.