

Atrium Ljungberg.
1 January–30 June 2025.



Property
list.

Property list 30/06/2025.

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

								Letting area, m²									
	Municipality/ Property name	Address/ Description	Project property ¹⁾	Certification ²⁾	Leasehold	Year of construction/ reconstruction	Land area, m²	Possession	Retail	Offices	Residential	Garage	Other ³⁾	Total	Rateable value, SEK m	Rental value	Occupancy rate
STOCKHOLM																	
1	Adam & Eva 17	Drottninggatan 68		B		1929/2006	1,777	Before 2007	3,304	4,519			110	7,933	698	71,642	98%
2	Blästern 11	Hälsingegatan 43-49	P	B		1930/2006	11,584	Before 2007	946	29,364		6,464	4,125	40,899	1,314	159,945	94%
3	Blästern 15	Hudiksvallsgatan 4-8 och Gävlegatan 12				1930	5,266	2022/06/01	2,110	16,303		2,727	2,771	23,911	691	92,574	86%
4	Borgarfjord 3	Kista +, Kistagången 6		B		1984/2010	5,204	2016/04/20	561	11,130			102	11,793	228	34,799	53%
5	Borgarnäs 1	Nod, Borgarfjordsgatan 12		B	T	2014	7,945	2012/02/06	948	12,206		6,700	12,201	32,055		81,730	83%
6	Borgmästaren 1	Glashuset Slussen, Katarinavägen 15		B	T	1974/2006	4,487	Before 2007	95	22,271		2,886	393	25,645	1,142	166,920	71%
7	Bringan 1	Fällan 3-7, 11, Kylhusgatan 8-12	P		T		4,275	2019/06/11							18		-
8	Fatburen 1	Söderhallarna	P			1991	4,643	Before 2007							476		-
9	Fatburssjön 8	Magnus Ladulåsgatan 63		B		1930/2006	1,396	Before 2007		6,553			1,296	7,849	312	40,590	79%
10	Härden 14	S:t Eriksgatan 113		B		1932/1957	1,134	2012/12/19	807	6,247		1,800	273	9,127	245	35,069	94%
11	Kolskjulet 1	Rökerigatan 5-9	P				3,150	2019/06/11							57		-
12	Oxfilén 1	Hallmästarvägen 2	P			1936	3,384	2018/06/01		3,478				3,478	19		-
13	Kylhuset 15	Livdjursgatan 2-6, Palmfeltsvägen 19-21, Slakthusplan 2-4,8			T	1965	12,865	2019/06/11	626	12,989			242	13,857	210	42,996	100%
14	Kylhuset 16	Boskapsvägen 15-17, Fällan 13, 6-10, Livdjursgatan 5-7	P		T	1912	1,939	2019/06/11		317			1	318	24	486	2%
15	Kylhuset 23	Palmfeltsvägen 13-15, Slakthusplan 1-3			T	1912	1,865	2019/06/11	223	2,358			147	2,728	38	8,313	100%
16	Kylhuset 24	Slakthusplan 9			T	1912	140	2019/06/11	20	265				285	3	862	100%
17	Kylhuset 25	Hallvägen 4-6, 10			T		1,719	2019/06/11	290	1,790				2,080	13	6,530	95%
18	Kylhuset 26	Hallgränd 1-9, Hallvägen 7-9, Rökerigatan 4-8, Stora Skorstensgatan 2-6, 10-14, 24-26, Styckmästargatan 1-9	P		T		16,999	2019/06/11	2,170	443			8,666	11,279	77	26,333	84%
19	Kylhuset 28	Palmfeltsvägen 5			T	1988	8,586	2022/04/29		25,733			4,932	30,665	471	114,964	94%
20	Kylhuset 4	Hallvägen 1-5, Stora Skorstensgatan 1	P		T		2,190	2019/06/11		1,543			572	2,115	9	1,799	70%
21	Livdjuret 1	Boskapsvägen 22, 24	P		T		1,451	2024/04/01									-
22	Molekylen 1	Life City		B		2021	5,592	2018/09/07	1,003	26,455		3,313	405	31,176	1,438	156,563	90%
23	Proppen 6	Textilgatan 31		B		1937/2008	2,607	Before 2007	490	11,294		2,600	704	15,088	376	52,979	85%
24	Sandhagen 12	Rökerigatan 15, Styckmästargatan 10			T	1912	1,328	2019/06/11	870					870	11	2,238	100%
25	Sandhagen 13	Rökerigatan 11-13, Styckmästargatan 11-13	P		T		1,258	2019/06/11					1,013	1,013	5	404	100%
26	Sandhagen 14	Rökerigatan 10, Slakthusgatan 1, Styckmästargatan 8			T		916	2019/06/11					1,115	1,115	6	1,708	100%
27	Stora Katrineberg 16	Katrinebergsvägen 4-12, Liljeholmsvägen 14-18		B	T	1750/1945/1988	24,383	2015/02/02	3,389	35,913		12,349	3,247	54,898	1,182	161,108	96%
28	Storboskapen 1	Fällan 1, Hallvägen 14-16, Kylhusgatan 2			T	1914	1,676	2019/06/11		1,673			35	1,708	27	4,785	100%
29	Styckmästaren 3	Charkmästargatan 6, Rökerigatan 22, Slakthusgatan 13	P		T		1,900	2019/06/11		785			1,344	2,129	11	3,631	95%
30	Södre Torn 1	Söder Mälarstrand 2-10	P		T		3,281	2024/10/28							5		-
31	Tranbodarne 11	Katarinahuset, Stadsgården 6-12		B		1912/1965	3,587	2018/11/01	2,839	17,645			4,370	24,854	824	184,827	97%
32	Tranbodarne 13	Sjömansinstitutet				1929/1998	502	2017/03/30	116	2,688	435			3,239	131	18,153	96%
Total Stockholm							149,029		20,807	253,962	435	38,839	48,064	362,107	10,062	1,471,946	89%

¹⁾ All or part of the property classified as a project property as of 1 July 2025.
²⁾ All or part of the property are environmentally certified in accordance with BREEAM [B] or Miljöbyggnad [M].
³⁾ Other includes education/training, culture, health/care and warehouses.

Property list 30/06/2025. Stockholm cont.

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								Letting area, m²								
Municipality/ Property name	Address/ Description	Project property ¹⁾	Certification ²⁾	Leasehold	Year of construction/ reconstruction	Land area, m²	Possession	Retail	Offices	Residential	Garage	Other ³⁾	Total	Rateable value, SEK m	Rental value	Occupancy rate
NACKA																
33	Sicklaön 115:1	Planiavägen 1, Kyrkviken	P		1929	2,249	Before 2007		370				370	3	110	-
34	Sicklaön 115:4	Sjötorpsvägen 3-14, Kyrkviken	P		1909	9,375	2011/06/15		178	743			921	54	1,088	37%
35	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P		1967	2,823	2010/11/26	2,124	100			435	2,659	15	3,851	99%
36	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007					1,629	1,629		3,108	-
37	Sicklaön 117:2	Sjötorpsvägen 6	P		1909	1,368	2010/11/26									-
38	Sicklaön 265:5	Atlasvägen 2	P			2,029	Before 2007								19	100%
39	Sicklaön 346:1	Uddvägen 7, Sickla Front II		B	2018	10,524	Before 2007	1,281	24,187		11,900	266	37,634	722	100,831	89%
40	Sicklaön 83:22	Sickla industriområde		B	1898/2012	59,941	Before 2007	9,508	46,455		8,300	23,252	87,515	1,399	306,760	95%
41	Sicklaön 83:32	Uddvägen 1, Sickla Front I		B	2014	12,268	Before 2007	678	9,240			477	10,395	267	40,443	100%
42	Sicklaön 83:33	Nobelberget	P			12,270	2014/02/27									-
43	Sicklaön 83:36	Kvarter A, Evenemangsplatsen	P		2006	11,530	Before 2007	1,062					1,062	22	3,017	29%
44	Sicklaön 83:37	Simbagatan 15-23, Sirocco			1961	6,977	Before 2007	4,988	334			631	5,953	102	9,623	0%
45	Sicklaön 83:38	Siroccogatan 8-12, Simba			1958	13,697	Before 2007	3,932	206				4,138	72	14,155	99%
46	Sicklaön 83:39	Nobelberget, Formalinfabriken		B	1943	1,268	2014/02/27	295	1,680			211	2,186	51	6,836	64%
47	Sicklaön 83:42	Sickla industriväg 1, Sickla Central	P	B		1,771	Before 2007							201		-
48	Sicklaön 83:44	Nobelberget, Gula villan			1980	1,258	Before 2007	305					305	3	769	-
49	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget			2020		2014/02/27	297	173		3,213	85	3,768	34	3,352	100%
50	Sicklaön 83:46	Nobelberget, Mark	P			5,141	Before 2007							7		-
51	Sicklaön 83:47	Nobelberget Kv 5	P			1,987	2014/02/27							22		-
52	Sicklaön 83:48	Nobelberget Kv 6	P			1,711	2014/02/27							31		-
53	Sicklaön 83:49	Nobelberget Kv 7	P			3,802	2014/02/27							70		-
54	Sicklaön 83:50	Nobelberget Kv 8	P	M		3,573	2014/02/27							217		-
55	Sicklaön 83:51	Nobelberget Kv 4	P			1,924	2014/02/27							53		-
56	Sicklaön 83:52	Nobelberget Kv 3	P			1,784	2014/02/27							41		-
57	Sicklaön 83:53	Nobelbergsgatan 8, Panncentralen		M		2,787	2014/02/27					976	976		3,476	100%
58	Sicklaön 83:54	Siroccogatan, Magasinet		B	2007	22,579	Before 2007	16,975			10,800	107	27,882	449	62,255	97%
59	Sicklaön 83:55	Simbagatan, Plania			1977	10,650	Before 2007	11,405			2,370	2,280	16,055	323	52,867	99%
60	Sicklaön 83:56	Simbagatan, Traversen		B		746	Before 2007	806				271	1,077	27	4,206	50%
61	Sicklaön 83:57	Simbagatan 8-20, Gallerian		B	1940	32,890	Before 2007	24,167			35,870	1,910	61,947	971	123,645	94%
62	Sicklaön 83:58	Smedjegatan 32-36, Curanten		B		4,705	Before 2007	1,621	5,201			10,764	17,586	136	73,925	97%
63	Sicklaön 83:59	Marcusplatsen 9, Tapetfabriken		B	2021	2,994	Before 2007					10,451	10,451	258	33,665	100%
Total Nacka						256,796		79,444	88,124	743	72,453	53,745	294,509	5,550	848,002	93%
JÄRFÄLLA																
64	Barkarby 2:64	BAS Barkarby		B	2021	6,325	2019-04-01	1,458	4,168		2,541	18,034	26,201		69,623	84%
Total Järfälla						6,325		1,458	4,168	0	2,541	18,034	26,201	0	69,623	84%

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									Letting area, m²								
	Municipality/ Property name	Address/ Description	Project property ¹⁾	Certification ²⁾	Leasehold	Year of construction/ reconstruction	Land area, m²	Possession	Retail	Offices	Residential	Garage	Other ³⁾	Total	Rateable value, SEK m	Rental value	Occupancy rate
GOTHENBURG																	
65	Lindholmen 30:1	Lindholmspiren 11		B		2002	13,647	2017/03/29		37,030				37,030	826	93,871	100%
66	Lindholmen 43:4	Lindholmsallén 22-24				2024		2024/10/16	327				87	414	8	1,222	82%
67	Lindholmen 43:5	Götaverksgatan 5-13				2024		2024/10/16	184					184	4	575	75%
68	Lindholmen 44:2	Götaverksgatan 21-39				2020		2021/01/15	747	78				825	29	2,584	63%
69	Lundbyvassen 4:13	Götaverksgatan 2-8, Lindholmsallén 12-20		B		1957/2007	12,205	2016/09/30	750	15,759		10,145	3,492	30,146	398	59,422	75%
70	Lundbyvassen 4:7	Regnbågsgatan 4-6, Lindholmsallén 10		B		1989	6,414	2016/09/30		14,785			1,163	15,948	274	35,659	39%
Total Gothenburg							32,266		2,008	67,652	0	10,145	4,742	84,547	1,539	193,334	80%
MALMÖ																	
71	Bohus 10 - Torghusen	Torghusen		M		2020	15,831	Before 2007			3,814			3,814	123	8,887	100%
72	Bohus 11	Mobilia Biograf		B		1968/2013		Before 2007					2,388	2,388		4,995	100%
73	Bohus 7	Mobilia		B		1966/2010	12,023	2008/02/01	5,776	180	11,252	6,680	35	23,923	335	37,480	99%
74	Bohus 8	Mobilia		B		1968/2013	76,745	Before 2007	44,769	1,805		37,800	12,304	96,678	1,392	172,091	90%
75	Bohus 9	Mobilia				2014		Before 2007			4,103			4,103	106	8,006	98%
76	Dimman 11	Barkgatan 2-8, Bergsgatan 20, Friisgatan 17-19, Typografgatan 3-5		B		1940/2014	4,278	2014/04/29		10,101			5,898	15,999		35,923	100%
77	Malmen 12	Barkgatan 9-13		B		1971	2,464	2016/05/02		3,490		1,900	4,021	9,411		12,640	100%
Total Malmö							111,341		50,545	15,576	19,168	46,380	24,646	156,316	1,956	280,023	94%
UPPSALA																	
78	Brillinge 8:1	Norra Gränbystaden		B		2013-2017	71,556	2011/04/05	22,481	135			4,547	27,163	327	49,312	98%
79	Brillinge 9:1	Norra Gränbystaden		B/M		2013-2021	25,965	2011/04/05	6,397				50	6,447	116	22,299	97%
80	Dragarbrunn 27:2	Forumkvarteret		B		1902/2005	6,714	Before 2007	5,351	8,080	1,420	1,191	1,143	17,185	598	65,164	82%
81	Gränby 21:4	Gränbystaden galleria		B		1971/2011	96,392	Before 2007	42,672	1,019		11,500	8,431	63,622	1,190	233,336	93%
82	Gränby 21:5	Marknadsgatan 7A-Q, Entréhusen		M		2017/2018	1,813	Before 2007	1,683	3,369	9,839		2,117	17,008	416	48,537	86%
83	Gränby 25:1	Gränbystaden Parkhus 1		M		2021	1,845	Before 2007		137	2,694			2,831	86	6,890	100%
84	Gränby 26:1	Gränbystaden Parkhus 4	P				3,224	Before 2007							18		-
85	Gränby 26:2	Gränbystaden Parkhus 3	P				2,741	Before 2007							24		-
86	Kungsängen 22:3	Östra Ågatan 89	P			1902	2,172	2025/06/19							7		-
87	Kungsängen 22:4	Östra Ågatan 85	P			1940	1,249	2025/06/19							8		-
88	Kungsängen 22:5	Östra Ågatan 83	P			1914	560	2025/06/19							1		-
89	Kvarngärdet 33:2	Storgatan 19				1912/2000	1,240	2020/12/22		2,504				2,504	75	9,720	58%
Total Uppsala							215,471		78,584	15,244	13,953	12,691	16,288	136,759	2,866	435,257	91%
Total Sweden							771,228		232,846	444,726	34,299	183,049	165,519	1,060,438	21,972	3,298,184	90%

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Stockholm



The areas are excluding garages and ongoing projects.

Uppsala



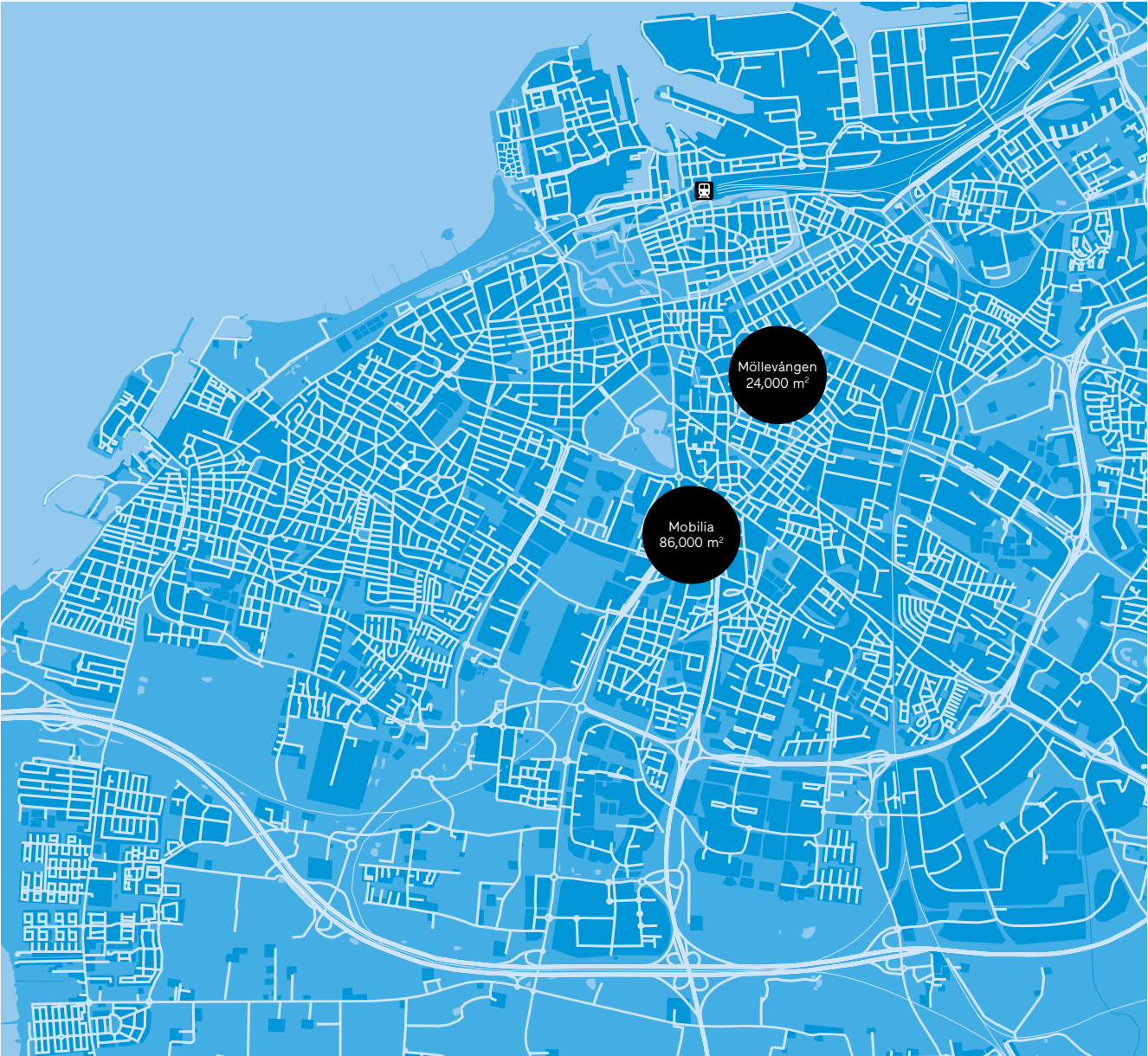
The areas are excluding garages and ongoing projects.

Göteborg



The areas are excluding garages and ongoing projects.

Malmö



The areas are excluding garages and ongoing projects.

Changes in the property portfolio January–June 2025

CHANGES IN THE PROPERTY PORTFOLIO 2025				
Acquired properties				
Property	Municipality	Type	Letting area, m²	Possession
Part of Södermalm 9:1	Stockholm	Land (regularisation of property)	E/T	2025/03/11
Kungsängen 22:3	Uppsala	Project property	E/T	2025/06/19
Kungsängen 22:4	Uppsala	Project property	E/T	2025/06/19
Kungsängen 22:5	Uppsala	Project property	E/T	2025/06/19



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