



Atrium Ljungberg.
1 January–30 June, 2024.



Property
list.

Property list 30/06/2024.

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

									Letting area, m²					Rateable value, SEK m		Occupancy rate
	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		
STOCKHOLM																
1	Adam & Eva 17	Drottninggatan 68		B		1929/2006	1,777	Before 2007	3,304	4,519			103	7,926	698	100%
2	Blästern 11	Hälsingegatan 43-49	P	B		1930/2006	11,584	Before 2007	946	29,375		6,464	4,118	40,903	1,314	88%
3	Blästern 15	Hudiksvallsgatan 4-8 och Gävlegatan 12				1930	5,266	2022/06/01	2,108	16,318		2,703	2,771	23,900	691	91%
4	Borgarfjord 3	Kista +, Kistagången 6		B		1984/2010	5,204	2016/04/20	561	11,130			102	11,793	228	64%
5	Borgarnäs 1	Nod, Borgarfjordsgatan 12		B	T	2014	7,945	2012/02/06	948	12,299		6,700	12,108	32,055	0	88%
6	Borgmästaren 1	Glashuset Slussen, Katarinavägen 15		B	T	1974/2006	4,487	Before 2007	95	22,524		2,886	475	25,980	1,142	79%
7	Fatburen 1	Söderhallarna	P			1991	4,643	Before 2007							802	100%
8	Fatburssjön 8	Magnus Ladulåsgatan 63		B		1930/2006	1,396	Before 2007		6,553			1,294	7,847	312	96%
9	Härden 14	S:t Eriksgatan 113		B		1932/1957	1,134	2012/12/19	807	6,247		1,800	269	9,123	245	86%
10	Kylfacket 3	Hallmästarvägen 2	P			1936	3,384	2018/06/01		110			3,368	3,478	19	
11	Kylhuset 15	Livdjursgatan 2-6, Palmfeltsvägen 19-21, Slakthusplan 2-4,8			T	1965	12,865	2019/06/11	626	12,989			235	13,850	210	100%
12	Kylhuset 16	Boskapsvägen 15-17, Fällan 13, 6-10, Livdjursgatan 5-7	P		T	1912	1,939	2019/06/11		317			1	318	24	100%
13	Storboskapen 1	Fällan 1, Hallvägen 14-16, Kylhusgatan 2			T	1914	1,676	2019/06/11		1,691			35	1,726	27	100%
14	Kylhuset 23	Palmfeltsvägen 13-15, Slakthusplan 1-3			T	1912	1,865	2019/06/11	223	2,414			254	2,891	38	
15	Kylhuset 24	Slakthusplan 9			T	1912	140	2019/06/11	20	265				285	3	100%
16	Kylhuset 25	Hallvägen 4-6, 10			T		1,719	2019/06/11	290	1,790				2,080	13	82%
17	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	2,358	561			11,890	14,809	77	69%
18	Bringan 1	Fällan 3-7, 11, Kylhusgatan 8-12	P		T		4,275	2019/06/11							18	
19	Kylhuset 28	Palmfeltsvägen 5			T	1988	8,586	2022/04/29		25,733			4,939	30,672	471	93%
20	Kylhuset 4	Hallvägen 1-5, Stora Skorstensgatan 1	P		T		2,190	2019/06/11		1,543			572	2,115	9	67%
21	Molekylen 1	Life City		B		2021	5,592	2018/09/07	1,003	26,455		3,313	396	31,167	1,438	97%
22	Proppen 6	Textilgatan 31		B		1937/2008	2,607	Before 2007	490	11,390		2,600	694	15,174	376	88%
23	Sandhagen 12	Rökerigatan 15, Styckmästargatan 10			T	1912	1,328	2019/06/11	870					870	11	100%
24	Sandhagen 13	Rökerigatan 11-13, Styckmästargatan 11-13	P		T		1,258	2019/06/11					1,013	1,013	5	100%
25	Sandhagen 14	Rökerigatan 10, Slakthusgatan 1, Styckmästargatan 8			T		916	2019/06/11					1,115	1,115	6	100%
26	Kolskjulet 1	Rökerigatan 5-9	P		T		3,150	2019/06/11							57	
27	Stora Katrineberg 16	Katrinebergsvägen 4-12, Liljeholmsvägen 14-18		B	T	1750/1945/1988	24,383	2015/02/02	3,584	35,676		12,349	3,223	54,832	1,182	94%
28	Styckmästaren 3	Charkmästargatan 6, Rökerigatan 22, Slakthusgatan 13	P		T		1,900	2019/06/11		379			1,344	1,723	11	80%
29	Tranbodarne 11	Katarinahuset, Stadsgården 6-12		B		1912/1965	3,587	2018/11/01	2,188	18,883			4,556	25,627	673	95%
30	Tranbodarne 13	Sjömansinstitutet		B		1929/1998	502	2017/03/30	116	2,688	435			3,239	131	96%
Total Stockholm							144,297		20,537	251,849	435	38,815	54,875	366,511	10,231	90%

¹⁾ All or part of the property classified as a project property as of 1 July 2024.
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 30/06/2024. 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																	
31	Sicklaön 115:1	Planiavägen 1, Kyrkviken	P			1929	2,249	Before 2007		370				370	3	317	100%
32	Sicklaön 115:4	Sjötörpsvägen 3-14, Kyrkviken	P			1909	9,375	2011/06/15			921			921	38	180	100%
33	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P			1967	2,823	2010/11/26	2,124	100			435	2,659	15	3,786	99%
34	Sicklaön 117:17	Planiavägen 5-7	P			1978	10,175	Before 2007					1,629	1,629	0	3,708	16%
35	Sicklaön 117:2	Sjötörpsvägen 6	P			1909	1,368	2010/11/26							0		
36	Sicklaön 265:5	Atlasvägen 2	P				2,029	Before 2007							0	18	100%
37	Sicklaön 346:1	Uddvägen 7, Sickla Front II		B		2018	10,524	Before 2007	1,281	24,235		11,900	266	37,682	722	100,007	94%
38	Sicklaön 83:22	Sickla industriområde		B		1898/2012	59,941	Before 2007	9,058	46,455		8,300	23,223	87,036	1,399	300,793	97%
39	Sicklaön 83:32	Uddvägen 1, Sickla Front I		B		2014	12,268	Before 2007		9,915			477	10,392	267	37,232	85%
40	Sicklaön 83:33	Nobelberget	P				12,270	2014/02/27							0		
41	Sicklaön 83:36	Marcusplatsen				2006	11,530	Before 2007	1,062					1,062	37	6,276	100%
42	Sicklaön 83:37	Simbagatan 15-23, Sirocco				1961	6,977	Before 2007	4,988	334			631	5,953	102	10,645	58%
43	Sicklaön 83:38	Siroccogatan 8-12, Simba				1958	13,697	Before 2007	3,932	206				4,138	72	14,210	99%
44	Sicklaön 83:39	Nobelberget, Formalinfabriken		B		1943	1,268	2014/02/27	295	1,680			206	2,181	51	6,196	95%
45	Sicklaön 83:42	Sickla industriväg 1, Sickla stationshus	P	B			1,771	Before 2007	765	14,954			1,200	16,919	159	56,509	
46	Sicklaön 83:44	Nobelberget, Gula villan				1980	1,258	Before 2007							159		
47	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget				2020		2014/02/27	297	173		3,213	85	3,768	34	3,107	100%
48	Sicklaön 83:46	Nobelberget, Mark					5,141	Before 2007							7		
49	Sicklaön 83:47	Nobelberget Kv 5	P				1,987	2014/02/27							22		
50	Sicklaön 83:48	Nobelberget Kv 6	P				1,711	2014/02/27							31		
51	Sicklaön 83:49	Nobelberget Kv 7	P				3,802	2014/02/27							70		
52	Sicklaön 83:50	Nobelberget Kv 8	P	M			3,573	2014/02/27							125		
53	Sicklaön 83:51	Nobelberget Kv 4	P				1,924	2014/02/27							53		
54	Sicklaön 83:52	Nobelberget Kv 3	P				1,784	2014/02/27							41		
55	Sicklaön 83:53	Nobelbergsgatan 8, Panncentralen	P	M			2,787	2014/02/27					976	976	0	3,424	100%
56	Sicklaön 83:54	Siroccogatan, Magasinet		B		2007	22,579	Before 2007	16,767			10,800	107	27,674	449	67,533	97%
57	Sicklaön 83:55	Simbagatan, Plania				1977	10,650	Before 2007	11,405			2,370	2,280	16,055	323	51,527	99%
58	Sicklaön 83:56	Simbagatan, Traversen		B			746	Before 2007	414				270	684	0	2,199	93%
59	Sicklaön 83:57	Simbagatan 8-20, Gallerian		B		1940	32,890	Before 2007	24,558			35,870	1,910	62,338	998	119,073	96%
60	Sicklaön 83:58	Smedjegatan 32-36, Curanten		B			4,705	Before 2007	1,726	5,460			10,054	17,240	136	71,892	95%
61	Sicklaön 83:59	Marcusplatsen 9, Tapetfabriken		B		2021	2,994	Before 2007					10,451	10,451	258	32,143	100%
	Total Nacka						256,796		78,212	88,928	921	72,453	53,000	293,514	5,416	835,034	95%
JÄRFÄLLA																	
62	Barkarby 2:64	BAS Barkarby		B		2021	6,325	2019-04-01	1,458	3,809		2,541	18,393	26,201	0	67,347	82%
	Total Järfälla						6,325		1,458	3,809	0	2,541	18,393	26,201	0	67,347	82%

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GOTHENBURG																	
63	Lindholmen 30:1	Lindholmspiren 11		B		2002	13 647	2017-03-29		37 035				37 035	863	92 914	100%
64	Lindholmen 44:2	Götaverksgatan 25				2020		2021/01/15	747	78				825	29	2,610	79%
65	Lundbyvassen 4:13	Götaverksgatan 2-8		B		1957/2007	12,205	2016/09/30	750	15,946		10,054	3,488	30,238	398	62,244	98%
66	Lundbyvassen 4:7	Regnbågsgatan 4-6		B		1988	6,414	2016/09/30		15,657			301	15,958	274	30,593	26%
	Total Gothenburg						32,266		1,497	68,716	0	10,054	3,789	84,056	1,564	188,362	87%
MALMÖ																	
67	Bohus 7	Mobilia		B		1966/2010	12,023	2008/02/01	5,998	180	11,252	6,680	35	24,145	335	36,078	98%
68	Bohus 8	Mobilia		B		1968/2013	75,766	Berfore 2007	46,443	1,806	3	37,800	12,978	99,030	1,392	178,804	87%
69	Bohus 10 - Torghusen	Torghusen				2020	15,831	Berfore 2007			3,814			3,814	123	8,579	98%
70	Bohus 9	Mobilia				2014	979	Berfore 2007			4,103			4,103	106	7,640	100%
71	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	0	35,262	100%
72	Malmen 12	Barkgatan 9-13		B		1971	2,464	2016/05/02		3,490		1,900	4,021	9,411	0	12,107	100%
	Total Malmö						111,341		52,441	15,577	19,171	46,380	22,932	156,501	1,956	278,471	91%
UPPSALA																	
73	Brillinge 8:1	Norra Gränbystaden		B		2013-2017	71,556	2011/04/05	22,106	135			4,571	26,812	327	45,824	97%
74	Brillinge 9:1	Norra Gränbystaden		B		2013-2017	25,965	2011/04/05	6,396				50	6,446	116	22,332	95%
75	Dragarbrunn 27:2	Forumkvarteret				1902/2005	6,714	Berfore 2007	5,398	8,080	1,420	1,191	1,107	17,196	598	67,032	84%
76	Gränby 21:4	Gränbystaden galleria		B		1971/2011	96,392	Berfore 2007	43,651	824		11,500	7,892	63,867	1,190	226,789	92%
77	Gränby 21:5	Marknadsgatan 7A-Q, Entréhusen		M		2017/2018	1,813	Berfore 2007	1,744	3,308	9,839		2,117	17,008	435	48,846	94%
78	Gränby 25:1	Gränbystaden Parkhus 1		M		2021	1,845	Berfore 2007		137	2,694			2,831	86	6,600	100%
79	Gränby 26:1	Gränbystaden Parkhus 4	P				3,224	Berfore 2007							18		
80	Gränby 26:2	Gränbystaden Parkhus 3	P				2,741	Berfore 2007							24		
81	Kvarngärdet 33:2	Storgatan 19				1912/2000	1,240	2020/12/22		2,504				2,504	75	10,467	67%
	Total Uppsala						211,490		79,295	14,988	13,953	12,691	15,737	136,663	2,868	427,891	91%
	Total Sweden						762,515		233,440	443,867	34,480	182,934	168,725	1,063,446	22,036	3,207,018	91%

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Stockholm



The areas are excluding garages.

Uppsala



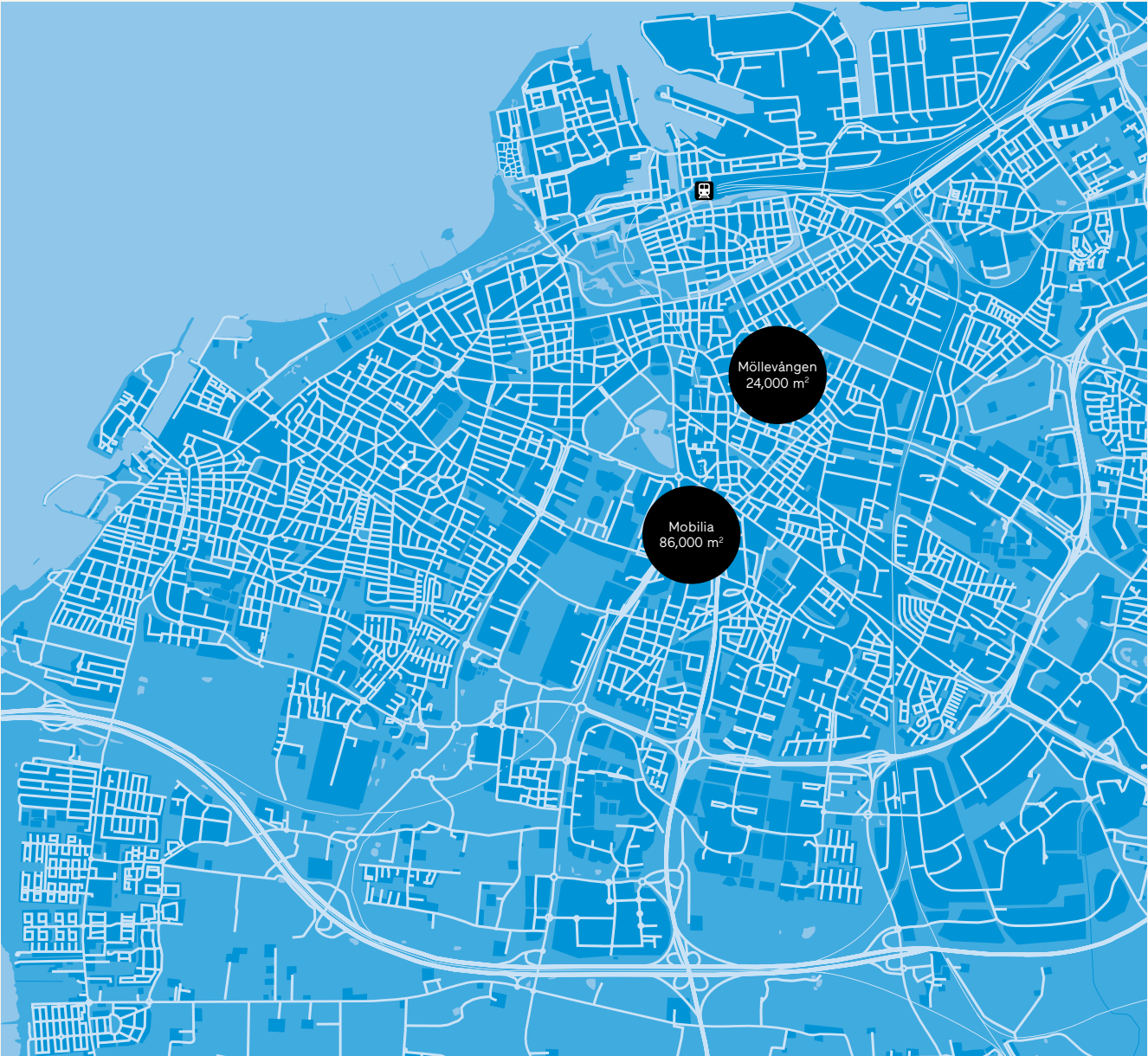
The areas are excluding garages.

Göteborg



The areas are excluding garages.

Malmö



The areas are excluding garages.

Changes in the property portfolio January–June 2024

Divested properties				
Property	Municipality	Type	Letting area, m²	Date vacated
Eken 6	Sundbyberg	Office	47,251	2024/06/11
Eken 14	Sundbyberg	Office	8,228	2024/06/11



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