

Atrium Ljungberg.

1 January–31 December 2025.



Property list.

Property list 31/12/2025.

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

								Letting area m²								
Municipality/Property name	Adress/Description	Project property ¹⁾	Certification ²⁾	Leasehold	Year of construction/reconstruction	Land area, m²	Possession	Retail	Office	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	761	72,699	94%
2	Blästern 11	Hälsingegatan 43-49		B	1930/2006	11,584	Before 2007	1,296	39,539		9,632	5,996	56,463	1,441	219,920	90%
3	Blästern 15	Hudiksvallsgatan 4-8 och Gävlegatan 12			1930	5,266	2022/06/01	2,305	16,108		2,727	2,771	23,911	701	94,155	88%
4	Borgarfjord 3	Kista +, Kistagången 6		B	1984/2010	5,204	2016/04/20	561	11,130			102	11,793	111	31,277	-
5	Borgarnäs 1	Nod, Borgarfjordsgatan 12		B	2014	7,945	2012/02/06	948	12,206		6,700	12,201	32,055		78,814	70%
6	Borgmästaren 1	Glashuset Slussen, Katarinavägen 15		B	1974/2006	4,487	Before 2007	95	22,277		2,886	387	25,645	1,343	165,491	72%
7	Bringan 1	Fällan 3-7, 11, Kylhusgatan 8-12	P			4,275	2019/06/11		3,796				3,796	19	18,964	100%
8	Fatburen 1	Söderhallarna	P		1991	4,643	Before 2007							537	60	-
9	Fatburssjön 8	Magnus Ladulåsgatan 63		B	1930/2006	1,396	Before 2007		6,553			1,296	7,849	365	42,489	77%
10	Härden 14	S:t Eriksgatan 113		B	1932/1957	1,134	2012/12/19	807	6,247		1,800	273	9,127	260	35,221	84%
11	Kolskjulet 1	Rökerigatan 5-9	P			3,150	2019/06/11							53		-
12	Oxfilén 1	Hallmästarvägen 2	P		1936	3,384	2018/06/01		3,766				3,766	76	15,817	-
13	Kylhuset 15	Livdjursgatan 2-6, Palmfeltsvägen 19-21, Slakthusplan 2-4,8			1965	12,865	2019/06/11	626	12,989			242	13,857	234	43,934	97%
14	Kylhuset 16	Boskapsvägen 15-17, Fällan 13, 6-10, Livdjursgatan 5-7	P		1912	1,939	2019/06/11		559			1	560	21	2,693	0%
15	Kylhuset 23	Palmfeltsvägen 13-15, Slakthusplan 1-3			1912	1,865	2019/06/11	223	2,358			147	2,728	41	8,575	100%
16	Kylhuset 24	Slakthusplan 9			1912	140	2019/06/11	20	265				285	5	888	100%
17	Kylhuset 25	Hallvägen 4-6, 10				1,719	2019/06/11	290	1,790				2,080	13	6,669	100%
18	Kylhuset 26	Hallgränd 1-9, Hallvägen 7-9, Rökerigatan 4-8, Stora Skorstensgatan 2-6, 10-14, 24-26, Styckmästargatan 1-9	P			16,999	2019/06/11	2,170	568			9,734	12,472	43	27,769	81%
19	Kylhuset 28	Palmfeltsvägen 5			1988	8,586	2022/04/29		25,655			4,932	30,587	664	115,664	90%
20	Kylhuset 4	Hallvägen 1-5, Stora Skorstensgatan 1	P			2,190	2019/06/11		1,543			572	2,115	9	2,066	73%
21	Livdjuret 1	Boskapsvägen 22, 24	P			1,451	2024/04/01									-
22	Molekylen 1	Life City		B	2021	5,592	2018/09/07	1,003	26,453		3,313	405	31,174	1,559	160,637	95%
23	Proppen 6	Textilgatan 31		B	1937/2008	2,607	Before 2007	490	11,294		2,600	704	15,088	457	53,726	85%
24	Sandhagen 12	Rökerigatan 15, Styckmästargatan 10			1912	1,328	2019/06/11	870					870	13	2,272	100%
25	Sandhagen 13	Rökerigatan 11-13, Styckmästargatan 11-13	P			1,258	2019/06/11					1,013	1,013	5	404	100%
26	Sandhagen 14	Rökerigatan 10, Slakthusgatan 1, Styckmästargatan 8				916	2019/06/11					1,068	1,068	6	1,799	100%
27	Stora Katrineberg 16	Katrinebergsvägen 4-12, Liljeholmsvägen 14-18		B	1750/1945/1988	24,383	2015/02/02	3,389	35,937		12,349	3,247	54,922	1,233	168,856	92%
28	Storboskapen 1	Fällan 1, Hallvägen 14-16, Kylhusgatan 2			1914	1,676	2019/06/11		1,673			35	1,708	34	4,888	96%
29	Styckmästaren 3	Charkmästargatan 6, Rökerigatan 22, Slakthusgatan 13	P			1,900	2019/06/11		785			1,344	2,129	11	3,581	69%
30	Södre Torn 1	Söder Mälarstrand 2-10	P			3,281	2024/10/28							160		-
31	Tranbodarne 11	Katarinahuset, Stadsgården 6-12		B	1912/1965	3,587	2018/11/01	2,839	17,650			4,370	24,859	1,826	188,570	98%
32	Tranbodarne 13	Sjömansinstitutet			1929/1998	502	2017/03/30	116	2,688	435			3,239	148	17,232	89%
Total Stockholm						149,029		21,352	268,348	435	42,007	50,950	383,092	12,151	1,585,131	86%

¹⁾ All or part of the property classified as a project property as of 1 january 2026
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 31/12/2025. Stockholm cont.

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								Letting area m²									
Municipality/Property name	Adress/Description	Project property ¹⁾	Certification ²⁾	Leasehold	Year of construction/reconstruction	Land area, m²	Possession	Retail	Office	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	1,100	37%	
35	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P		1967	2,823	2010/11/26	2,124	100			435	2,659		2,978	81%	
36	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007		250			1,379	1,629		3,123	0%	
37	Sicklaön 117:2	Sjötorpsvägen 6	P		1909	1,368	2010/11/26									-	
38	Sicklaön 265:5	Atlasvägen 2	P			2,029	Before 2007								4	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	788	102,527	89%	
40	Sicklaön 83:22	Sickla industriområde		B	1898/2012	59,941	Before 2007	9,508	46,455		8,300	25,426	89,689	1,443	315,223	95%	
41	Sicklaön 83:32	Uddvägen 1, Sickla Front I		B	2014	12,268	Before 2007	678	9,240			477	10,395	281	41,850	96%	
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	28	4,833	55%	
44	Sicklaön 83:37	Simbagatan 15-23, Sirocco	P		1961	6,977	Before 2007	4,988	334			631	5,953	76	9,623	0%	
45	Sicklaön 83:38	Siroccogatan 8-12, Simba			1958	13,697	Before 2007	3,932	206				4,138	84	14,425	94%	
46	Sicklaön 83:39	Nobelberget, Formalinfabriken		B	1943	1,268	2014/02/27	295	1,680			211	2,186	57	6,358	16%	
47	Sicklaön 83:42	Sickla industriväg 1, Sickla Central	P	B		1,771	Before 2007		3,012				3,012	333	12,307	100%	
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	390	80		3,213	85	3,768	23	3,389	98%	
50	Sicklaön 83:46	Nobelberget, Mark	P			5,141	Before 2007							8		-	
51	Sicklaön 83:47	Nobelberget Kv 5	P			1,987	2014/02/27							18		-	
52	Sicklaön 83:48	Nobelberget Kv 6	P			1,711	2014/02/27							29		-	
53	Sicklaön 83:49	Nobelberget Kv 7	P			3,802	2014/02/27							114		-	
54	Sicklaön 83:51	Nobelberget Kv 4	P			1,924	2014/02/27							43		-	
55	Sicklaön 83:52	Nobelberget Kv 3	P			1,784	2014/02/27							35		-	
56	Sicklaön 83:53	Nobelbergsgatan 8, Panncentralen		M		2,787	2014/02/27					976	976		3,506	100%	
57	Sicklaön 83:54	Siroccogatan, Magasinet		B	2007	22,579	Before 2007	16,953			10,800	107	27,860	468	63,183	97%	
58	Sicklaön 83:55	Simbagatan, Plania			1977	10,650	Before 2007	11,406			2,370	2,280	16,056	349	53,378	99%	
59	Sicklaön 83:56	Simbagatan, Traversen		B		746	Before 2007	806				271	1,077	21	4,233	50%	
60	Sicklaön 83:57	Simbagatan 8-20, Gallerian		B	1940	32,890	Before 2007	24,166			35,870	1,910	61,946	997	122,914	94%	
61	Sicklaön 83:58	Smedjegatan 32-36, Curanten		B		4,705	Before 2007	1,621	5,201			10,764	17,586	148	74,452	95%	
62	Sicklaön 83:59	Marcusplatsen 9, Tapetfabriken		B	2021	2,994	Before 2007					10,451	10,451	273	34,195	100%	
Total Nacka						253,223		79,515	91,293	743	72,453	55,669	299,673	5,677	874,480	92%	
JÄRFÄLLA																	
63	Barkarby 2:64	BAS Barkarby		B	2021	6,325	2019-04-01	1,458	4,168		2,541	17,241	25,408		69,621	84%	
Total Järfälla						6,325		1,458	4,168	0	2,541	17,241	25,408	0	69,621	84%	

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									Letting area m²								
	Municipality/Property name	Adress/Description	Project property ¹⁾	Certification ²⁾	Leasehold	Year of construction/reconstruction	Land area, m²	Possession	Retail	Office	Residential	Garage	Other ³⁾	Total	Rateable value SEK m	Rental value	Occupancy rate
GOTHENBURG																	
64	Lindholmen 30:1	Lindholmspiren 11		B		2002	13,647	2017/03/29		37,175				37,175	930	95,702	100%
65	Lindholmen 43:4	Lindholmsallén 22-24				2024		2024/10/16	327				87	414	12	1,259	82%
66	Lindholmen 43:5	Götaverksgatan 5-13				2024		2024/10/16	184					184	7	644	100%
67	Lindholmen 44:2	Götaverksgatan 21-39				2020		2021/01/15	747	78				825	25	2,603	79%
68	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	448	59,433	75%
69	Lundbyvassen 4:7	Regnbågsgatan 4-6, Lindholmsallén 10		B		1989	6,414	2016/09/30		14,785			1,163	15,948	250	35,708	39%
Total Göteborg							32,266		2,008	67,797	0	10,145	4,742	84,692	1,671	195,348	81%
MALMÖ																	
70	Bohus 10 - Torghusen	Torghusen		M		2020	15,831	Before 2007			3,814			3,814	134	8,987	96%
71	Bohus 11	Mobilia Biograf		B		1968/2013		Before 2007					2,388	2,388		4,736	100%
72	Bohus 7	Mobilia		B		1966/2010	12,023	2008/02/01	5,998	180	11,252	6,680	35	24,145	372	37,561	99%
73	Bohus 8	Mobilia		B		1968/2013	76,745	Before 2007	45,553	1,366		37,800	12,279	96,998	1,393	173,440	91%
74	Bohus 9	Mobilia				2014		Before 2007			4,103			4,103	119	8,006	98%
75	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		35,577	90%
76	Malmen 12	Barkgatan 9-13		B		1971	2,464	2016/05/02		3,490		1,900	4,021	9,411		12,741	100%
Total Malmö							111,341		51,551	15,137	19,168	46,380	24,621	156,858	2,018	281,047	93%
UPPSALA																	
77	Brillinge 8:1	Norra Gränbystaden		B		2013-2017	71,556	2011/04/05	22,481	133			4,571	27,185	346	49,582	95%
78	Brillinge 9:1	Norra Gränbystaden		B/M		2013-2021	25,965	2011/04/05	6,397				50	6,447	138	22,634	97%
79	Dragarbrunn 27:2	Forumkvarteret		B		1902/2005	6,714	Before 2007	5,149	8,080	1,420	1,191	1,354	17,194	638	62,475	71%
80	Gränby 21:4	Gränbystaden galleria		B		1971/2011	96,392	Before 2007	44,220	1,040		11,500	7,703	64,463	1,073	236,449	95%
81	Gränby 21:5	Marknadsgatan 7A-Q, Entréhusen		M		2017/2018	1,813	Before 2007	1,683	3,369	9,839		2,117	17,008	546	49,981	87%
82	Gränby 25:1	Gränbystaden Parkhus 1		M		2021	1,845	Before 2007		137	2,694			2,831	93	6,892	100%
83	Gränby 26:1	Gränbystaden Parkhus 4	P				3,224	Before 2007							28		-
84	Gränby 26:2	Gränbystaden Parkhus 3	P				2,741	Before 2007							37		-
85	Kungsängen 22:3	Östra Ågatan 89	P			1902	2,172	2025/06/19							10		-
86	Kungsängen 22:4	Östra Ågatan 85	P			1940	1,249	2025/06/19							11		-
87	Kungsängen 22:5	Östra Ågatan 83	P			1914	560	2025/06/19							2		-
88	Kvarngärdet 33:2	Storgatan 19				1912/2000	1,240	2020/12/22		2,504				2,504	76	9,319	57%
Total Uppsala							215,471		79,930	15,263	13,953	12,691	15,795	137,631	2,999	437,332	90%
Total Sweden							767,655		235,814	462,006	34,299	186,217	169,018	1,087,353	24,516	3,442,959	88%

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Stockholm



The areas are excluding garages and ongoing projects.

Uppsala



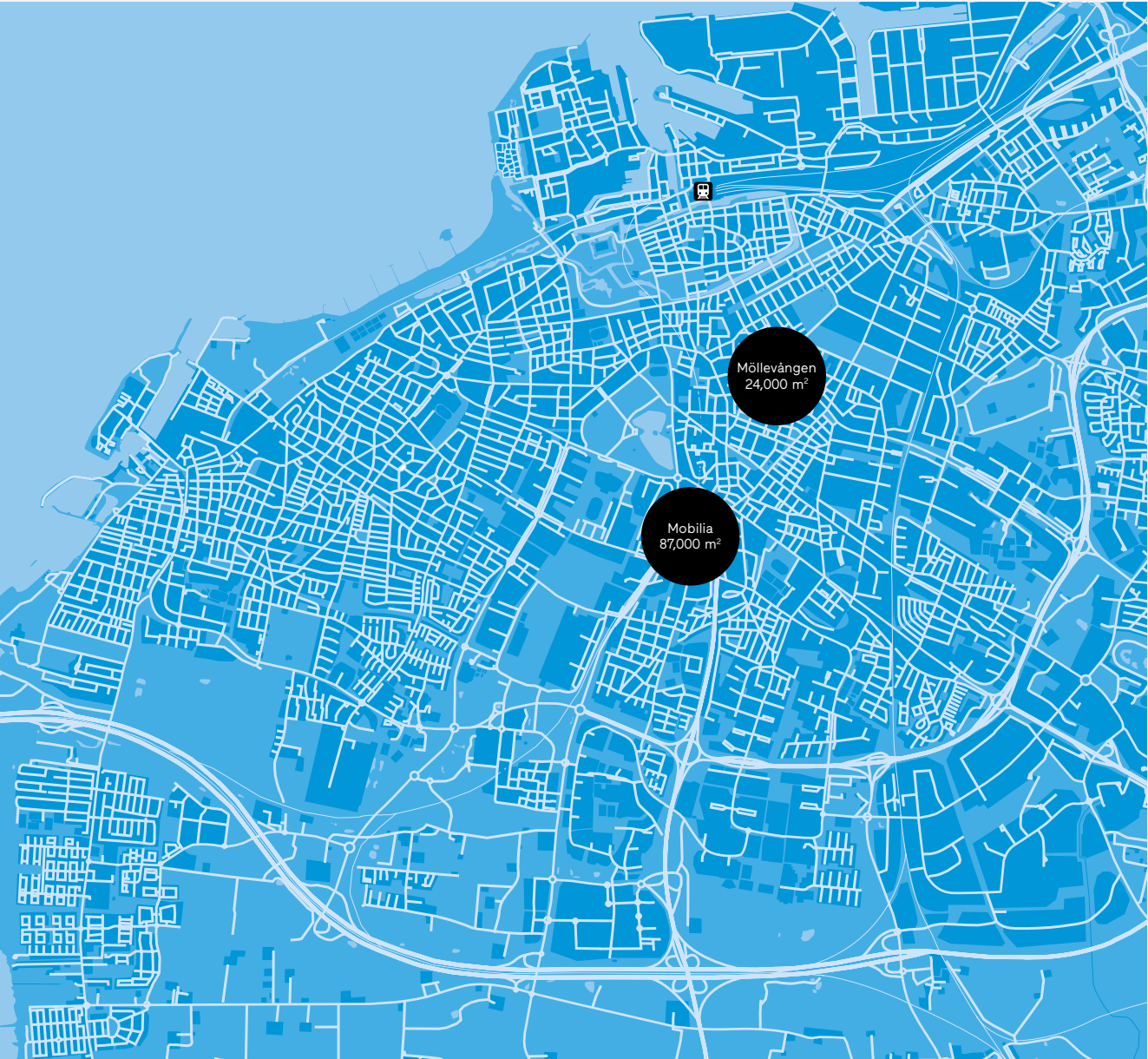
The areas are excluding garages and ongoing projects.

Göteborg



The areas are excluding garages and ongoing projects.

Malmö



The areas are excluding garages and ongoing projects.

Changes in the property portfolio January–December 2025

CHANGES IN 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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