



PROPERTY LIST, 31/12/2020

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

Municipality/ Property name	Address/Description	Project property ¹⁾	Certifica- tion ²⁾	Lease- hold	Year of construction/ reconstruction	Land area, m ²	Possession	Letting area, m ²					Rateable value, SEK m	Rental value, SEK m	Letting rate,%	
								Retail	Offices	Resi- dential	Garage	Other ³⁾				Total
STOCKHOLM																
1 Adam & Eva 17	Drottninggatan 68				1929/2006	1,777	Before 2007	2,830	4,981			169	7,980	606	56,918	96%
2 Blästern 11	Hälsingegatan 43-45	P	B		1930/2006	11,584	Before 2007	1,363	39,650		9,632	4,637	55,282	966	152,619	92%
3 Borgarfjord 3	Kistagången 6, Kista +		B		1984/2010	5,204	20/04/2016	561	11,102			563	12,226	220	32,863	91%
4 Borgarnäs 1	Borgarfjordsgatan 12, Nod		B	L	2014	7,945	06/02/2012	948	13,566		6,700	10,841	32,055	0	72,617	96%
5 Borgmästaren 1	Katarinavägen 15, Glashuset Slussen		B	L	1974/2006	4,487	Before 2007	92	22,704		2,886	319	26,001	938	121,175	97%
6 Fatburen 1	Medborgarplatsen 1-5, Söderhallarna				1991	4,643	Before 2007	4,476	13,444		4,923	4,991	27,834	731	70,368	97%
7 Fatburssjön 8	Magnus Ladulåsgatan 63		B		1930/2006	1,396	Before 2007		6,553			1,328	7,881	265	28,446	66%
8 Härden 14	S:t Eriksgatan 113		B		1932/1957	1,134	19/12/2012	807	6,258		1,800	241	9,106	191	25,616	94%
9 Kolding 3	Kronborgsgränd 1-9, Kista Front		B	L	1993	13,676	Before 2007	954	16,233	1,256	6,848	788	26,079	258	46,082	93%
10 Kolding 4	Kronborgsgränd 11-23, Kista Front		B	L	1993/2001	24,332	Before 2007	251	23,969		8,067	1,140	33,427	336	46,053	63%
11 Kylfacket 3	Hallmästarvägen 2	P			1936	3,384	01/06/2018		110			3,368	3,478	19	2,833	64%
12 Kylhuset 4	Hallvägen 1-5	P		L		2,190	11/06/2019		380			1,352	1,732	8	2,582	99%
13 Kylhuset 15	Livdjursgatan 2-6 etc.	P		L		12,865	11/06/2019	482	12,969			352	13,803	137	33,228	100%
14 Kylhuset 16	Boskapsvägen 15-17 etc.	P		L		1,939	11/06/2019		1,138			953	2,091	16	2,874	87%
15 Kylhuset 22	Hallvägen 14-16 etc.	P		L		1,676	11/06/2019		1,708			35	1,743	21	3,832	100%
16 Kylhuset 23	Palmfeltsvägen 13-15 etc.	P		L		1,865	11/06/2019	618	1,642			638	2,898	27	5,004	98%
17 Kylhuset 24	Slakthusplan 9	P		L		140	11/06/2019	20	265				285	3	424	100%
18 Kylhuset 25	Hallvägen 4-6, 10	P		L		1,719	11/06/2019		865			1,177	2,042	8	3,372	100%
19 Kylhuset 26	Hallgränd 1-9 etc.	P		L		16,999	11/06/2019	417	1,147			15,954	17,518	88	27,504	96%
20 Kylhuset 27	Fällan 3-7, 11 etc.	P		L		4,275	11/06/2019		120			3,568	3,688	20	3,892	79%
21 Molekylen	Life City	P	B			5,592	07/09/2018							434		
22 Proppen 6	Textilgatan 31				1937/2008	2,607	Before 2007	490	11,315			709	12,514	303	37,240	97%
23 Sandhagen 2	Rökerigatan 5-9	P		L		3,150	11/06/2019							18		
24 Sandhagen 12	Rökerigatan 15 etc.	P		L		1,328	11/06/2019	870					870	4	2,015	100%
25 Sandhagen 13	Rökerigatan 11-13 etc.	P		L		1,258	11/06/2019					1,013	1,013	4	511	80%
26 Sandhagen 14	Rökerigatan 10 etc.	P		L		916	11/06/2019					1,219	1,219	5	1,768	100%
27 Skotten 6	Drottninggatan 63		B		1959/2008	1,485	Before 2007	4,045	6,340			2,189	12,574	962	70,833	77%
28 Stora Katrineberg 16	Katrinebergsvägen 4-12 etc.		B	L	1945/1988	24,383	02/02/2015	3,381	35,881		12,400	3,145	54,807	962	116,873	94%
29 Styckmästaren 3	Charkmästargatan 6 etc.	P		L		1,900	11/06/2019		379			1,325	1,704	10	1,567	73%
30 Tranbodarne 11	Stadsgården 6-12, Katarinahuset	P			1912/1965	3,587	01/11/2018	2,489	16,895			2,182	21,566	769	1,020	8%
31 Tranbodarne 13	Katarinavägen 19, Sjömansinstitutet				1929/1998	502	30/03/2017	116	2,723	435			3,274	115	12,708	85%
Total Stockholm						169,938		25,209	252,337	1,691	53,256	64,196	396,689	8,444	982,836	91%

1) All or part of the property classified as a project property as of 31 December 2020.

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, service enterprises and warehouses.

PROPERTY LIST 31/12/2020, Stockholm cont.

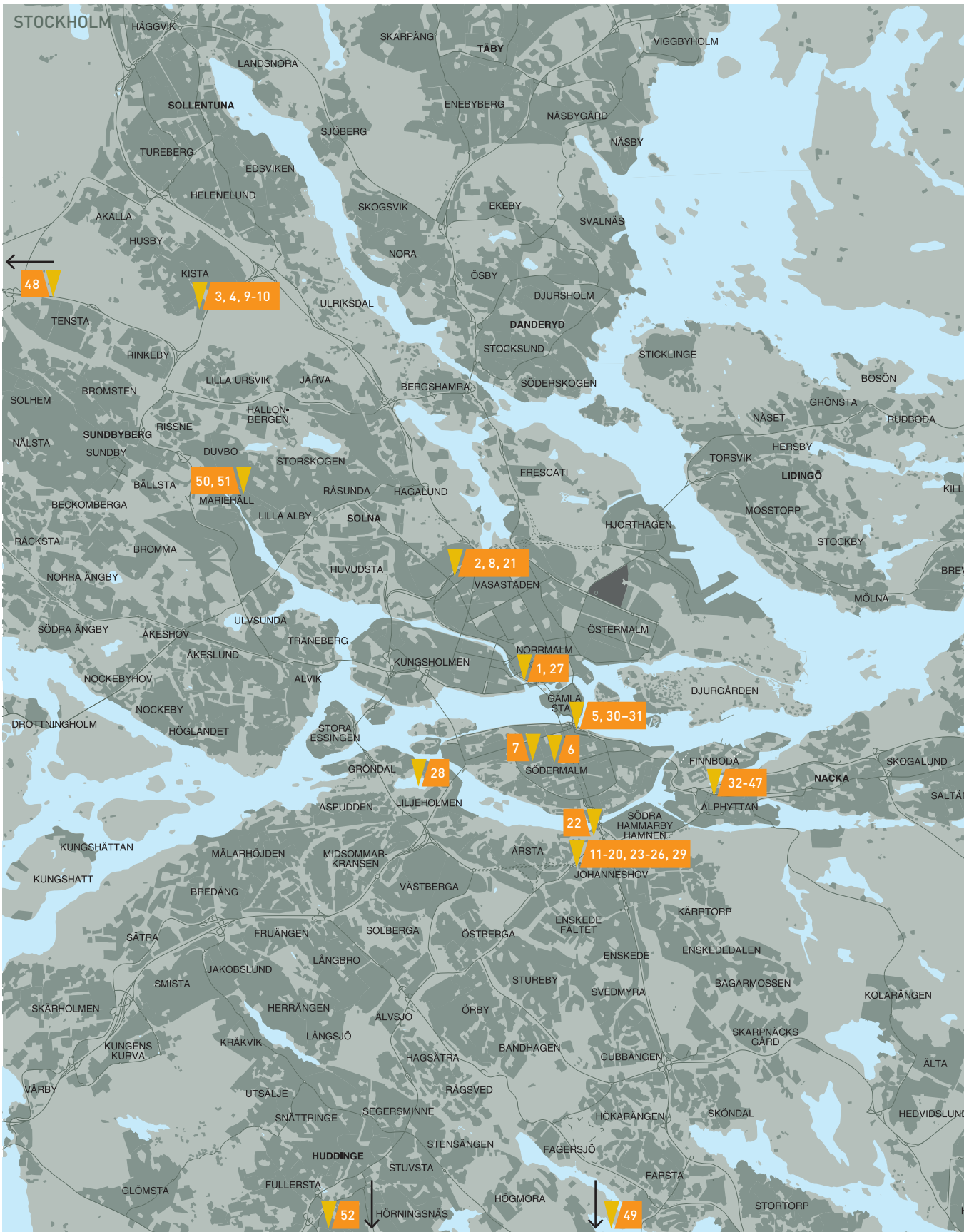
Atrium Ljungbergs ownership interest is 100 percent in all of the properties listed below.

Municipality/ Property name	Address/Description	Project property ¹⁾	Certifica- tion ²⁾	Lease- hold	Year of construction/ reconstruction	Land area, m ²	Possession	Letting area, m ²					Rateable value, SEK m	Rental value, SEK m	Letting rate,%	
								Retail	Offices	Resi- dential	Garage	Other ³⁾				Total
NACKA																
32 Sicklaön 83:22	Sickla Köp- och Affärskvarter	P	B		1898/2012	168,913	Before 2007	66,844	50,844		47,470	38,388	203,546	688	485,988	90%
33 Sicklaön 83:32	Uddvägen 1, Sickla Front I		B		2014	12,268	Before 2007		9,915			585	10,500	182	31,560	95%
34 Sicklaön 83:33	Panncentralen, Nobelberget	P				29,743	27/02/2014					976	976	19	2,846	100%
35 Sicklaön 83:39	Formalinfabriken, Nobelberget					1,268	27/02/2014	211	1,680			283	2,174	22	5,556	92%
36 Sicklaön 83:41	Nobelberget	P				1,479	27/02/2014									
37 Sicklaön 83:42	Sickla industriväg 1, Sickla stationshus	P				1,771	Before 2007							15		
38 Sicklaön 83:43	Nobelberget	P				2,666										
39 Sicklaön 83:45	Nobelberget	P						111	93				204	32	1,063	
40 Sicklaön 87:1	Alphydevägen 4				1962	11,006	Before 2007	87				2,476	2,563		3,393	100%
41 Sicklaön 115:1	Planiavägen 1	P			1929	2,249	Before 2007		370				370	3	315	100%
42 Sicklaön 115:4	Sjötörpsvägen 3-14	P				9,375	15/06/2011			921			921	40	652	100%
43 Sicklaön 117:1	Planiavägen 3	P			1967	2,823	26/11/2010	2,216	100			435	2,751	15	2,321	15%
44 Sicklaön 117:2	Sjötörpsvägen 6	P			1909	1,368	26/11/2010									
45 Sicklaön 117:17	Planiavägen 5-7	P			1978	10,175	Before 2007					1,629	1,629		1,217	4%
46 Sicklaön 265:5	Atlasvägen 2	P				2,029	Before 2007									
47 Sicklaön 346:1	Uddvägen 7, Sickla Front II		B		2018	10,524	Before 2007	1,649	23,748		11,900	138	37,435	262	77,881	85%
Total Nacka						267,657		71,118	86,750	921	59,370	44,910	263,069	1,277	612,793	90%
JÄRFÄLLA																
48 Barkarby 2:64	BAS Barkarby	P				6,325	01/04/2019									
Total Järfälla						6,325										
HANINGE																
49 Västnora 4:26	Västnora					2,084	Before 2007									
Total Haninge						2,084										
SUNDBYBERG																
50 Eken 6	Löfströms Allé 5, Chokladfabriken		B		1916/1997	12,382	15/09/2019	117	25,539		19,000	2,617	47,273	544	79,875	95%
51 Eken 14	Löfströms Allé 7, Chokladkontoret				1937-1975	4,093	03/06/2020		6,975			1,235	8,210	95	14,916	95%
Total Sundbyberg						16,475		117	32,514		19,000	3,852	55,483	639	94,791	95%
NYNÄSHAMN																
52 Ribban 16	Backluravägen					1,308	Before 2007									
Total Nynäshamn						1,308										

1) All or part of the property classified as a project property as of 31 December 2020.

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, service enterprises and warehouses.



PROPERTY LIST, 31/12/2020

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

Municipality/ Property name	Address/Description	Project property ¹⁾	Certifi- cation ²⁾	Lease- hold	Year of construction/ reconstruction	Land area, m ²	Possession	Letting area, m ²						Rateable value, SEK m	Rental value, Letting SEK m rate,%	
								Retail	Offices	Resi- dential	Garage	Other ³⁾	Total			
GOTHENBURG																
53	Lundbyvassen 4:7		B		1989	6,414	30/09/2016		15,709	25		177	15,911	281	34,969	97%
54	Lundbyvassen 4:13		B		1957/2007	12,205	30/09/2016	750	15,518		10,050	3,443	29,761	367	45,410	100%
55	Lindholmen 30:1		B		2002	13,647	29/03/2017		37,035				37,035	799	86,698	100%
Total Gothenburg						32,266		750	68,262	25	10,050	3,620	82,707	1,447	167,078	99%
MALMÖ																
56	Bohus 7				1966/2010	12,023	01/2/2008	5,998	183	11,248	6,680	35	24,144	305	31,009	92%
57	Bohus 8		P	B	1968/2013	76,745	Before 2007	47,787	1,722	3,818	37,800	11,101	102,228	925	179,745	84%
58	Bohus 9				2014	979	Before 2007			4,103			4,103	87	6,922	100%
59	Dimman 11			B	1940/2014	4,278	29/04/2014		5,150			10,849	15,999		30,602	100%
60	Malmen 12			B	1971	2,464	02/05/2016		3,490		1,900	4,021	9,411		10,079	100%
Total Malmö						96,489		53,785	10,545	19,169	46,380	26,006	155,885	1,317	258,357	88%
UPPSALA																
61	Brillinge 9:1			B	2013-2017	25,965	05/04/2011	6,099				50	6,149	53	14,854	99%
62	Brillinge 8:1			B	2013-2017	71,556	05/04/2011	22,106	159			4,468	26,733	282	40,338	99%
63	Dragarbrunn 27:2				1902/2005	6,714	Before 2007	5,522	8,063	1,420	1,191	934	17,130	381	56,864	86%
64	Gränby 21:4				1971/2018	108,177	Before 2007	44,619	1,278		11,500	6,558	63,955	1,104	202,053	93%
65	Gränby 21:5			M	2017/2018	1,813	05/04/2017	2,173	3,098	9,846		2,012	17,129	323	43,090	92%
66	Gränby 25:1															
67	Kvarngärdet 33:2			P	1912/2000	1,240	2020/12/22		2,504				2,504	40	8,186	100%
Total Uppsala						215,465		80,519	15,102	11,266	12,691	14,022	133,600	2,183	365,385	93%
Totalt Sweden						808,007		231,498	465,510	33,072	200,747	156,606	1,087,433	15,308	2,481,240	91%

1) All or part of the property classified as a project property as of 31 December 2020.

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, service enterprises and warehouses.





CHANGES IN THE PROPERTY PORTFOLIO 2020

Properties acquired

Property	Municipality	Category	Letting area, m ²	Possession
Eken 14	Sundbyberg	Office/other	8,210	June 2020
Kvarngården 33:2	Uppsala	Office	2,504	December 2020

Sold properties

Property	Municipality	Category	Letting area, m ²	Date vacated
Storö 2	Stockholm	Retail/office/other	11,726	June 2020
Storö 15	Stockholm	Other	1,535	June 2020
Storö 21	Stockholm	Retail/office/other	90,353	June 2020
Storö 23	Stockholm	Retail/office/other	8,209	June 2020
Storö 24	Stockholm	Retail	3,384	June 2020

Postal address: Box 4200, SE-131 04 Nacka. Street address: Smedjegatan 2 C
 Tel: +46 (0)8 615 89 00, info@al.se
 Registered office: Nacka. Corporate ID no.: 556175-7047

www.al.se



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



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



<https://twitter.com/atriumljungberg>



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

AL
 ATRIUM LJUNGBERG