



Atrium Ljungberg.
1 January–30 September 2025.



Property
list.

Property list 30/09/2025.

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	72,762	98%
2	Blästern 11	Hälsingegatan 43-49	P	B		1930/2006	11,584	Before 2007	946	29,359		6,464	4,130	40,899	1,441	161,927	91%
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	92,906	86%
4	Borgarfjord 3	Kista +, Kistagången 6		B		1984/2010	5,204	2016/04/20	561	11,130			102	11,793	111	31,673	1%
5	Borgarnäs 1	Nod, Borgarfjordsgatan 12		B	T	2014	7,945	2012/02/06	948	12,206		6,700	12,201	32,055		81,032	70%
6	Borgmästaren 1	Glashuset Slussen, Katarinavägen 15		B	T	1974/2006	4,487	Before 2007	95	22,277		2,886	393	25,651	1,343	162,550	73%
7	Bringan 1	Fällan 3-7, 11, Kylhusgatan 8-12	P		T		4,275	2019/06/11							19		-
8	Fatburen 1	Söderhallarna	P			1991	4,643	Before 2007							537		-
9	Fatburssjön 8	Magnus Ladulåsgatan 63		B		1930/2006	1,396	Before 2007		6,553			1,296	7,849	365	42,434	80%
10	Härden 14	S:t Eriksgatan 113		B		1932/1957	1,134	2012/12/19	807	6,247		1,800	273	9,127	260	34,768	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		3,478				3,478	76		-
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	234	43,298	97%
14	Kylhuset 16	Boskapsvägen 15-17, Fällan 13, 6-10, Livdjursgatan 5-7	P		T	1912	1,939	2019/06/11		317			1	318	21	486	2%
15	Kylhuset 23	Palmfeltsvägen 13-15, Slakthusplan 1-3			T	1912	1,865	2019/06/11	223	2,358			147	2,728	41	8,262	100%
16	Kylhuset 24	Slakthusplan 9			T	1912	140	2019/06/11	20	265				285	5	878	100%
17	Kylhuset 25	Hallvägen 4-6, 10			T		1,719	2019/06/11	290	1,790				2,080	13	6,579	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		T		16,999	2019/06/11	2,170	443			9,722	12,335	43	28,032	81%
19	Kylhuset 28	Palmfeltsvägen 5			T	1988	8,586	2022/04/29		25,733			4,932	30,665	664	117,117	95%
20	Kylhuset 4	Hallvägen 1-5, Stora Skorstensgatan 1	P		T		2,190	2019/06/11		1,543			572	2,115	9	1,824	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	26,453		3,313	405	31,174	1,559	158,269	94%
23	Proppen 6	Textilgatan 31		B		1937/2008	2,607	Before 2007	490	11,294		2,600	704	15,088	457	53,135	85%
24	Sandhagen 12	Rökerigatan 15, Styckmästargatan 10			T	1912	1,328	2019/06/11	870					870	13	2,252	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	1,671	100%
27	Stora Katrineberg 16	Katrinebergsvägen 4-12, Liljeholmsvägen 14-18		B	T	1750/1945/1988	24,383	2015/02/02	3,389	35,938		12,349	3,247	54,923	1,233	161,713	96%
28	Storboskapen 1	Fällan 1, Hallvägen 14-16, Kylhusgatan 2			T	1914	1,676	2019/06/11		1,673			35	1,708	34	4,834	99%
29	Styckmästaren 3	Charkmästargatan 6, Rökerigatan 22, Slakthusgatan 13	P		T		1,900	2019/06/11		785			1,344	2,129	11	3,449	68%
30	Södre Torn 1	Söder Mälarstrand 2-10	P		T		3,281	2024/10/28							160		-
31	Tranbodarne 11	Katarinahuset, Stadsgården 6-12		B		1912/1965	3,587	2018/11/01	2,839	17,645			4,370	24,854	1,826	180,871	96%
32	Tranbodarne 13	Sjömansinstitutet				1929/1998	502	2017/03/30	116	2,688	435			3,239	148	17,398	96%
Total Stockholm							149,029		21,002	253,791	435	38,839	49,125	363,192	12,151	1,470,525	87%

¹⁾ All or part of the property classified as a project property as of 1 october 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 30/09/2025. 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	1,088	37%
35	Sicklaön 117:1	Planiavägen 3, Kyrkviken	P		1967	2,823	2010/11/26	2,124	100			435	2,659		3,791	99%
36	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007		250			1,379	1,629		3,128	1%
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	101,518	89%
40	Sicklaön 83:22	Sickla industriområde		B	1898/2012	59,941	Before 2007	9,508	46,455		8,300	25,373	89,636	1,443	315,386	94%
41	Sicklaön 83:32	Uddvägen 1, Sickla Front I		B	2014	12,268	Before 2007	678	9,240			477	10,395	281	41,338	97%
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	3,861	44%
44	Sicklaön 83:37	Simbagatan 15-23, Sirocco			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	13,764	99%
46	Sicklaön 83:39	Nobelberget, Formalinfabriken		B	1943	1,268	2014/02/27	295	1,680			211	2,186	57	5,724	57%
47	Sicklaön 83:42	Sickla industriväg 1, Sickla Central	P	B		1,771	Before 2007		2,096				2,096	333	8,478	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	3,367	100%
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 83:50	Nobelberget Kv 8	P	M		3,573	2014/02/27									-
55	Sicklaön 83:51	Nobelberget Kv 4	P			1,924	2014/02/27							43		-
56	Sicklaön 83:52	Nobelberget Kv 3	P			1,784	2014/02/27							35		-
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	468	62,415	97%
59	Sicklaön 83:55	Simbagatan, Plania			1977	10,650	Before 2007	11,406			2,370	2,280	16,056	349	52,732	99%
60	Sicklaön 83:56	Simbagatan, Traversen		B		746	Before 2007	806				271	1,077	21	4,149	50%
61	Sicklaön 83:57	Simbagatan 8-20, Gallerian		B	1940	32,890	Before 2007	24,166			35,870	1,910	61,946	997	122,674	95%
62	Sicklaön 83:58	Smedjegatan 32-36, Curanten		B		4,705	Before 2007	1,621	5,201			10,764	17,586	148	74,968	97%
63	Sicklaön 83:59	Marcusplatsen 9, Tapetfabriken		B	2021	2,994	Before 2007					10,451	10,451	273	33,589	100%
Summa Nacka						256,796		79,537	90,377	743	72,453	55,616	298,726	5,677	865,953	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		69,728	84%
Summa Järfälla						6,325		1,458	4,168	0	2,541	18,034	26,201	0	69,728	84%

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	Municipality/ Property name	Adress/ Description	Project property ¹⁾	Certification ²⁾	Leasehold	Year of construction/ reconstruction	Land area, m²	Possession	Letting area m²						Rateable value		Occupancy rate
									Retail	Office	Residential	Garage	Other ³⁾	Total	SEK	Rental value	
GOTHENBURG																	
65	Lindholmen 30:1	Lindholmspiren 11		B		2002	13,647	2017/03/29		37,030				37,030	930	94,911	100%
66	Lindholmen 43:4	Lindholmsallén 22-24				2024		2024/10/16	327				87	414	12	1,250	82%
67	Lindholmen 43:5	Götaverksgatan 5-13				2024		2024/10/16	184					184	7	639	100%
68	Lindholmen 44:2	Götaverksgatan 21-39				2020		2021/01/15	747	78				825	25	2,545	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	448	59,660	75%
70	Lundbyvassen 4:7	Regnbågsgatan 4-6, Lindholmsallén 10		B		1989	6,414	2016/09/30		14,785			1,163	15,948	250	35,584	39%
Total Gothenburg							32,266		2,008	67,652	0	10,145	4,742	84,547	1,671	194,589	81%
MALMÖ																	
71	Bohus 10 - Torghusen	Torghusen		M		2020	15,831	Before 2007			3,814			3,814	134	8,991	98%
72	Bohus 11	Mobilia Biograf		B		1968/2013		Before 2007					2,388	2,388		4,816	100%
73	Bohus 7	Mobilia		B		1966/2010	12,023	2008/02/01	5,776	180	11,252	6,680	35	23,923	372	37,638	99%
74	Bohus 8	Mobilia		B		1968/2013	76,745	Before 2007	44,288	1,805		37,800	12,785	96,678	1,393	173,000	90%
75	Bohus 9	Mobilia				2014		Before 2007			4,103			4,103	119	8,008	99%
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		35,836	100%
77	Malmen 12	Barkgatan 9-13		B		1971	2,464	2016/05/02		3,490		1,900	4,021	9,411		12,671	100%
Total Malmö							111,341		50,064	15,576	19,168	46,380	25,127	156,316	2,018	280,960	94%
UPPSALA																	
78	Brillinge 8:1	Norra Gränbystaden		B		2013-2017	71,556	2011/04/05	22,481	111			4,571	27,163	346	49,964	98%
79	Brillinge 9:1	Norra Gränbystaden		B/M		2013-2021	25,965	2011/04/05	6,397				50	6,447	138	22,538	97%
80	Dragarbrunn 27:2	Forumkvarteret		B		1902/2005	6,714	Before 2007	5,149	8,080	1,420	1,191	1,354	17,194	638	63,501	82%
81	Gränby 21:4	Gränbystaden galleria		B		1971/2011	96,392	Before 2007	43,054	1,019		11,500	8,049	63,622	1,073	232,299	94%
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	546	50,167	85%
83	Gränby 25:1	Gränbystaden Parkhus 1		M		2021	1,845	Before 2007		137	2,694			2,831	93	6,890	100%
84	Gränby 26:1	Gränbystaden Parkhus 4	P				3,224	Before 2007							28		-
85	Gränby 26:2	Gränbystaden Parkhus 3	P				2,741	Before 2007							37		-
86	Kungsängen 22:3	Östra Ågatan 89	P			1902	2,172	2025/06/19									-
87	Kungsängen 22:4	Östra Ågatan 85	P			1940	1,249	2025/06/19									-
88	Kungsängen 22:5	Östra Ågatan 83	P			1914	560	2025/06/19									-
89	Kvarngärdet 33:2	Storgatan 19				1912/2000	1,240	2020/12/22		2,504				2,504	76	9,262	56%
Total Uppsala							215,471		78,764	15,220	13,953	12,691	16,141	136,768	2,977	434,621	91%
Total Sweden							771,228		232,833	446,784	34,299	183,049	168,785	1,065,749	24,493	3,316,375	89%

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Stockholm



The areas are excluding garages and ongoing projects.

Uppsala



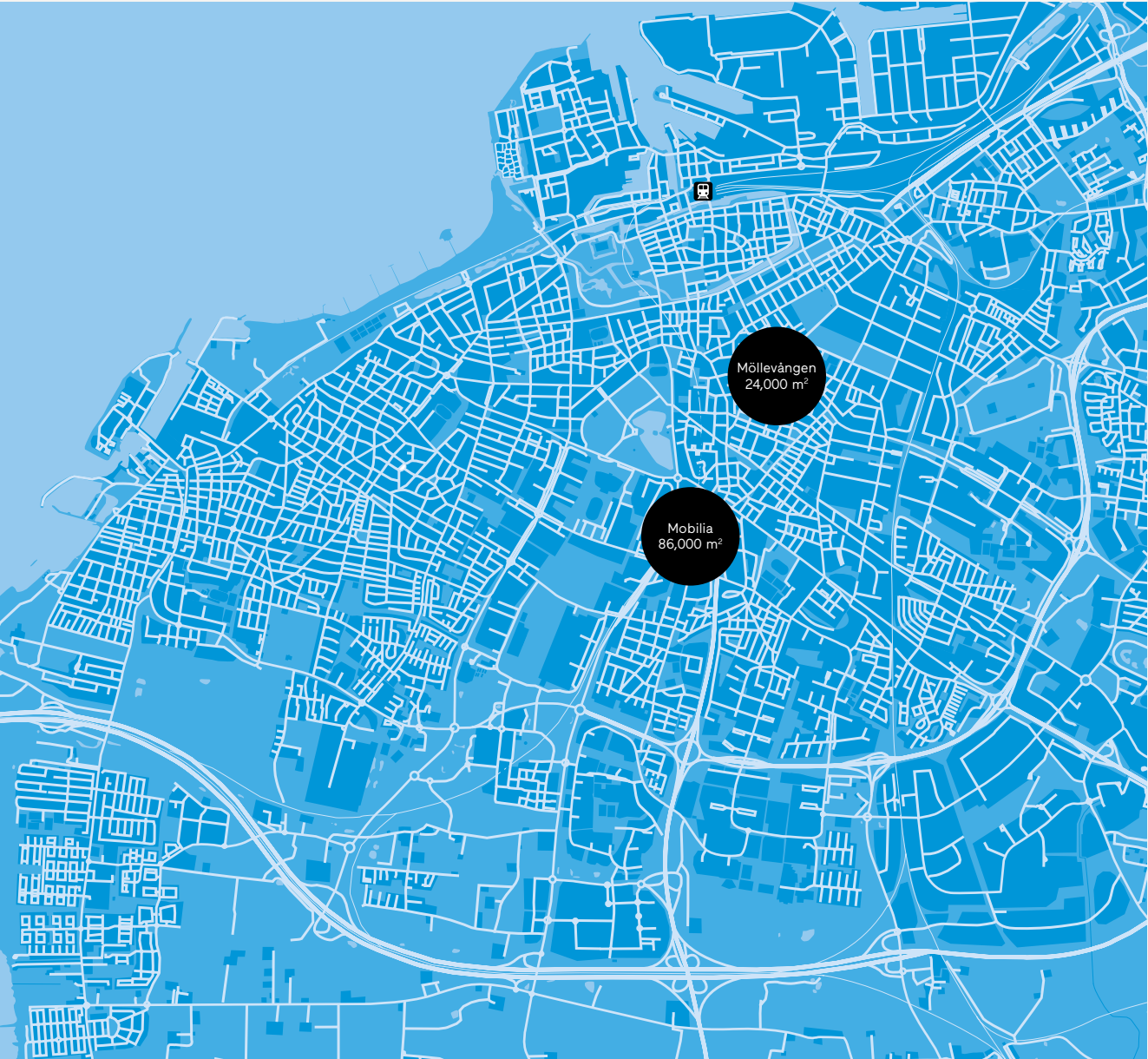
The areas are excluding garages and ongoing projects.

Göteborg



The areas are excluding garages and ongoing projects.

Malmö



The areas are excluding garages and ongoing projects.

Changes in the property portfolio January–September 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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