

# PROPERTY LIST

30/09/2021



# Property list, 30/09/2021

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

Municipality/ Property name	Address/Description	Project property <sup>1)</sup>	Certifica- tion <sup>2)</sup>	Lease- hold	Year of construction/ reconstruction	Land area, m <sup>2</sup>	Possession	Letting area, m <sup>2</sup>					Rateable value, SEK m	
								Retail	Offices	Resi- dential	Garage	Other <sup>3)</sup>		Total
<b>STOCKHOLM</b>														
1 Adam & Eva 17	Drottninggatan 68		B		1929/2006	1,777	Before 2007	2,830	4,980			169	7,979	606
2 Blästern 11	Hälsingegatan 43-45	P	B		1930/2006	11,584	Before 2007	1,363	39,029		9,632	5,276	55,300	1,270
3 Borgarfjord 3	Kistagången 6, Kista +		B		1984/2010	5,204	2016-04-20	561	11,130			586	12,277	220
4 Borgarnäs 1	Borgarfjordsgatan 12, Nod		B	T	2014	7,945	2012-02-06	948	13,566		6,700	10,841	32,055	
5 Borgmästaren 1	Katarinavägen 15, Glashuset Slussen		B	T	1974/2006	4,487	Before 2007	95	22,658		2,886	365	26,004	938
6 Fatburen 1	Medborgarplatsen 1-5, Söderhallarna				1991	4,643	Before 2007	4,476	13,313		4,923	5,140	27,852	731
7 Fatburssjön 8	Magnus Ladulåsgatan 63		B		1930/2006	1,396	Before 2007		6,553			1,341	7,894	265
8 Härden 14	S:t Eriksgatan 113		B		1932/1957	1,134	2012-12-19	807	6,255		1,800	260	9,122	191
9 Kylfacket 3	Hallmästarvägen 2	P			1936	3,384	2018-06-01		110			3,368	3,478	19
10 Kylhuset 4	Hallvägen 1-5	P		T		2,190	2019-06-11		380			1,352	1,732	9
11 Kylhuset 15	Livdjursgatan 2-6 m.m.			T		12,865	2019-06-11	482	12,969			352	13,803	173
12 Kylhuset 16	Boskapsvägen 15-17 m.m.	P		T		1,939	2019-06-11		1,138			953	2,091	26
13 Kylhuset 22	Hallvägen 14-16 m.m.	P		T		1,676	2019-06-11		1,691			35	1,726	21
14 Kylhuset 23	Palmfeltsvägen 13-15 m.m.	P		T		1,865	2019-06-11	618	1,642			638	2,898	39
15 Kylhuset 24	Slakthusplan 9	P		T		140	2019-06-11	20	265				285	3
16 Kylhuset 25	Hallvägen 4-6, 10	P		T		1,719	2019-06-11		865			1,177	2,042	13
17 Kylhuset 26	Hallgränd 1-9 m.m.	P		T		16,999	2019-06-11	1,163	1,147			15,677	17,987	89
18 Kylhuset 27	Fållan 3-7, 11 m.m.	P		T		4,275	2019-06-11		120			3,568	3,688	19
19 Molekylen	Life City	P	B			5,592	2018-09-07							605
20 Proppen 6	Textilgatan 31				1937/2008	2,607	Before 2007	490	11,315			729	12,534	303
21 Sandhagen 2	Rökerigatan 5-9	P		T		3,150	2019-06-11							6
22 Sandhagen 12	Rökerigatan 15 m.m.			T		1,328	2019-06-11	870					870	11
23 Sandhagen 13	Rökerigatan 11-13 m.m.	P		T		1,258	2019-06-11					1,013	1,013	5
24 Sandhagen 14	Rökerigatan 10 m.m.	P		T		916	2019-06-11					1,219	1,219	6
25 Skotten 6	Drottninggatan 63		B		1959/2008	1,485	Before 2007	4,051	6,457			2,480	12,988	962
26 Stora Katrineberg 16	Katrinebergsvägen 4-12 m.m.		B	T	1945/1988	24,383	2015-02-02	3,381	35,870		12,400	3,173	54,824	962
27 Styckmästaren 3	Charkmästargatan 6 m.m.	P		T		1,900	2019-06-11		379			1,325	1,704	11
28 Tranbodarne 11	Stadsgården 6-12, Katarinahuset	P			1912/1965	3,587	2018-11-01	2,489	16,895			2,182	21,566	769
29 Tranbodarne 13	Katarinavägen 19, Sjömansinstitutet		B		1929/1998	502	2017-03-30	116	2,722	435			3,273	115
<b>Total Stockholm</b>						<b>131,930</b>		<b>24,760</b>	<b>211,449</b>	<b>435</b>	<b>38,341</b>	<b>63,219</b>	<b>338,204</b>	<b>8,386</b>

<sup>1)</sup> All or part of the property classified as a project property as of 30 September 2021.

<sup>2)</sup> All or part of the property are environmentally certified in accordance with BREEAM [B] or Miljöbyggnad [M].

<sup>3)</sup> Other includes education/training, culture, health/care, service enterprises and warehouses.

## Property list, 30/09/2021, cont.

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								Retail	Offices	Resi- dential	Garage	Other <sup>3)</sup>		Total
<b>NACKA</b>														
30	Sicklaön 83:22	Sickla Köp- och Affärskvarter	P	B	1898/2012	168,913	Before 2007	70,468	51,396		47,470	53,596	222,930	3,086
31	Sicklaön 83:32	Uddvägen 1, Sickla Front I		B	2014	12,268	Before 2007		9,915			280	10,195	236
32	Sicklaön 83:33	Panncentralen, Nobelberget	P	M		29,743	2014-02-27					976	976	26
33	Sicklaön 83:39	Formalinfabriken, Nobelberget				1,268	2014-02-27	290	1,680			206	2,176	45
34	Sicklaön 83:41	Nobelberget, Brf Konstharts	P			1,479	2014-02-27							15
35	Sicklaön 83:42	Sickla industriväg 1, Sickla stationshus	P			1,771	Before 2007							
36	Sicklaön 83:44	Fanny Udde, Gula villan				1,258		305					305	5
37	Sicklaön 83:45	Nobelberget, Nobelbergsgaraget	P					335	173			50	558	28
38	Sicklaön 83:46	Fanny Udde, mark	P			5,141								7
39	Sicklaön 87:1	Alphyddevägen 4			1962	11,006	Before 2007	87				2,476	2,563	
40	Sicklaön 115:1	Planiavägen 1	P		1929	2,249	Before 2007		370				370	3
41	Sicklaön 115:4	Sjötörpsvägen 3-14	P			9,375	2011-06-15			921			921	38
42	Sicklaön 117:1	Planiavägen 3	P		1967	2,823	2010-11-26	2,126	100			435	2,661	15
43	Sicklaön 117:2	Sjötörpsvägen 6	P		1909	1,368	2010-11-26							
44	Sicklaön 117:17	Planiavägen 5-7	P		1978	10,175	Before 2007					1,629	1,629	
45	Sicklaön 265:5	Atlasvägen 2	P			2,029	Before 2007							
46	Sicklaön 346:1	Uddvägen 7, Sickla Front II		B	2018	10,524	Before 2007	1,287	24,123		11,900	138	37,448	262
<b>Total Nacka</b>						<b>271,390</b>		<b>74,898</b>	<b>87,757</b>	<b>921</b>	<b>59,370</b>	<b>59,786</b>	<b>282,732</b>	<b>3,766</b>
<b>JÄRFÄLLA</b>														
47	Barkarby 2:64	BAS Barkarby	P			6,325	2019-04-01					0	0	293
<b>Total Järfälla</b>						<b>6,325</b>						<b>0</b>	<b>0</b>	<b>293</b>
<b>HANINGE</b>														
48	Västnora 4:26	Västnora				2,084	Before 2007							
<b>Total Haninge</b>						<b>2,084</b>								
<b>SUNDBYBERG</b>														
49	Eken 6	Löfströms Allé 5, Chokladfabriken		B	1916/1997	12,382	9/15/2019	117	25,514		19,000	2,639	47,270	544
50	Eken 14	Löfströms Allé 7, Chokladkontoret			1937-1975	4,093	2020-06-03		6,975			1,235	8,210	95
<b>Total Sundbyberg</b>						<b>16,475</b>		<b>117</b>	<b>32,489</b>	<b>0</b>	<b>19,000</b>	<b>3,874</b>	<b>55,480</b>	<b>639</b>
<b>NYNÄSHAMN</b>														
51	Ribban 16	Backluravägen				1,308	Before 2007							0
<b>Total Nynäshamn</b>						<b>1,308</b>								<b>0</b>

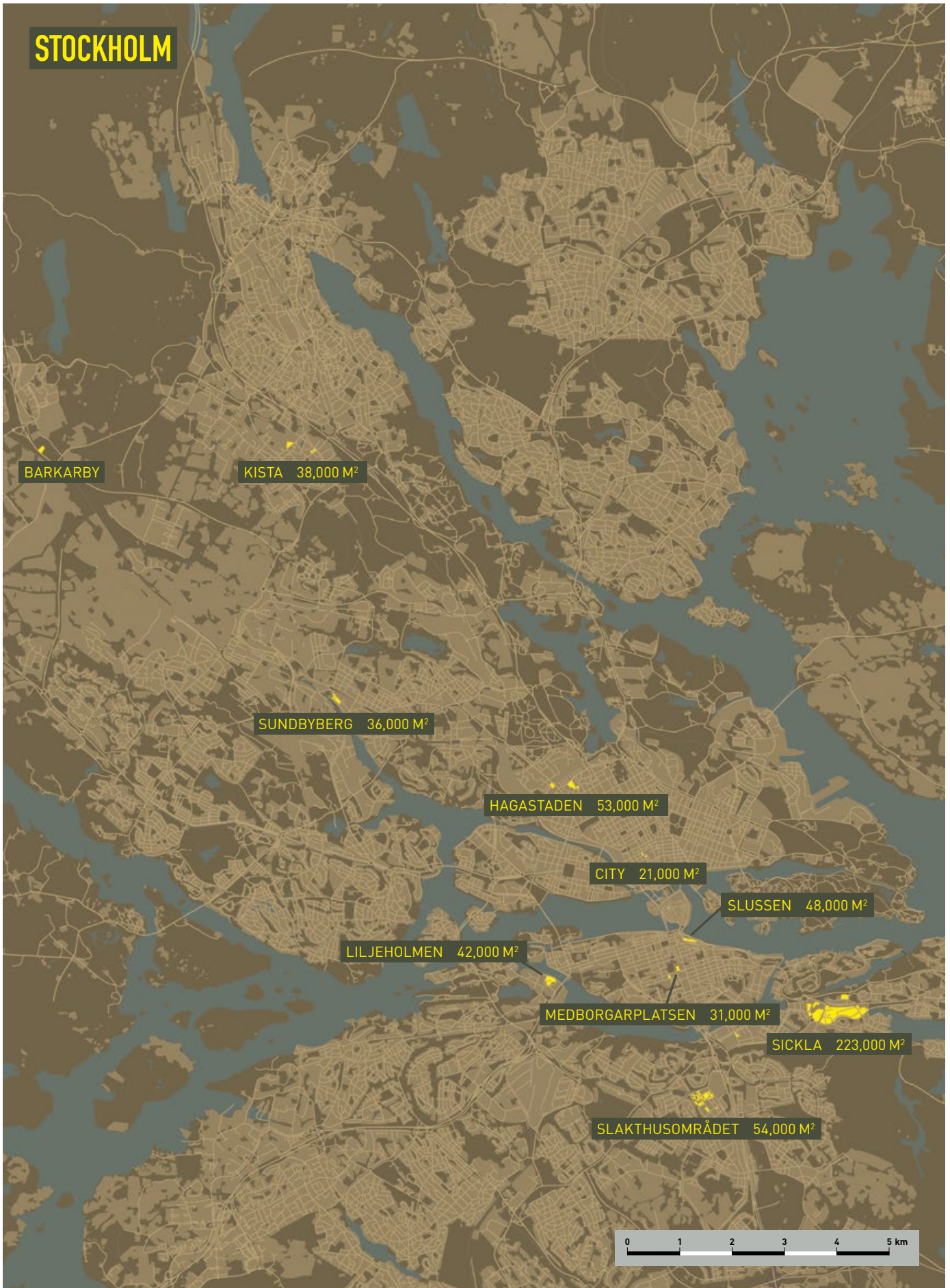
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# STOCKHOLM



The areas are excluding garages.

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<b>GOTHENBURG</b>														
52	Lundbyvassen 4:7	Regnbågsgatan 4-6 m.m.	B		1989	6,414	2016-09-30		15,709	25		177	15,911	281
53	Lundbyvassen 4:13	Götaverksgatan 2-8 m.m.	B		1957/2007	12,205	2016-09-30	750	15,946		10,050	3,488	30,234	367
54	Lindholmen 30:1	Lindholmospiren 11	B		2002	13,647	2017-03-29		37,035				37,035	799
55	Lindholmen 44:2	Götaverksgatan 25	P		2020		2021/01/15							8
<b>Total Gothenburg</b>						<b>32,266</b>		<b>750</b>	<b>68,690</b>	<b>25</b>	<b>10,050</b>	<b>3,665</b>	<b>83,180</b>	<b>1,455</b>
<b>MALMÖ</b>														
56	Bohus 7	Mobilia			1966/2010	12,023	2008-02-01	5,998	183	11,248	6,680	35	24,144	305
57	Bohus 8	Mobilia	P	B	1968/2013	76,745	Before 2007	46,562	2,354	3,818	37,800	12,083	102,617	1,311
58	Bohus 9	Mobilia			2014	979	Before 2007			4,103			4,103	87
59	Dimman 11	Barkgatan 2-8		B	1940/2014	4,278	2014-04-29		10,329			5,670	15,999	
60	Malmen 12	Barkgatan 9-13		B	1971	2,464	2016-05-02		3,490		1,900	4,021	9,411	
<b>Total Malmö</b>						<b>96,489</b>		<b>52,560</b>	<b>16,356</b>	<b>19,169</b>	<b>46,380</b>	<b>21,809</b>	<b>156,274</b>	<b>1,703</b>
<b>UPPSALA</b>														
61	Brillinge 9:1	Gränbystaden		B	2013-2017	25,965	2011-04-05	6,098				50	6,148	53
62	Brillinge 8:1	Gränbystaden		B	2013-2017	71,556	2011-04-05	22,106	159			4,468	26,733	282
63	Dragarbrunn 27:2	Forumkvarteret		B	1902/2005	6,714	Before 2007	5,522	8,063	1,420	1,191	954	17,150	381
64	Gränby 21:4	Gränbystaden galleria			1971/2018	108,177	Before 2007	44,794	1,089		11,500	6,443	63,826	1,345
65	Gränby 21:5	Gränbystaden Entréhusen		M	2017/2018	1,813	2017-04-05	2,066	3,098	9,839		2,117	17,120	393
66	Gränby 25:1	Gränbystaden Parkhusen	P	M					142	2,694			2,836	30
67	Kvarngärdet 33:2	Storgatan 19			1912/2000	1,240	2020/12/22		2,504				2,504	40
<b>Total Uppsala</b>						<b>215,465</b>		<b>80,586</b>	<b>15,055</b>	<b>13,953</b>	<b>12,691</b>	<b>14,032</b>	<b>136,317</b>	<b>2,523</b>
<b>Total Sweden</b>						<b>773,732</b>		<b>233,671</b>	<b>431,796</b>	<b>34,502</b>	<b>185,832</b>	<b>166,385</b>	<b>1,052,186</b>	<b>18,766</b>

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## CHANGES IN THE PROPERTY PORTFOLIO 2021

### Properties acquired

Property	Municipality	Category	Letting area, m2	Possession
Lindholmen 44:2	Gothenburg	Kontor	-	January 2021

### Properties divested

Property	Municipality	Category	Letting area, m2	Possession
Kolding 3, Kolding 4	Stockholm	Kontor	59,506	July 2021

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



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