

Benchmark of known European single-tenant office lettings since 2016

The ranking is based on Atrium Ljungberg's review of single-tenant office lettings of 30,000 sqm and above in Europe first publicly disclosed between 1 January 2016 and 22 May 2026, the last full working day before publication, drawn from company disclosures, market data and financial sources.

As per the review, the Ericsson/Atrium Ljungberg lease is the largest known letting of its kind announced in Europe in 2026 as of 22 May. The other top-ten lettings are in France (Paris), Germany (Frankfurt, Berlin) and the United Kingdom (London). The benchmark covers the EU27, the United Kingdom, Switzerland, Norway and Iceland. Further details on the methodology are set out below.

Table: Ten largest known single-tenant office lettings in Europe, 2016 to 2026

Ranked by disclosed lettable area. Includes lettings first publicly disclosed during the period.

#	Landlord/developer	Tenant	Development, city, country	Area (sqm)	Announced
1	Groupama (SCI The Link La Défense)	TotalEnergies	The Link, La Défense, Paris, France	130,000	11 Jun 2020
2	Swiss Life Asset Managers (developer Nexity)	ENGIE	Campus Harmony, La Garenne-Colombes, France	94,000	26 Nov 2019
3	Ivanhoe Cambridge and Hines	Natixis (Groupe BPCE)	Tours Duo, 13e arr., Paris, France	90,000	8 Mar 2017
4	Primonial (forward-funded)	Société Générale	Les Dunes, Val-de-Fontenay, France	77,000	2016
5	Helaba	Commerzbank	Central Business Tower, Frankfurt, Germany	73,000	19 Feb 2025
6	CORPUS SIREO/FOM Real Estate	Allianz Deutschland	Allianz Campus Berlin Adlershof, Berlin, Germany	60,000	Sep 2016 (groundbreaking)
7	Atrium Ljungberg	Ericsson	Wave, Trinity and Ekeblad, Hagastaden, Stockholm, Sweden	58,000	25 May 2026
8	Landsec	Deutsche Bank	21 Moorfields, EC2, London, UK	52,500	12 Jul 2017
9	Orion Capital and Pella Real Estate	HSBC	Panorama St Paul's, 81 Newgate, London, UK	51,656	26 Jun 2023
10	Brookfield (Canary Wharf Group)	Morgan Stanley	20 Bank Street, Canary Wharf, London, UK	50,840	3 Apr 2024

Methodology notes

1. The ranking is based on Atrium Ljungberg's review of publicly announced single-tenant office lettings of 30,000 sqm and above in Europe, using company disclosures and market/financial sources from 1 Jan 2016 to 22 May 2026, the last full working day before publication.
2. The geographic scope covers EU27, the United Kingdom, Switzerland, Norway and Iceland. Other European markets were not systematically reviewed.
3. The ranking includes conventional occupational office lettings only. Sale-leaseback transactions are excluded, as they are primarily ownership or financing transactions with an attached occupational lease rather than conventional market lettings.
4. Each row represents one tenant, one landlord or developer relationship and one publicly announced commitment. Multi-building lettings are included where the buildings form one coherent commitment by the same tenant and landlord or developer.
5. The ranking is based on announced lettable area or the nearest disclosed equivalent. At equal areas, the more recent announcement ranks higher.
6. Area figures are stated as disclosed in the relevant source, including NIA in the United Kingdom, Mietfläche in Germany and LOA in Sweden. Lettable or occupational office area has been used in preference to gross area. The figures have not been normalised across national measurement standards and should be read accordingly.
7. Owner-occupied headquarters without a disclosed third-party lease, multi-tenant building totals, investment sales without a disclosed occupational lease, and aggregations of separate lease announcements are excluded.
8. Lease-signing or commitment date governs inclusion. Where a precise signing date is not publicly available, the nearest primary event confirming the commitment—such as a joint announcement, groundbreaking or forward-sale closing—is used.
9. The comparison is based on Atrium Ljungberg's analysis of publicly available information. It may not capture all transactions of comparable size.
10. Primary sources comprise issuer announcements by landlords and tenants, investor-relations disclosures, stock-exchange filings, annual reports, regulatory filings and public lease documents. Credible specialist and general media sources are used where primary disclosure is not available.
11. Market-intelligence sources and broker reports are used to identify potential transactions and test coverage, but not as standalone evidence for individual ranking entries.
12. Inclusion is based on the date on which the letting or commitment was first publicly announced or disclosed. Expected completion, occupancy or move-in dates do not determine inclusion.

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Atrium Ljungberg AB (publ)

For further information, please contact:

Annica Änäs, CEO, Atrium Ljungberg, +46(0)70-341 53 37

Marianne Perslow, Director of Communications, Atrium Ljungberg, +46(0)70-341 54 21

Atrium Ljungberg is one of Sweden's largest listed property companies. We own, develop and manage properties in growth areas of Stockholm, Uppsala, Gothenburg and Malmö. Our focus is on developing attractive urban environments for offices and retail, supplemented with residential, culture, services and education. The total letting area is approximately 1 million sqm, distributed across around 90 properties and valued at SEK 60 billion. Our project portfolio enables us to invest just over SEK 40 billion in future development. Atrium Ljungberg is listed as ATRLJ-B.ST on the Nasdaq Stockholm Large Cap list. The company was awarded one of the World's Most Innovative Companies by Fast Company in 2024. Find out more at www.al.se.