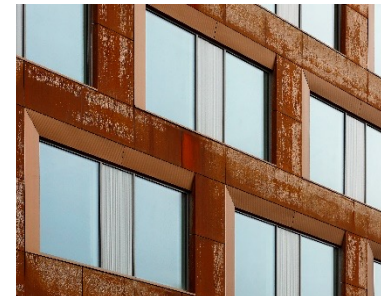




Atrium Ljungberg  
Handelsbanken  
2021

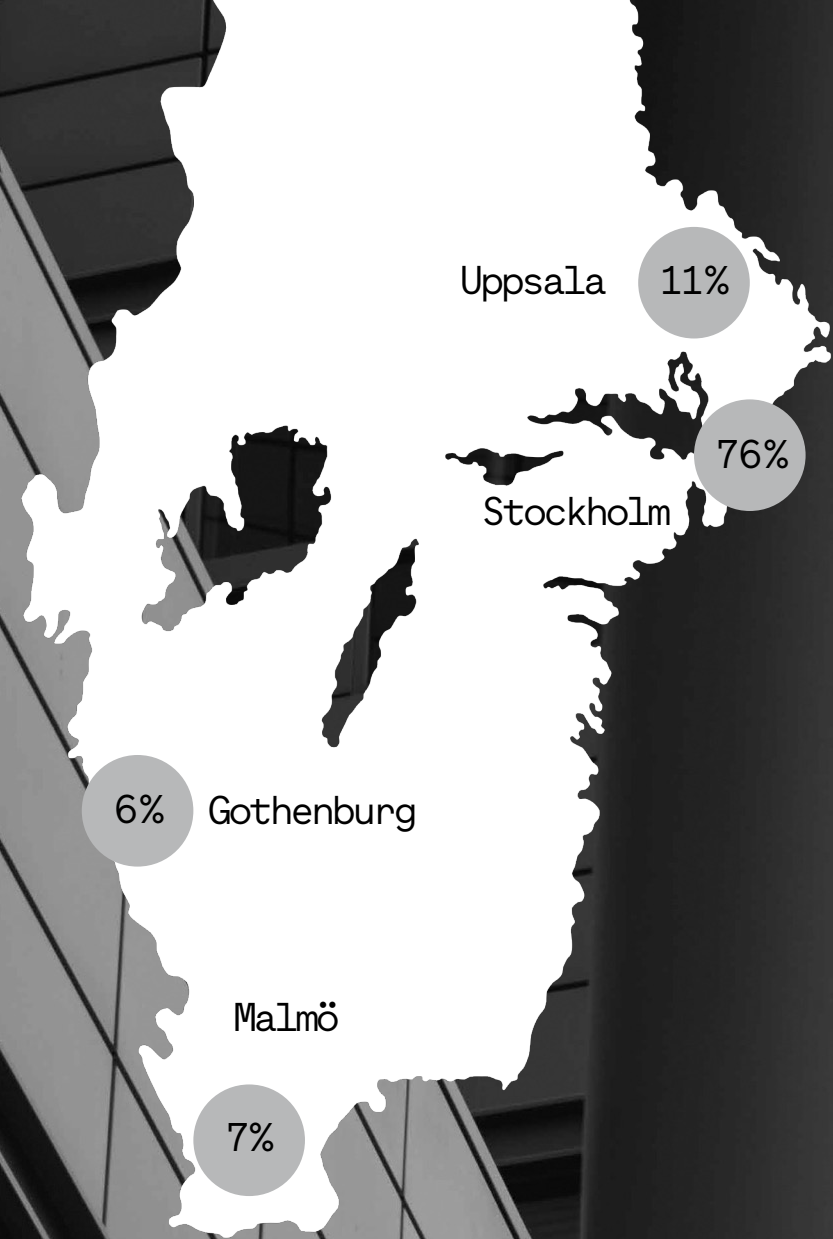
OL

# Our city – where everyone thrives

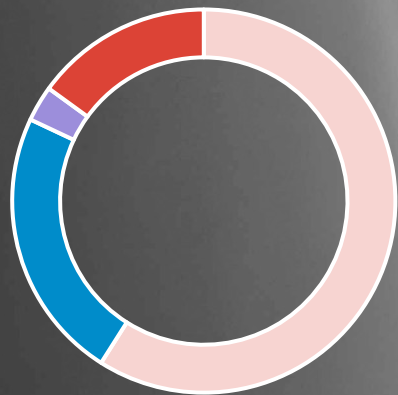


# Atrium Ljungberg in brief

Property value	SEK 52 billion
Contracted annual rent	SEK 2.4 billion
Lettable area	1,082,000 sq m
Letting rate	91 %
Gearing ratio	39.9 %



Property value



- Offices 59 %
- Retail 23 %
- Residential 3 %
- Projects and development rights 15 %

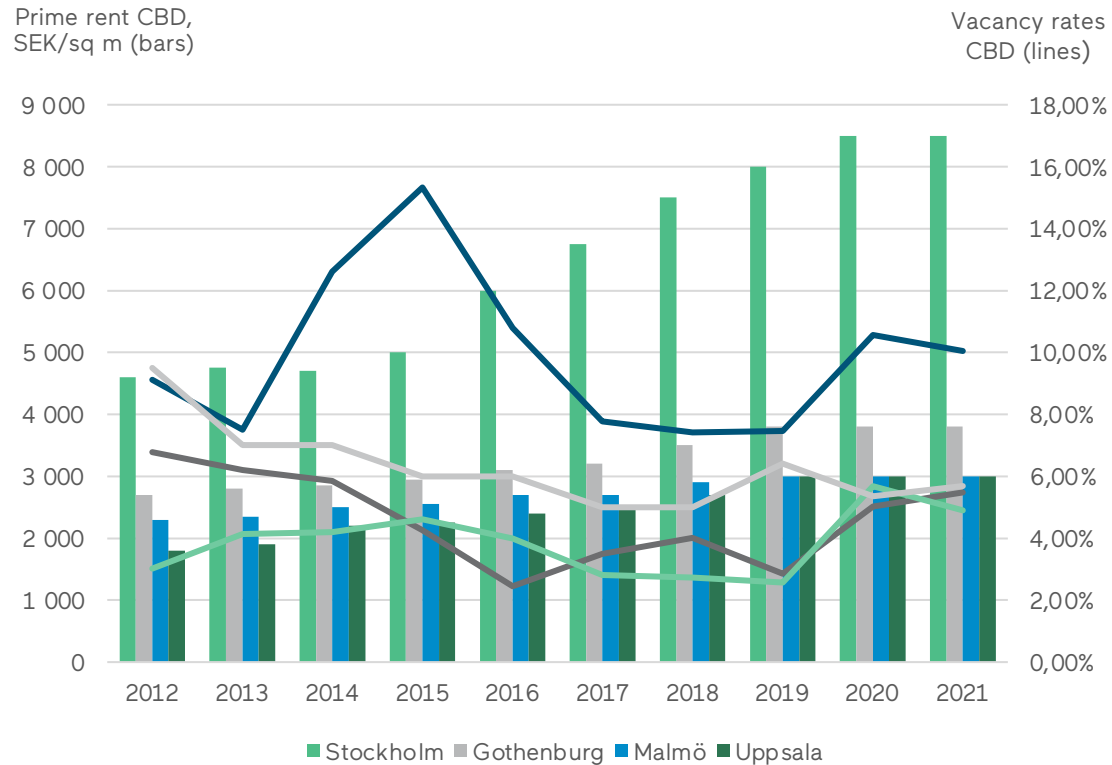
# Agenda 2030



- Invest SEK 30 billion in project development.
- Sustainability.
- Return on equity of at least 10% over time.



# Rental market

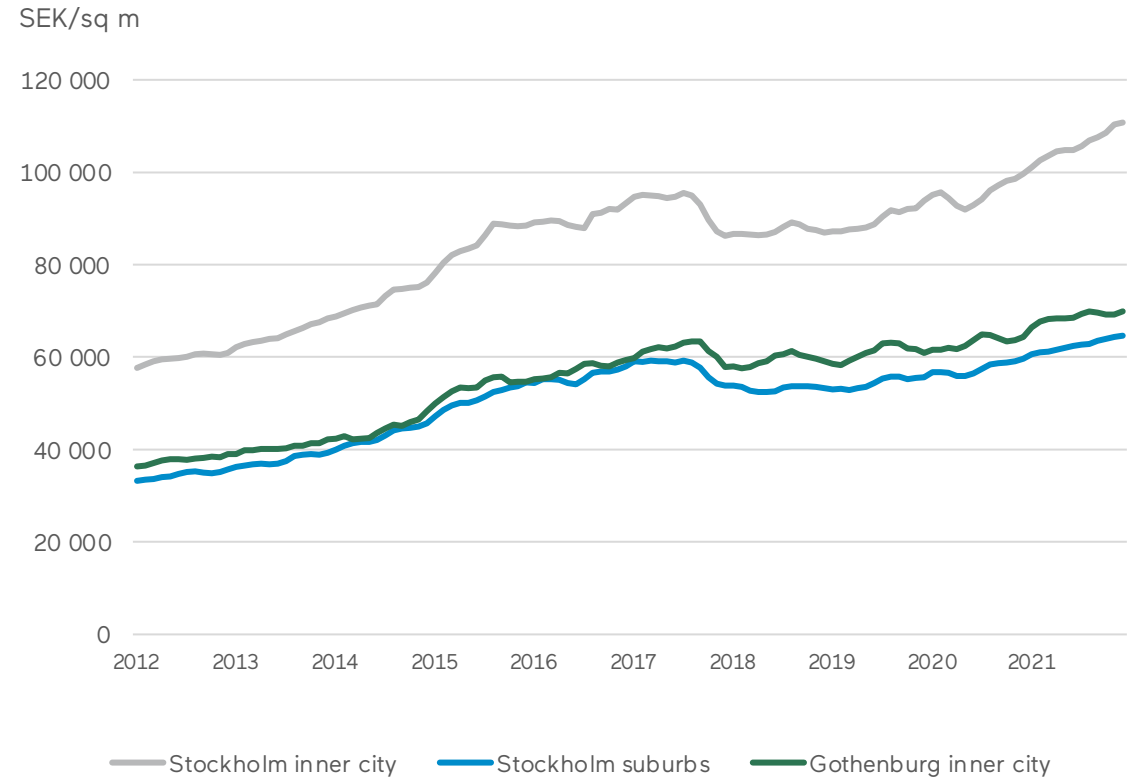


## Net letting

	2021	2020
Gross letting	248	158
Terminated by tenants	-177	-127
<b>Net letting 1</b>	<b>71</b>	<b>31</b>
Terminated by landlord	-31	-47
<b>Net letting 2</b>	<b>40</b>	<b>-16</b>

# Residential market

- Prices has continued to increase during the quarter.
- Prices supported by low interest rates and high demand.
- In the second quarter the first earnings of SEK 91 million.
- In August all the apartments in the second block in Nobelberget had been sold.
- Sales for the third block on Nobelberget, Kulturtrappan, started in the autumn of 2021.
- Sales for the first tenant-owned dwellings in Uppsala, Parkhusen block 2, started in June 2021.



# 2021 - a short summary

## Net income 2021

3,757 SEKm =  
29.65 SEK/share

## Income before changes in Value

1,249 SEKm =  
9.86 SEK/share, +14%

## Like for like

NOI 2021 +4.0%  
NOI Q4 2021 +5.5%

## Change in value on properties

3,040 SEKm /+6.4%  
1,8 billion in further project gains

## Net Lettings

40 SEKm  
of which 28 SEKm last quarter

## Investment in own properties

2,279 SEKm

## Financial risk

LTV 39,9%  
ICR 5,3  
7 billion SEK unused  
Duration; 4.7/4.8 years

## Rating from Moody's

Baa2 with stable outlook

## NAV

246 SEK/share  
+13% / +15%

## Dividend, proposed

5.20 SEK/share

Genuine  
urban development.



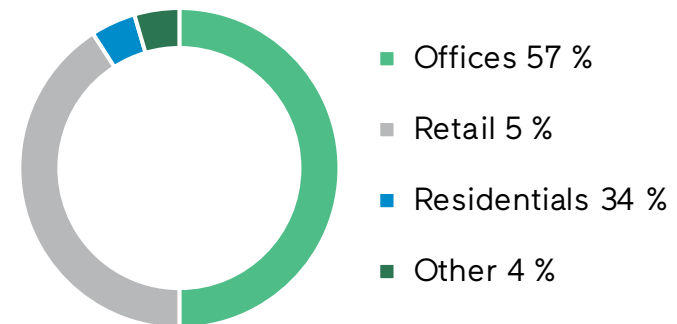


# Large project portfolio



## Remaining investments, SEK million

Decided projects	2,660
Potential projects (approx.)	35,000
<hr/>	
Total (approx.)	37,660



87% of projects at existing and future underground stations



More than 300,000 m<sup>2</sup> GFA  
Investment SEK 13 billion

# Sickla



DIESELVERKSTADEN

# SICKLA

THE IDEA-DRIVEN CITY

Sickla 2030

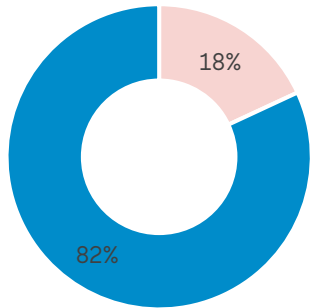
Sickla  
stationshus

Centrala  
Sickla



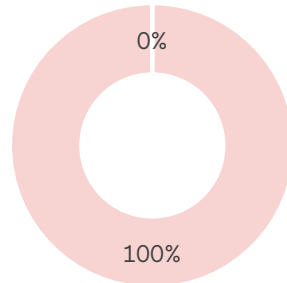
# Sickla - investment SEK 13 billion

Management 130,000 m<sup>2</sup> GFA



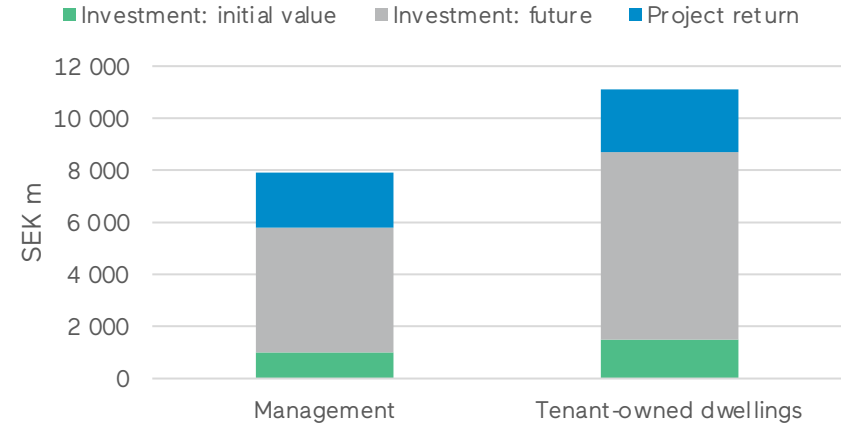
- Detailed development plan adopted
- Change to detailed development plan required

Own land/land allocations

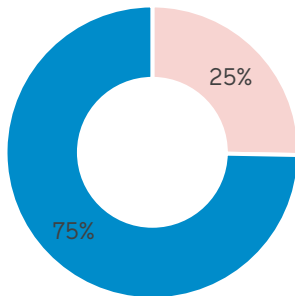


- Already own the property

Investment and project return

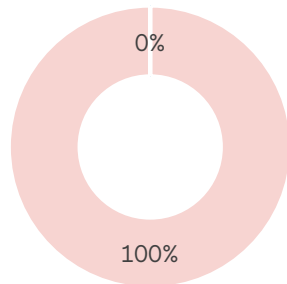


Tenant-owned dwellings 170,000 m<sup>2</sup> GFA



- Detailed development plan adopted
- Change to detailed development plan required

Own land/land allocations



- Already own the property

# 330

SEK million  
Operating surplus

# 4.5

SEK billion  
Project returns

Approx. 200,000 m<sup>2</sup> GFA  
Investment SEK 9 billion

# Slakthus området



**STOCKHOLM'S NEW  
MEETING PLACE  
FOR FOOD, CULTURE  
AND EXPERIENCES**

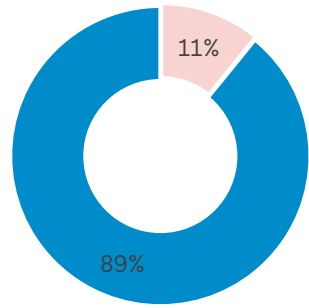
**SLAKTHUSOMRÅDET  
SLAKTHUSOMRÅDET  
SLAKTHUSOMRÅDET**





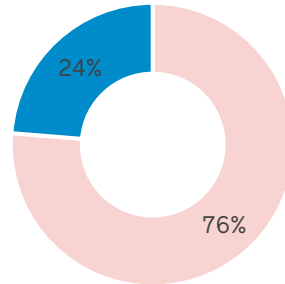
# Slakthusområdet - investment SEK 9 billion

Management 175,000 m<sup>2</sup> GFA



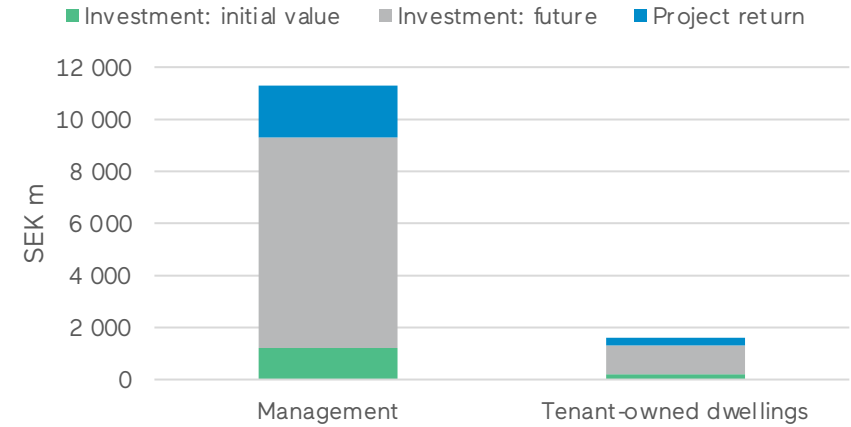
■ Detailed development plan adopted

Own land/land allocations

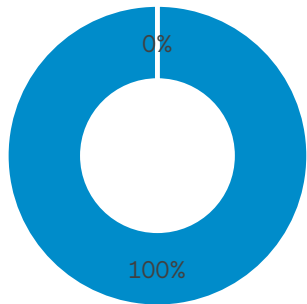


■ Already own the property

Investment and project return

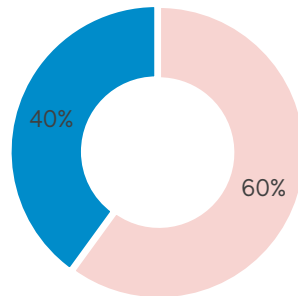


Tenant-owned dwellings 25,000 m<sup>2</sup> GFA



■ Detailed development plan adopted

Own land/land allocations



■ Already own the property ■ Land allocations, etc.

420

SEK million  
Operating surplus

2.3

SEK billion  
Project returns

More than 100,000 m<sup>2</sup>  
Investment SEK 7 billion

# Hagastaden



A person's silhouette is shown in profile, facing left. Inside the silhouette, a detailed cityscape is visible, with buildings and streets. The background of the entire image is a hazy, golden-brown cityscape, suggesting a sunrise or sunset. The overall mood is contemplative and aspirational.

# Med utsikt mot världen

Atrium Ijungberg i  
**HAGASTADEN**

Södermalmsp

Life city

Stanford

Cambridge

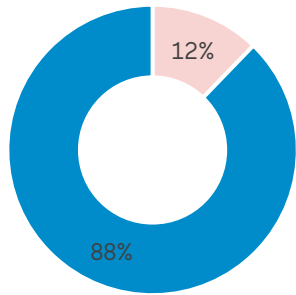
Pisa

Kvarter 15



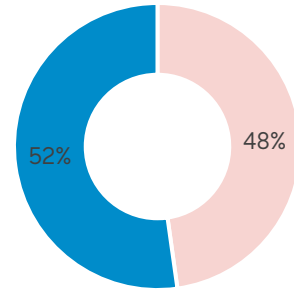
# Hagastaden - investment SEK 7 billion

Management 90,000 m<sup>2</sup> GFA



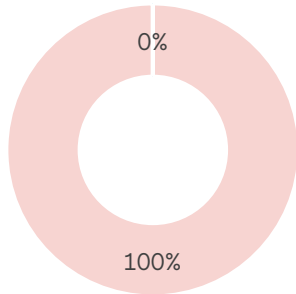
■ Detailed development plan adopted

Own land/land allocations



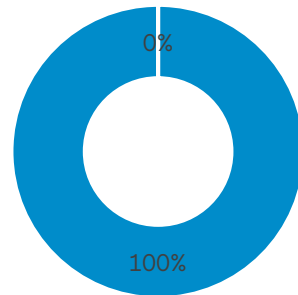
■ Already own the property ■ Land allocations, etc.

Tenant-owned dwellings 39,000 m<sup>2</sup> GFA



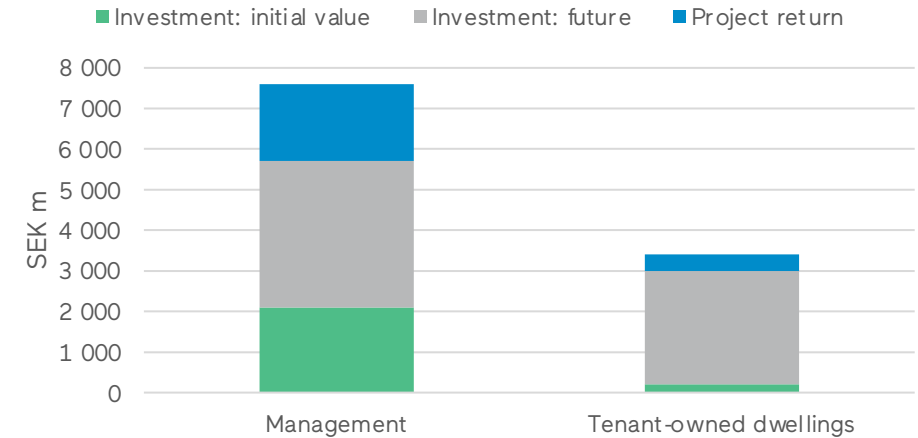
■ Detailed development plan adopted

Own land/land allocations



■ Already own the property ■ Land allocations, etc.

Investment and project return



# 270

SEK million  
Operating surplus

# 2.3

SEK million  
Project returns, of which  
approx SEK 1 billion  
recognised

Area 30,000 m<sup>2</sup>  
Investment SEK 2 billion

# Slussen





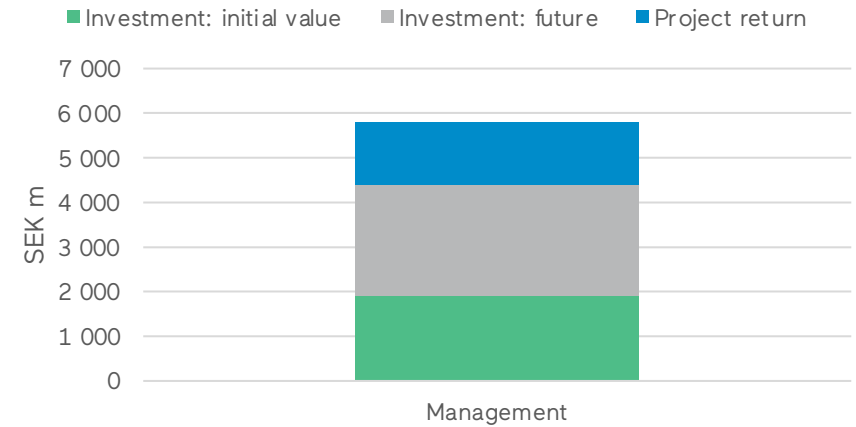
# SLUSSEN



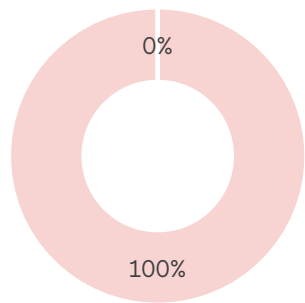
# Slussen - investment SEK 2 billion



Investment and project return

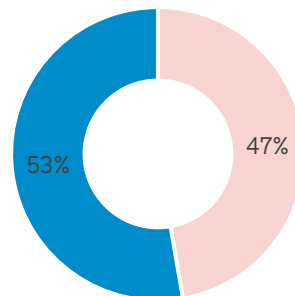


Management 55,000 m<sup>2</sup> GFA



■ Detailed development plan adopted

Own land/  
land allocations



■ Already own the property

210

SEK million  
Operating surplus

1.4

SEK billion  
returns



Goals Atrium

Ljungberg

2030.

# Project portfolio

<u><i>Investment properties</i></u>	GFA, sq.m.	Total invest., SEKm	Initial value, SEKm	Remaining invest., SEKm	Market value, SEKm	NOI, SEKm
Stockholm						
- Hagastaden	90,000	5,700	2,100	3,600	7,500	270
- Sickla	118,000	5,100	900	4,200	7,000	300
- Slakthusområdet	171,000	9,000	1,200	7,800	11,300	420
- Slussen	55,000	4,400	1,900	2,500	5,800	210
- Stockholm, other areas	75,000	4,300	2,200	2,100	5,000	205
Uppsala	84,000	2,700	0	2,700	3,500	140
Gothenburg/Malmö	28,400	1,050	310	740	1,380	65
<b>Total</b>	<b>621,400</b>	<b>32,250</b>	<b>8,610</b>	<b>23,640</b>	<b>41,480</b>	<b>1,610</b>
Remove: existing NOI						-130
<b>New NOI</b>						<b>1,480</b>
<u><i>Tenant-owned dwellings</i></u>						
- Hagastaden	39,000	3,000	0	3,000	3,400	
- Uppsala	20,000	700	0	700	800	
- Slakthusområdet	15,000	1,000	0	1,000	1,200	
- Sickla	120,000	6,500	1,100	5,400	8,000	
<b>Total</b>	<b>194,000</b>	<b>11,200</b>	<b>1,100</b>	<b>10,100</b>	<b>13,400</b>	

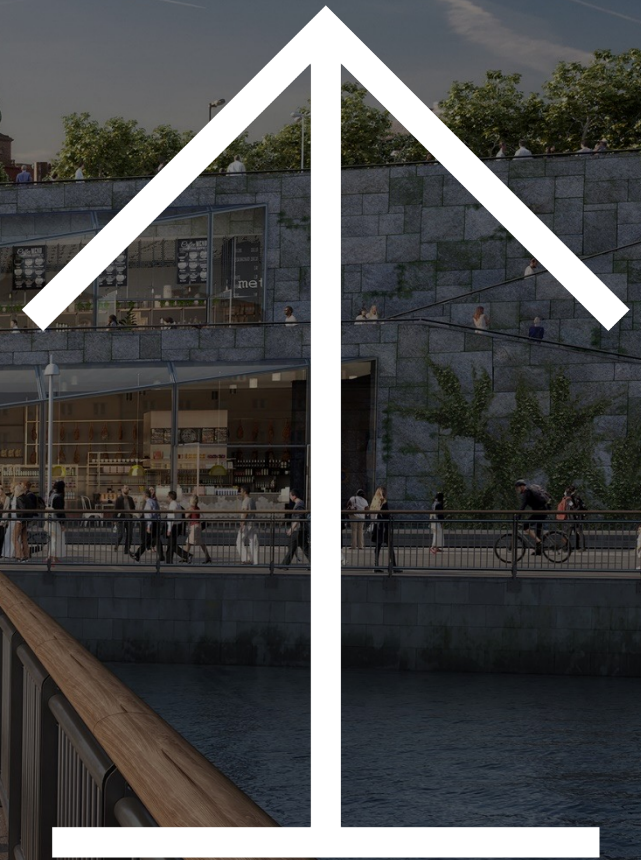
The information about projects is based on assessments of the size, goals and scope of these projects, and the dates when they are assessed to start and be completed. The information is also based on current project costs, rental levels and market yields. The assessments and assumptions should not be seen as a forecast. There are uncertainties surrounding these assessments and assumptions, in relation to the projects' implementation, design and size, schedules, project costs and future operating net.

Until 2030 we will:

Double our property value  
and operating net to SEK 100  
bn in property value and SEK  
3 bn in operating net.

How?

- Invest SEK 30 bn and deliver SEK 8 bn in project returns.
- Focusing on operating nets in investment properties.



# Contact



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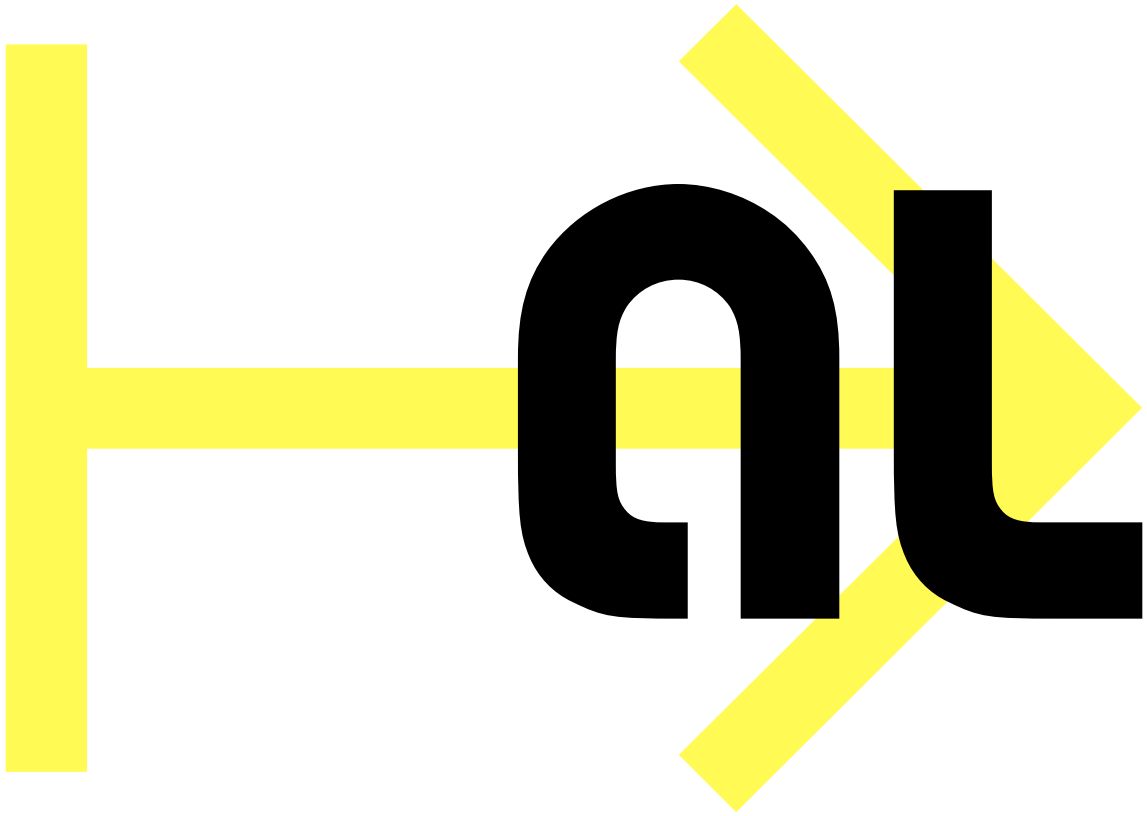
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**ATRIUM  
LJUNGBERG**