

Press release, 24/02/2017

Atrium Ljungberg's Capital Market Day 2017

On Friday Atrium Ljungberg will present the company's strategy, project portfolio, investment in residential and financial position in detail and will also comment on the year-end closing for 2016.

Atrium Ljungberg's strategy to develop attractive city districts in growth regions with retail, offices and residential creates dynamic full-service environments which contribute to greater value creation. In order to strengthen the entirety, over the past year Atrium Ljungberg has developed a residential offer. The production of residential has started on a small scale and the plan is to commence construction of 300 apartments per year as of 2019.

"We now have a clear strategy for our residential offer and have adapted the organisation to the new initiative. We will build residential in our existing areas with quality and a clear identity. The residential will contribute to an urban environment with a mixed content which is vibrant around-the-clock and strengthens our total offer," says Annica Ånäs, CEO of Atrium Ljungberg.

The project portfolio amounts to approximately SEK 11 billion in total, of which the company expects to start projects with a total investment volume of approximately SEK 2 billion in 2017. Atrium Ljungberg assesses that there are good conditions for the investment target of approximately SEK 1 billion per year to be exceeded over coming years.

With solid financial key ratios, Atrium Ljungberg has a strong financial position to utilise investment opportunities and accomplish its project plans. The framework within the MTN programme has been extended to SEK 5 billion, including opportunities to issue green bonds.

"With strong finances and the Baa2 credit grade with a stable outlook from Moody's, we see good opportunities to finance ourselves at competitive conditions," comments Martin Lindqvist, CFO of Atrium Ljungberg.

To conclude, Annica Ånäs stated that the rental market continues to be good and that Atrium Ljungberg is well-positioned with 77 per cent of the property portfolio in the high-growth Stockholm region. With properties within retail, offices and residential, as well as presence in Uppsala, Malmö and Gothenburg, the risk spread in the portfolio is good.

Presentations:

Presentations from the Capital Market Day will be available on our website: <http://al.se/ir/kapitalmarknadsdag-2017> later during the afternoon on 24 February. The presentations translated to English will be available on the website in the week starting 27 February.

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Atrium Ljungberg is one of Sweden's biggest listed property companies. We are located in growth markets in Stockholm, Uppsala, Malmö and Gothenburg. Our focus is on owning, developing and managing primarily retail and office property in order to create exciting urban environments that are sustainable in the long run, attractive over time and have space for education, culture, services and housing. The total letting area is approximately one million square metres, distributed among around fifty properties and valued at SEK 36 billion. The retail hubs draw 60 million customers and visitors on an annual basis and the areas include more than 30,000 workers and students as well as 1,000 residents. Atrium Ljungberg is listed on the NASDAQ Stockholm Large Cap list.
Find out more at www.al.se